

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MAY 17, 1990
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice Chairman Pesqueira at 9:15 a.m. The Planning Commission adjourned at 2:10 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-not present
Commissioner Tom La Vaut-present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-not present
Fred Conrad, Chief Deputy City Attorney-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Jeff Strohming, Engineering and Development-present
Tom Salgado, Principal Planner-present
Bob Didion, Principal Planner-present
Recorder Janet MacFarlane-present

ITEM-1 MINUTES

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 6-0 (ZOBELL not present) to approve the following minutes:

The minutes of March 15, 1990, were approved on a 5-0 vote with ZOBELL not present and LA VAUT abstaining.

The Commission approved the March 22, 1990, minutes on a 4-0 vote with LA VAUT and BENN abstaining and ZOBELL not present.

The Commission approved the March 29, 1990, minutes on a 4-0 vote with REYNOLDS and BERNET abstaining and ZOBELL not present.

On motion of SCOTT BERNET, seconded by TOM LA VAUT, the Commission voted 6-0 (ZOBELL not present) to approve the minutes of April 26, 1990.

ITEM-2 REVIEW OF BASIC CONCEPT DRAWING, UNION PLAZA.
LOCATION: SOUTH OF A BETWEEN UNION AND STATE.

It was explained that staff was requesting an indefinite continuance on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 6-0 (ZOBELL not present) to continue this item indefinitely.

ITEM-2A JUVENILE OFFENDER PROGRAM CONDITIONAL USE PERMIT
NO. 90-1114. LOCATED AT 2555 CAMINO DEL RIO SOUTH
BETWEEN TEXAS STREET AND I-805 IN THE CO ZONE IN THE
MISSION VALLEY COMMUNITY. DEP NO. 90-0114. LOT 1,
WESTLAND TITLE COMPANY, SUBTRACT 7841, IN THE CITY OF
SAN DIEGO. OWNER: HOWARD FAMILY TRUST.
APPLICANT: ESCONDIDO YOUTH ENCOUNTER.

PAUL McNEIL indicated the City Attorney had determined that a conditional use permit would not be required for this facility in the CO Zone since it was considered an allowable use.

FRED CONRAD explained that an education use would require a permit if it was determined to be the primary use; however, a counseling service would not.

KITTY BURBRIDGE explained that the educational portion of their program was ancillary to the counseling service. She asked that the application be withdrawn.

COMMISSION ACTION

No action was required by the Planning Commission.

ITEM-3 SAN DIEGO GAS AND ELECTRIC WASTE MANAGEMENT FACILITY
CONDITIONAL USE PERMIT NO. 89-0540. LOCATED ON THE
SOUTH SIDE OF CONSOLIDATED WAY AT MILCH ROAD IN THE M1-A
ZONE, MIRA MESA COMMUNITY. DEP NO. 89-0540. A PORTION
OF LOT 4 OF MAP NO. 6298, AND A PORTION OF LOT 7 OF MAP
NO. 6583 IN THE CITY OF SAN DIEGO. OWNER/APPLICANT: SAN
DIEGO GAS AND ELECTRIC.

PAUL McNEIL presented Planning Department Report
No. 89-0540.

MICHAEL DANNA, representing SDG&E, reviewed the proposed permit and explained that this facility would serve all of San Diego County as well as a portion of Orange County. He further explained the purpose of the project.

Dr. LAWRENCE GRATT, consultant for SDG&E, reviewed the hazard assessment prepared for the site. He stated the facility would show no significant adverse impact to the environment.

PAUL ROBINSON, attorney representing Hazard Contracting, spoke in opposition to the permit. He felt the environmental impact report was inadequate because it did not include discussion of the No Project Alternative/Alternative Sites.

PAUL McCAW, representing R.E. Hazard, stated he was retained to review the hazard assessment prepared by the SDG&E representative and did not agree with some of the findings contained in the report.

KIM RAFFEE-MURPHY, representing Design for Living, stated her business was located in the area and was concerned about their health and safety with this facility being located nearby.

Public testimony was closed.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 3-3 (LA VAUT, BENN, REYNOLDS voting in the negative with ZOBELL not present) to certify the environmental impact report and approve the permit as recommended by staff. This motion failed for lack of four affirmative votes. Therefore, this item remained as unfinished business.

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 5-1 (BERNET voting in the negative with ZOBELL not present) to deny the permit. The maker of motion indicated his vote to deny was based on his desire to see that this permit go forward to City Council for their review and action.

RECESS, RECONVENE

The Commission recessed at 10:35 a.m. and reconvened at 10:40 a.m.

ITEM-4 APPEAL OF THE PLANNING DIRECTOR'S DENIAL OF A COASTAL DEVELOPMENT PERMIT AND A CONDITIONAL USE PERMIT TO CONSTRUCT A SINGLE-FAMILY RESIDENCE WITH DETACHED GARAGE AND SECOND-STORY GUEST QUARTERS. LOCATED ON SUNSET CLIFFS BOULEVARD BETWEEN ADAIR AND OSPREY STREETS IN THE R1-5000 ZONE IN THE PENINSULA COMMUNITY PLAN. DEP NO. 89-0945. PARCEL 1, MAP 11610, BEING A DIVISION OF LOTS 21 AND 22, BLOCK 11 OF SUNSET CLIFFS. OWNER/APPLICANT: GLOBUS DEVELOPMENT. APPELLANTS: GLOBUS DEVELOPMENT.

MICHELE FELL-CASALE explained that the applicant was revising the project and requested that it be sent back to the Planning Director.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIST CALKINS, the Commission voted 6-0 (ZOBELL not present) to refer this item back to the Planning Director as requested by the applicant.

ITEMS-5 AMENDMENT TO THE OTAY MESA-NESTOR COMMUNITY PLAN, AND
AND 5A ASSOCIATED REZONE FOR THE PAUL CLARK PROPERTY. PROPOSAL TO CHANGE THE LAND USE DESIGNATION OF A 0.96-ACRE SITE, LOCATED ON THE SOUTH SIDE OF IRIS AVENUE BETWEEN HOWARD AVENUE ON THE WEST AND THE SAN DIEGO AND ARIZONA EASTERN RAILROAD TRACK ON THE EAST, FROM MEDIUM DENSITY RESIDENTIAL (15-30 DWELLING UNITS PER NET ACRE) TO NEIGHBORHOOD COMMERCIAL, AND REZONE THE SITE FROM A-1-5 TO CN. OWNER/APPLICANT: PAUL CLARK.

HOWARD GREENSTEIN presented Planning Department Report No. 90-141.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 6-0 (ZOBELL not present) to certify the negative declaration and recommend the community plan amendment and rezone as recommended by staff.

ITEM-6 APPEAL OF THE SAIC PHASE VI COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ) PERMIT, CASE NO. 89-1257. LOCATED AT THE NORTH END OF CAMPUS POINT COURT, NORTH OF GENESEE AVENUE AND EAST OF INTERSTATE 5 FREEWAY IN THE SR ZONE IN THE UNIVERSITY COMMUNITY. A PORTION OF PARCEL 4, PARCEL MAP NO. 14918, CITY OF SAN DIEGO. OWNER/APPLICANT: SAIC CORPORATION. APPELLANTS: SAIC CORPORATION.

GLENN GARGAS presented Planning Department Report No. 90-147.

MAC STROBL, representing SAIC, spoke in opposition to the imposition of Condition 22 of the CPIOZ permit. He felt it was inappropriate to place this condition based on the community plan and the provisions of the adopted University Community Plan.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 6-0 (ZOBELL not present) to certify the mitigated negative declaration and deny the appeal and approve the permit as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 11:00 a.m. and reconvened at 1:30 p.m.

ITEM-7 APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF COLLEGE TERRACE VIEW APARTMENTS. MID-CITY DEVELOPMENT (MCD) PERMIT NO. 86-0874. LOCATED AT THE SOUTHWEST CORNER OF 58TH STREET AND BATES STREET IN THE MR-1500 ZONE IN THE MID-CITY COMMUNITY. EQD NO. 86-0874. LOT 3, BLOCK 4 OF BELLVIEW CENTER UNIT NO. 2, MAP NO. 3010. OWNER/APPLICANT: CETHRON, INCORPORATED. APPELLANT: CRAIG LUDWICK, DARNALL COMMUNITY COUNCIL.

TAMIRA CLARK presented Planning Department Report No. 90-156.

CLIFF ESKEW, Darnall Community Council, stated he was concerned about the water supply for the area. He also explained that there was a crime problem on Bates Street and spoke in opposition to the project.

CRAIG LUDWICK, president of Darnall Community Council, spoke in opposition to the project based on the parking guidelines and the grading of the site.

WHITNEY SKALA, representing Cethron, spoke in support of the project. He explained the application contained an additional 33 units on the site. He stated the parking spaces were being increased from 1.09 per unit to 1.5 spaces per unit and the project contain 2.5 acres of open space. He stated the project met the purpose and intent of the Mid-City Community Plan. In addition, he explained they would be re-landscaping and upgrading the existing units.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 4-2 (BERNET and PESQUEIRA voting in the negative with ZOBELL not present) to certify the environmental impact report and uphold the appeal and deny the permit based on the lack of sufficient parking.

ITEM-8 APPEAL OF THE REGENTS CLUB, PROPOSED PLANNED RESIDENTIAL DEVELOPMENT PERMIT (AMENDMENT) NO. 89-1403. THE PROJECT SITE IS BOUNDED BY LA JOLLA VILLAGE DRIVE, GENESEE AVENUE, NOBEL DRIVE AND REGENTS ROAD IN THE R-1500 ZONE IN THE UNIVERSITY COMMUNITY (DEP NO. 89-1403). OWNER/APPLICANT: GSC REALTY CORPORATION. APPELLANT: PAUL E. ROBINSON, REPRESENTING GSC REALTY CORPORATION.

PAUL ROBINSON, attorney representing the applicant, requested a continuance on this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by TOM LA VAUT, the Commission voted 6-0 (ZOBELL not present) to continue this item to June 7, 1990 at 9:30 a.m.

ITEM-9 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-10 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

SCOTT BERNET asked for a status report on the application of the Single-family Protection Map to portions of Pacific Beach.

ADJOURNMENT

The Commission adjourned at 2:10 p.m.