

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
MAY 3, 1990  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:10 a.m.  
The Planning Commission adjourned at 2:45 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-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  
George Arimes, Assistant Planning Director-present  
Michael Stepner, City Architect-present  
Tom Story, Deputy Director, Long Range  
Planning-present  
Stacie Plante, Engineering and Development-present  
Hossein Ruhi, Engineering and Development-present  
Bob Didion, Principal Planner-present  
Tom Salgado, Principal Planner-present  
Janet MacFarlane, Recorder-present

ITEM-1 APPROVAL OF MINUTES OF APRIL 12, 1990

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (CALKINS not present) to approve the minutes of April 12, 1990 modified to state on Page 5, Commission Action, that the Environmental Impact Report was not certified because related projects were not addressed in the document.

ITEM-2 REVIEW OF BASIC CONCEPT DRAWINGS FOR SANTA FE CENTER, LOCATED IN THE COLUMBIA REDEVELOPMENT AREA. THE PROPOSED PROJECT IS A 28-STORY, 453,600-SQUARE-FOOT OFFICE TOWER WITH FIVE LEVELS FOR 781 VEHICLES. RETAIL USES TOTALING 21,400 SQUARE FEET WILL BE LOCATED AT STREET LEVEL. THE PARCEL SIZE IS 69,1000 SQUARE FEET AND IS LOCATED ON THE BLOCK BOUNDED BY E," PACIFIC HIGHWAY, BROADWAY AND CALIFORNIA AND A SLIVER OF LAND BOUNDED BY "E," CALIFORNIA, BROADWAY AND THE RAILROAD TRACKS. OWNER/APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

KARL ZOBELL abstained from discussion and vote on this item. RALPH PESQUEIRA assumed chair of the meeting.

MARIANNE MUNSELL presented Planning Department Report No. 90-136.

JUDY RIPPLE, CCDC, reviewed their memorandum dated March 30, 1990.

BRYAN JOHNSON, Project Manager for Santa Fe, stated he was in accord with both the Planning Department and CCDC recommendations. He expressed concern about the restriction on roof top signs for the structure.

JAMES FAIR, representing Hok Architects, explained the problems in providing parking for the building by restricting access to the parking garage to one street frontage.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-0 (ZOBELL abstaining with CALKINS not present) to approve the concept drawings for Center Santa Fe as recommended by staff subject to conditions contained within CCDC report and further that no signs would be permitted on top of the building and that curb

cuts on "E" Street be reduced to a minimum, which would adequately accommodate the flow of traffic and also maintain a pedestrian street level environment. It was noted that the restriction of roof top signage was with the understanding that this would be reconsidered if future buildings in the area were allowed roof top signs.

KARL ZOBELL resumed chair of the meeting.

ITEM-3 APPEAL OF THE PLANNING DIRECTOR'S DECISION TO APPROVE RESOURCE PROTECTION PERMIT NO. 89-0899 FOR THE CONSTRUCTION OF 16 RESIDENTIAL UNITS IN FOUR BUILDINGS ON A 1.1-ACRE SITE. LOCATED ON THE EAST SIDE OF PARROT STREET BETWEEN ASH AND BEECH STREETS IN THE MR-3000 ZONE IN THE MID-CITY COMMUNITY PLANNING AREA. APPLICANT: S.L. EMERSON, INC. APPELLANTS: LINDA STATON, ADELE CAMPBELL AND DANE WILLS.

DENNI SHEFRIN presented memorandum dated April 26, 1990 and further reviewed Planning Department No. 90-095.

LYNN BENN stated she had listened to the tape recording of the meeting on this item and was therefore prepared to vote.

Public testimony on this item had been closed at the hearing of April 12, 1990.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 2-4 (REYNOLDS, PESQUEIRA, BERNET and ZOBELL voting in the negative with CALKINS not present) to approve the appeal and deny the permit. This motion failed for lack of four affirmative votes.

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 5-1 (BENN in the negative with CALKINS not present) to certify the environmental impact report and deny the appeal and approve the permit as recommended by staff.

ITEM-4 APPEAL OF THE GATES AT KELLOGG PARK DECISION OF THE PLANNING DIRECTOR TO APPROVE LA JOLLA SHORES PLANNED DISTRICT/COASTAL DEVELOPMENT PERMIT NO. 89-1388 FOR THE INSTALLATION OF TWO SECURITY GATES AND FOUR BOLLARD. LOCATED AT 2112 VALLECITOS IN THE PUBLIC PARK ZONE IN THE LA JOLLA SHORES COMMUNITY. OWNER/APPLICANT: CITY OF SAN DIEGO PARK AND RECREATION/COASTAL DIVISION. APPELLANTS: LEE OLSEN, SAN DIEGO COUNCIL OF DIVERS.

TERI AVAKIAN HUGHES presented Planning Department Report No. 90-113.

LEE OLSEN, representing the San Diego Council of Divers, spoke in opposition to the installation of the gate. He stated it would be very inconvenient to divers who load and unload their equipment and would require them to park further away from the beaches in the residential area.

JAMES HUDNALL, representing the La Jolla Town Council, spoke in opposition to the gate installation. He stated the problem was one of enforcing existing laws and felt adding a gate would not resolve the problem. He stated enforcement in the parking lot after hours was inadequate.

JOHN BEROL, representing the La Jolla Shores Association, spoke in support of the installation of the gates across the parking lot. He stated there was a rowdy element that used the parking lot after 10:00 p.m.

DICK KYLBERG stated he lived in the area and had experienced rocks thrown at his home because of rowdiness in the parking lot after hours. He recommended the gate be installed.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (CALKINS not present) to deny the appeal and approve the permit to allow the installation of two security gates.

ITEM-5 PARADISE GARDEN APARTMENTS REZONE NO. 89-0622; A REQUEST TO REZONE PROPERTY ON THE WEST SIDE OF WOODMAN VALLEY ROAD FROM R1-5000/HR TO R-3000. LOCATED ON THE WEST SIDE OF WOODMAN VALLEY ROAD, EAST OF PARKLAND WAY, SOUTH OF BENJAMIN HOLT ROAD AND NORTH OF PARADISE VALLEY ROAD OWNER: THE NEWLAND GROUP, INC. APPLICANT: JUDD G. HELENZA, JR.

SCOTT BERNET abstained from discussion and vote on this item.

TRACY REED presented Planning Department Report No. 90-129.

JUDD HELENZA, applicant, spoke in support of the proposed rezoning.

CHARLES HERRON, representing the Neighborhood Watch, spoke in opposition to the rezoning. He stated the neighborhood was too crowded and questioned the adequacy of the schools.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by KARL ZOBELL, the Commission voted 2-3 (BENN, LA VAUT, PESQUEIRA voting in the negative with BERNET abstaining and CALKINS not present) to certify the negative declaration and approve the rezoning as recommended by staff. This motion failed for lack of four affirmative votes. Therefore, this item was trailed to the Commission meeting of May 10, 1990, as unfinished business.

ITEM-6 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-7 FIRST SOUTHERN BAPTIST CHURCH OF DEL MAR NORTH CITY WEST DEVELOPMENT PLAN PERMIT NO. 89-0565, FOR THE NORTHWEST CORNER OF DEL MAR HEIGHTS ROAD AND LANSDALE DRIVE, NEIGHBORHOOD 4A PRECISE PLAN OF NORTH CITY WEST. OWNER/APPLICANT: FIRST SOUTHERN BAPTIST CHURCH OF DEL MAR.

KEVIN SULLIVAN presented Planning Department Report No. 909-110.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by LYNN BENN, the Commission voted 6-0 (CALKINS not present) to certify the mitigated negative declaration and approve the permit as recommended by staff and as further conditioned at the request of the Engineering Department as follows:

- "1. Water and Sewer Requirements:
  - a. The developer shall install eight-inch water and sewer mains in the new public street and any off-site mains required to serve this development prior to the occupancy of Phase 2 of this project.
  - b. The developer shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.
  - c. Phase 1 shall be served with temporary connections to the existing water and sewer facilities in Winstanley Street. These services shall be abandoned prior to the occupancy of Phase 2.
  - d. The developer shall provide calculations, satisfactory to the Water Utilities Director, to show that the size and grade of the sewer will provide adequate capacity and cleansing velocities.

- e. Providing water and sewer services for this development is dependent upon the prior construction of certain water and sewer mains in previously approved developments in this area. If they have not been constructed when required for this development, then the construction of certain portions of these previously approved water and sewer mains, as required by the City Engineer, will become off-site improvements required for this development.
2. Subdivider shall provide a downstream drainage study, satisfactory to the City Engineer, that demonstrates that no adverse impacts will occur to downstream properties as a result of the increased runoff from this development or, if substantial impacts are anticipated, what measures must be taken to mitigate such impacts.
  3. This tentative map is within the North City West Community for which a Transportation Phasing Plan has been incorporated in the Public Facilities Financing Plan. Contained within this plan are individual traffic facility improvements. Before predetermined thresholds of development may be exceeded, the City Engineer must be satisfied that these improvements are either:
    - a. Completed
    - b. Under contract;
    - c. Bonded;
    - d. Scheduled and funded for construction in the immediate fiscal year of the State Transportation Improvement Program (STIP).

The subdivider is advised that issuance of Building Permits may be limited or otherwise withheld because of unsatisfied thresholds in the Phasing Plan. The filing of a final map does not guarantee that building permits will be issued for properties within the final map area. A copy of the North City West Public Facilities Financing Plan may be viewed or purchased at the office of the office of the City Engineer.

4. This subdivision is in a community plan area designated in the General Plan as Planned Urbanizing. As such, special financing plans have been, or will be, established to finance the public facilities required for the community plan area.

Therefore, in connection with Council approval of the final map, the subdivider shall comply with the provisions of the financing plan then in effect for this community plan area, in a manner satisfactory to the City Engineer. This compliance shall be achieved by entering into an agreement for the payment of the assessment, paying a facilities benefit assessment, or such other means as may have been established by the City Council.

5. This community may be subject to impact fees as established by the City Council at the time of issuance of building permits."

RECESS, RECONVENE

The Commission recessed at 10:22 a.m. and reconvened at 10:30 a.m.

ITEM-8 JUVENILE OFFENDER PROGRAM CONDITIONAL USE PERMIT NO. 90-0114. 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 presented Planning Department Report No. 90-137.

FRED CONRAD commented on the need for a Conditional Use Permit for this facility.

DAVID McWHIRTER, representing the Escondido Youth Encounter, spoke in support of the permit. He reviewed statistical information relative to sexual offenses. He further explained that the program was funded by the State of California and County of San Diego.

GERALD HUCKELBERRY, San Diego Unified School District, spoke in support of the program. He explained that the school provided the teachers as well as transportation for the students.

KATHLEEN ERVIN, licensed child counselor, urged Commission support for the permit.

KITTY BURBRIDGE explained this was a joint project with the school district.

STANLEY MOSLER, representing the Swistiler Trust, spoke in opposition to the permit. He stated this was a correctional facility felt it was inappropriate in an office environment.

MARK BALDWIN, Property Management Company, felt an environmental impact report should be prepared for the project. He felt the facilities should be located in industrial parks.

JANE LOSCLER stated she was co-owner to the building adjacent to the proposed site. She stated she was concerned because the students in this program were sex offenders.

ESTELL BALDWIN, representing Mission Valley Enterprises, stated there was a high vacancy factor in Mission Valley and was concerned that tenants would move out if this facility were located at the proposed location.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 3-3 (ZOBELL, BENN and LA VAUT voting in the negative) to certify the negative declaration and approve the permit. This motion failed for lack of four affirmative votes.

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 6-0 to continue this item to May 17, 1990 at 9:00 a.m.

RECESS, RECONVENE

The Commission recessed at 11:45 a.m. and reconvened at 1:35 p.m.

ITEM-9 MID-CITY CORPORATION, WORK FURLOUGH FACILITY, CONDITIONAL USE PERMIT NO. 89-0731. LOCATED AT 4025 PACIFIC HIGHWAY IN THE M1 ZONE IN THE MIDWAY COMMUNITY. DEP NO. 89-0731. LOTS 3 AND 4 OF BLOCK 234 AND LOTS 181-184 OF BLOCK 210 MIDDLETOWN (JACKSON) PARTITION MAP 4134-R. OWNER/APPLICANT: MID-CITY CORPORATION.

KIRK DAKAN presented Planning Department Report No. 90-138.

BOB GLASER, representing the applicant, spoke in support of the permit. He reviewed the permit conditions and requested modifications to specific conditions, including modifying the condition to limit residence to 84 rather than 84 beds; modification to parking requirements as well as irrigation system requirements.

MICHEL ANDERSON, representing Pacific Furlow, stated his was the first work furlough to be processed through the



City Departments he said as he read the proposed conditions of the proposed CUP there were many differences. He felt that the conditions should be the same for all work furlough facilities and he felt his conditions were more strict than those under the proposed permit.

ROGER SLAYEN spoke in opposition to the proposed permit. He stated they had not been good neighbors and the facility had been cited for numerous building violations.

MIKE ALESSIO stated there were quite a few homeowners in the Mission Hills area that were opposed to the facility at the proposed location. He asked for a postponement of the hearing for further review of the proposal.

Public testimony was closed in this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 6-0 (CALKINS not present) to deny the proposed permit. It was further requested that the issue of work furlough facilities be reexamined and reviewed for appropriate regulations.

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

BILL SCHWENKER made a presentation on a parking machine proposed for use in metropolitan areas.

ADJOURNMENT

The Commission adjourned at 2:45 p.m.