

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JANUARY 28, 1999
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:06a.m. Chairperson Steele adjourned the meeting at 11:45 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Andrea Skorepa-present
Commissioner Geralda Stryker-present
Commissioner David Watson-present
Commissioner Frisco White-present
Betsy McCullough, Community Planning & Development Manager-present
Rick Duvernay, Deputy City Attorney-present
Gary Halbert, Deputy Director, DSD-present
Kelly Broughton, Deputy Director, DSD-not present
Linda Lugano, Recorder-present

ITEM-1 ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

None.

ITEM-2: REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.

Staff requested that Item No. 9, Sav-On Drug Store - Carmel Mountain Ranch be continued to February 11, 1999.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.

Items No. 8 and 10 were placed on consent.

ITEM-4: DIRECTOR'S REPORT.

Beverly Schroeder, CCDC reviewed the revised language in the Resolution and RPO permit for the Ginty House based on the action taken at the Planning Commission hearing of December 17, 1998. The Commissioners were in agreement with the final copy.

ITEM-5: COMMISSION COMMENT.

The issue of the Street Design Manual will be taken up at the LU&H Committee meeting on February 3, 1999.

ITEM-6: APPROVAL OF MINUTES OF JANUARY 14, 1999.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THESE MINUTES. Second by Stryker. Passed by a 7-0 vote.

ITEM-7: MID-CITY ZONING IMPLEMENTATION HEARING.

John Wilhoit represented Report to the Planning Commission No. P-99-012 and read a correction into the record.

Testimony in favor by:

William Beamish, representing Sunland Home Foundation. Spoke to the possible sale of three acres across the street from Crawford High School to start a new building plan. The appraised valued was in excess of \$2MM. As a result of the Mid-City Plan, the number of units has been reduced from 150 to 52. They hoped to compromise around 75 units. The results of this decision will cost this non-profit corporation around \$300,000. Requested that consideration be given to the possibility of raising that minimum up to 75-78 unit range.

Donald Weir, resident. Requested a zoning change for a property in the El Cerrito Heights neighborhood. He requested that the code be changed to single family, the objective being to facilitate joining it to a single family community on the north side of Orange Avenue. This would enhance and assure San Diego's goals of good community spirit and maintenance of each property in the future.

Johannes Long, Eastern Area resident. She is in favor of the rezonings. There are concerns about the density in this area and it should be downzoned. In the past, the zones that were applied allowed for higher density.

Testimony in opposition by:

Dan Powell, Sunland Home Foundation. Spoke to parcel 47249003, a 3.5 acres. They had intended to sell this property. The current owner did not notice the downzoning. Advised that none of the residents received notices regarding the updating of the community plan, nor this rezoning. He is concerned about the community. Spoke to the issue of density and its impacts in this area.

Jose Lopez, President of Fox Canyon Neighborhood Association. Reported that the question regarding this zoning implementation was brought before his board. The response was "yes" in favor under the following conditions: Restoring commercial zoning to Euclid Avenue only

if redevelopment plans are redesigned with mixed use in mind; only if code is fully and strictly enforced and only if the merchants organize in a BID and then partner with the neighborhood associations in improving and maintaining the neighborhood. Restricting Residential development in certain neighborhoods only if rezoning the Fox Canyon neighborhood as single family units with no lot splits smaller and/or lot consolidations greater than fifty five feet.

Greg Diethrich, Fox Canyon Neighborhood Association. In opposition to the commercial zoning on Euclid Avenue.

Jessie Sergent, Islenair Resident. Has lived in this neighborhood since 1926 and spoke to the ingress and egress in this area and the traffic congestion it has caused. There were homes converted to businesses and spoke to the types of businesses this area - feels there are too many car repair shops. Wants to keep their neighborhood and way it is now. Do not want more commercial.

Roger and Jennifer Merk, Stephen Russell, Christa Hansen, David Nelson, Andrew Bailey, Gene Vogele, Islenair/Fox Canyon residents.

Submitted a petition in opposition with over 120 signatures against the zoning implementation. Their greatest concern is restoring commercial zoning to portions of University Avenue, 43rd Street, Fairmount Avenue and Euclid Avenue. Spoke to the traffic congestion on Euclid Avenue. Many businesses are in violation of various codes and have filthy exteriors, with trash flowing onto the street. Another concern is the fact that City Heights recently gained a recreation center, two schools and other community improvements. Restoring commercial zoning to Euclid Avenue serves to undermine the budding faith many of them are beginning to have in this neighborhood.

Mark Burry, Resident. Downzoning of APN 471-0311500. Requested that this parcel of land not be downzoned from its current zoning of CN-1. This property was zoned for and has been used for 10 years as a commercial parking lot. The parking serves their businesses, which is located directly across the street. Parking is limited in this area and the reason they purchased their building was that the price included this parking lot and would provide adequate parking for their clients.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION WITH THE EXCEPTION OF EUCLID AVENUE. Second by White. Passed by a 7-0 vote.

MOTION BY WATSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION REGARDING EUCLID AVENUE. STAFF WAS DIRECTED TO COME BACK ON JULY 29, 1999 SIX MONTHS AFTER INVESTIGATING OTHER IMPLEMENTATIONS FURTHER AND HOW THEY APPLY TO COMMERCIAL DEVELOPMENT VERSUS RESIDENTIAL DEVELOPMENT. Second by Butler. Passed by a 5-2 vote with Chairperson Steele and Commissioner Skorepa voting nay.

- ITEM-8: ACTIVCARE AT POINT LOMA - CONDITIONAL USE PERMIT AND TENTATIVE PARCEL MAP TO DEVELOP A NEW RESIDENTIAL CARE FACILITY FOR THE ELDERLY WITH ALZHEIMER'S DISEASE.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE THE MANAGER'S RECOMMENDATION AS OUTLINED IN REPORT NO. P-99-009. Second by Skorepa. Passed by a 6-0 vote with Commissioner Watson abstaining.

- ITEM-9: INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE CARMEL MOUNTAIN RANCH COMMUNITY PLAN TO REDESIGNATE A 2.63 ACRE SITE FROM SA680 RIGHT OF WAY TO NEIGHBORHOOD COMMERCIAL.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO FEBRUARY 11, 1999. Second by Butler. Passed by a 7-0 vote.

ITEM-10: GENTER STREET HOMES TENTATIVE MAP AND COASTAL DEVELOPMENT PERMIT NO. 98-0419.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE THE MANAGER'S RECOMMENDATION AS OUTLINED IN REPORT NO. P-99-017.
Second by Skorepa. Passed by a 7-0 vote.

The Planning Commission meeting was adjourned by Chairperson Steele at 11:45 a.m.