

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
JUNE 18, 1998  
IN COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Steele at 9:05 a.m. Chairperson Steele adjourned the meeting at 3:40 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Mark Steele-present  
Vice-Chairperson William Anderson-present  
Commissioner Patricia Butler-present  
Commissioner Verna Quinn-not present  
Commissioner Andrea Skorepa-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-not present  
Rob Hawk, Deputy City Engineer, DSD-present  
Linda Lugano, Recorder-not present  
Paulette Crawford, 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.**

Betsy McCullough requested that Item No. 7, Initiation of University-City Village be continued to July 2, 1998.

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

Staff requested that Item No. 8, The Blue Residence be placed on the consent agenda.

**ITEM-4: DIRECTOR'S REPORT.**

Gary Halbert discussed information on the City Council on Tuesday who acted on the approval of the alignment of SR-56. This alignment was unanimously approved by Planning Commission.

**ITEM-5: COMMISSION COMMENT.**

None.

**ITEM-6: APPROVAL OF MINUTES OF JUNE 4, 1998.**

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE THE MINUTES OF JUNE 4, 1998. Second by Watson. Passed by a 4-0 vote with Chairperson Anderson abstaining as he was not in attendance for that meeting, and Commissioner's White and Quinn not present.

- ITEM-7: **UNIVERSITY CITY VILLAGE - INITIATION OF AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN TO REDESIGNATE THE SUBJECT PROPERTY FROM LOW DENSITY TO MEDIUM DENSITY.**

**COMMISSION ACTION:**

MOTION BY SKOREPA TO CONTINUE TO JULY 2, 1998. Second by Watson. Passed by a 5-0 vote with Commissioner's White and Quinn not present.

- ITEM-8: **BLUE RESIDENCE - SENSITIVE COASTAL RESOURCE, COASTAL DEVELOPMENT PERMIT, HILLSIDE REVIEW, CONDITIONAL USE PERMIT NO. 96-7880. PROPOSAL TO DEMOLISH AN EXISTING RESIDENCE AND CONSTRUCT NEW 14,839 (GFA) HOUSE AND GUEST QUARTERS ON A 1.81 ACRE LOT, WITHIN THE R-1-20 ZONE.**

**COMMISSION ACTION:**

MOTION BY WATSON TO APPROVE PERMITS. Second by Butler. Passed by a 5-0 vote with Commissioner's White and Quinn not present.

- ITEM-9: **MID- CITY COMMUNITY PLAN UPDATE AND INTERIM EMERGENCY ORDINANCE.**

Introductory remarks made by Betsy McCullough. The agenda item title has been changed to indicate that, it is the Community Plan Update and Facilities Phasing Ordinance. There is not an intent to adopt the planned district ordinance amendment on an emergency basis. A copy of the revised docket entry was posted in accordance with the Brown Act 72 hours prior to this meeting. Planning Commissioners did receive the Environmental Impact Report one week ahead of time rather than two weeks prior to the meeting. I did confer with the City Attorney and if the Commission determined that it was appropriate to take action today, commission would not be violating the California Environmental Quality Act.

John Wilhoit presented Report to the Planning Commission No. P-98-109.

Testimony in favor by:

**Jim Varnadove representing City Heights Area Planning Committee.** Supports the adoption of the Mid-City community plan. We should have the new plan now to continue building our community.

**Larry Keller representing property owner Mrs. S. Lewis.** Stated that, in 1990 some 15 neighborhoods in the mid-city area were rezoned from multi-family to single family in order to preserve the single family character. Mrs. Lewis lives in one of those neighborhoods in the vicinity of 68th & Amherst Street. I feel that there was an error made in determining the boundaries of the area. I have presented them to the planning groups and working with staff making them aware of our research and findings. I request that you refer this to staff for further review.

**Michael Sprague representing himself.** Supports the Mid-City community plan update. The population of city heights has gone up in the past 5 years. The plan attempts to keep up with the infrastructure that needs to be there for the quality of life.

**Carol Landsman representing herself.** Supports the proposed community plan. This reflects real community planning, planning that is not for a community but by the community. Commended the four community planning groups in particularly there representatives to the mid-city update committee for all there hard work.

Discussed public facilities which is the core of this plan. The mid-city area has needs that must be addressed. The Facility Financing Plan is a good start but, I feel it doesn't go far enough and what we need is a financing strategy. The City in partnership with the community looking at the action steps to identify the funding and build the facilities.

The City should look into the shortage of park lands in Mid-City and creative steps should be made to achieve equity for our neighborhoods.

Mid-city's libraries have to be improved to meet residence needs, this should include the construct of a new Normal Heights Branch and that should not be a trade for the existing Kensington Branch.

**Gilbert Sandoval representing himself.** Supports the Mid-City Plan update but my concern is the issue in the Kensington-Talmadge, the speeding and traffic in this area. I have been trying get the traffic reduced on Aldine Drive, this is a very narrow street. Many commuters do use this

two-lane street as an outlet instead of El Cajon Blvd., because of the many traffic signals. I feel the narrative in the Mid-City Update doesn't address the serious problems on Aldine Drive. I ask that Planning Commissioners look at this issue and get Traffic Engineering to give some recommendations so we can get something done.

Testimony in opposition by:

**Lawrence H. Dennstedt representing, Noralden Trust and Six Small Businesses.** Is opposed to progress and waiting for the completion of I-15 so our businesses can improve and population traffic can return.

**Thomas Danny Glasser representing himself.** Is opposed to the plan that presently is in the mid-city area. Adams Avenue is composed of two major businesses: Used Books and Antiques with a number of specialty shops it is a very special community. If a library is on Adams Avenue this would change the entire neighborhood. I feel there should be no more density to this area.

**Doris Perry representing, Eastern Area Planning Committee and Rolando Community Council.** Spoke about the proposed rezoning issue on the blocks bonded by Filipo Street, Salida Street and Seminole Drive. The Eastern Area Planning Committee voted to change the zoning from multi-family to single-family on both Seminole and Filipo Streets. The Relando Community Council voted to change the zoning from multi-family to single-family. Enclosed in your packets are signatures of 91-100 citizens from these areas. I strongly urge the committee to change the zoning to single-family.

**Karen Collins representing herself.** She is in favor of the proposed plan though I am concerned about the proposed rezone. This is a very regressive change for our block. I collected some of the signatures in the area and we would like to retain the single-family character of this block. The community encourages the Commission to enact zoning restrictions that would preserve the residential density and exclude the possibility of greater density increases.

**Doris Payne representing, San Diego County Apartment Association.** She is opposed to this plan. There is a serious housing crisis in San Diego, I believe it will affect the further economic development of the entire San Diego region. The proposal reduces density in parts of Mid-City. We are asking that Planning Commission not allow the down zoning of this area, increasing development fees or lengthening the permitting

times unless there is a solution to the housing crisis of our City.

**Evelyn Warner representing, Greater North Park Community Planning Committee Board and Urban Design Project Review Subcommittee.** We are opposed to this entire item. We applaud Mid-City community for having the volunteers and knowledge of processes required. We propose a delay in implementation of this plan revision and PDO amendments until a comprehensive review of the urban community can be underway.

**Daniel Beeman representing himself.** He had a concern that this plan is for one neighborhood instead of all the inter-city neighborhoods. He made a suggestion that vouchers for the schools would open up smaller schools and educational opportunities. Also, abandoned properties should be turned into sitting parks. A trolley on I-15 in the 3rd district. Before this plan is implemented have a motion that a pack put on the ballot.

**Charles Bahde representing himself.** Supports preserving the single-family neighborhood through rezoning and bringing jobs to the area. He is opposed to any further down zoning of the multi-family corridor.

Public testimony is closed.

**COMMISSION ACTION:**

MOTION BY WATSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION. No second.

MOTION BY WATSON TO RECOMMEND ADOPTION OF THE COMMUNITY PLAN, ORDINANCE, CERTIFICATION OF THE EIR, AND FACILITY FINANCING PLAN ALSO, ADDING THE 3-LOTS ON SEMINOLE DRIVE BACK TO SINGLE-FAMILY DESIGNATION, WITH FULL ACKNOWLEDGMENT OF THE FLEXIBILITY AND DENSITY NEEDED IN THE TRANSIT CORRIDOR. Second by Butler. Passed by a 5-0 vote with Commissioner's White and Quinn not-present.

**ITEM-10: GRANT HILL REVITALIZATION ACTION PROGRAM**

Howard Greenstein presented Report to the Planning Commission No. P-98-091.

ITEM-11: **WORKSHOP - SUBAREA I - BLACK MOUNTAIN RANCH**

Cathy Winterrowd presented Report to the Planning Commission No. P-98-102.

Workshop held.

The Planning Commission meeting was adjourned by Chairperson Steele at 3:40 p.m.