

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
JANUARY 10, 1991  
AT 9:00 A.M.  
IN THE COMMITTEE ROOM - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:05 a.m.  
The Planning Commission adjourned at 11:30 a.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-not present  
Commissioner Lynn Benn-present  
Commissioner Chris Calkins-present  
Robert P. Spaulding, Planning Director-present  
Michael J. Stepher, City Architect-present  
George Arimes, Assistant Planning Director-present  
Hal Valderhaug, Deputy City Attorney-present  
John Reese, Deputy City Attorney-present  
Mary Lee Balko, Deputy Director, Long Range  
Planning-present  
Jeff Strohinger, Engineering and Development-present  
Tom Salgado, Principal Planner-present  
Ron Friedman, Principal Planner-present  
Michael Stang, Principal Planner-present  
Betsy McCullough, Principal Planner-present  
Janet MacFarlane, Recorder-present

ITEM-1 REPORT FROM THE PLANNING DIRECTOR

Robert Spaulding reviewed the department's work program and activities.

ITEM-2 ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

No one appeared to speak at this time

ITEM-3 APPROVAL OF MINUTES OF NOVEMBER 15, AND 29, DECEMBER 6, AND 13, 1990.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BERNET not present) to approve the minutes of November 15, 29, December 6 and December 13, 1990 (as corrected).

ITEM-4 INITIATION OF THE PROPOSED BAJA VISTAS PRECISE PLAN WITHIN THE COMMUNITY OF OTAY MESA. THIS IS A PROPOSED PRECISE PLAN OF APPROXIMATELY 175 ACRES OF LAND LOCATED EAST OF INTERSTATE 805 AND SOUTH OF STATE ROUTE 905.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by CHRIS CALKINS, the Commission voted 6-0 (BERNET not present) to initiate the plan amendment as recommended by the department.

ITEM-5 HILLSIDE REZONINGS IN THE SOUTHEAST SAN DIEGO COMMUNITY. THE APPLICATION OF THE HILLSIDE REVIEW OVERLAY ZONE TO AREAS WHICH QUALIFY WITHIN SOUTHEAST SAN DIEGO. APPLICANT: THE CITY OF SAN DIEGO.

BETSY McCULLOUGH presented Planning Department Report No. 90-374. She further stated as a result of further review, Area 6 was not recommended for inclusion in the HR overlay and the eastern boundary of Area 9 would also be adjusted.

VERNA QUINN, representing the Southeast San Diego Development Committee, spoke in support of the overlay zone. She stated the overlay would provide some protection for sensitive development which would benefit the entire community.

REYNALDO PISANO, representing the Southeast San Diego Development Committee, stated his committee voted to support the application of the HR Overlay zone.

ROSE MARIE POMPA stated as a 25 year resident of the Encanto area, she supported the overlay zone.

DENNIS DAWSON stated he was opposed to the overlay on his property and said it was his understanding that staff concluded his property did not qualify for the overlay.

GURUMANTRA KHALSA stated he was opposed because of his inability to get information about the overlay zone.

CHRIS MONTGOMERY explained he owned property in Area 9 and was opposed to the overlay.

JESSE CASTRO, 723 South 65th Street, stated he was opposed to the overlay on his property.

MONROVIA MURRELL, 945 Elvin Street, stated none of the 12 houses on this street received notice of the hearing.

JOHN RICHARD spoke in opposition to the overlay zone.

ANNA MEEKS stated they were opposed to the HR Overlay zone.

LINDA HANLEY spoke in opposition to the overlay being applied to Area 9 because it would deprive her of reasonable use of her property.

TERRY HANLEY stated he was opposed to the rezoning of his property. He explained it would cost \$3,000 to process a permit if the overlay were approved.

LINDA HOSLEY stated she was in opposition to the overlay zone being applied to her property on South 65th Street.

ANGEL SANCHEZ spoke in opposition to the overlay zone being applied to his property in Area 1. He stated it would create a financial burden to those who wished to rebuild their property.

Public testimony was closed.

#### COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by CHRIS CALKINS, the Commission voted 6-0 (BERNET not present) to apply the HR Overlay zone to Areas 1, 3, 4, 5, 8, 10, 11 and 12.

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BERNET not present) to continue Areas 2, 7 & 9 for further study and public renotece.

RECESS, RECONVENE

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

ITEM-6 DEL MAR PLACE NORTH CITY WEST DEVELOPMENT PLAN PERMIT NO. 90-0588 FOR THE SOUTHWEST CORNER OF DEL MAR HEIGHTS ROAD AND DEL MAR HEIGHTS PLACE, EAST OF HIGH BLUFF DRIVE, AND WEST OF EL CAMINO REAL, EMPLOYMENT CENTER, DEVELOPMENT UNIT NUMBER 2 PRECISE PLAN OF NORTH CITY WEST. PARCEL 1 OF MAP NO. 15061.  
APPLICANT: J. L. ELDER COMPANY.

GLENN GARGAS presented Planning Department Report No. 91-012.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by LYNN BENN, the Commission voted 6-0 (BERNET not present) to certify the environmental negative declaration and approve the permit subject to an additional condition requested by the Engineering and Development Department which reads:

"No median opening shall be allowed on Del Mar Heights Road at Del Mar Heights Place."

ITEM-7 CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW THE LOCATION OF A SOCIAL SERVICE FACILITY IN THE MARINA REDEVELOPMENT AREA. THE PROPOSED PROJECT, "TEEN QUEST," IS A REQUEST FROM THE CATHOLIC DIOCESE OF SAN DIEGO, DBA ST. VINCENT DE PAUL, TO LOCATE A TRANSITIONAL HOUSING FACILITY FOR 30 HOMELESS BOYS AND GIRLS. THE TEENAGERS WILL BE HOUSED IN AN EXISTING, CONVERTED WAREHOUSE BUILDING LOCATED AT 633 STATE STREET IN THE MARINA REDEVELOPMENT AREA, CENTER CITY SAN DIEGO COMMUNITY PLANNING AREA (ATTACHMENT 1 & 2).  
APPLICANT: CATHOLIC DIOCESE OF SAN DIEGO.

MARIANNE MUNSELL presented Planning Department Report No. 91-005.

FATHER JOE CARROLL reviewed the operation of the proposed facility.

MARY CASE, representing Judge Napoleon Jones, read a communication from Judge Jones supporting the facility.

JAMES HOLMBERG explained he was the architect for the project and was available for questions.

JOHN FRASER, representing the Meridian Association, spoke in opposition to the conditional use permit.

RICHARD HARRIS stated he was against the project, stating the operation of this facility would have a detrimental effect on the efforts to improve this area.

JOHN THELAN spoke in opposition stating approval of this facility would be precedent setting and would allow a use in an area where residential development was the goal. He questioned the adequacy of funding to maintain the facility under the conditions of the permit.

ROSALYN GLASSFORD, representing the Meridian Company, read a letter from Walter Smyk opposing the approval of the permit.

Public testimony was closed.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by TOM LA VAUT, the Commission voted 6-0 (BERNET not present) to certify the environmental negative declaration and approve the conditional use permit modified to include a condition that the permit would expire three years from the date of its opening.

ITEM-8 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA

ADJOURNMENT

The meeting adjourned at 11:30 a.m.