

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JANUARY 17, 1991
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 9:05 a.m.
The Planning Commission adjourned at 11:20 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-not present
Commissioner Chris Calkins-present
Fred Conrad, Chief Deputy City Attorney-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Joe Flynn, Deputy Director, Neighborhood Services-present
Jeff Strohminger, Engineering & Development
Department-present
Sheri Carr, Zoning Administrator-present
Tom Salgado, Principal Planner-present
Ron Friedman, Principal Planner-present
Betsy McCullough, Principal Planner-present
Janet MacFarlane, Recorder-present

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

No one appeared to speak at this time.

ITEM-2 APPROVAL OF MINUTES OF DECEMBER 20, 1990

COMMISSION ACTION

On motion of TOM LA VAUT, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (BERNET and BENN not present) to approve the minutes of December 20, 1990.

ITEMS-5 MIRAMAR ROAD AUTO CENTER PLANNED INDUSTRIAL DEVELOPMENT
6 & 7 PERMIT NO. 88-0612 AND RESOURCE PROTECTION PERMIT
NO. 88-0612 AND ACCOMPANYING VESTING TENTATIVE MAP
NO. 88-0612. LOCATED ON THE NORTH SIDE OF MIRAMAR ROAD
EAST OF EASTGATE MALL IN THE M-1B ZONE IN THE UNIVERSITY
COMMUNITY PLAN. DEP NO. 88-0612.
APPLICANT: BOB BAKER ENTERPRISES.

The applicant's representative requested a continuance.

COMMISSION ACTION

On motion of TOM LA VAUT, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (BERNET and BENN not present) to continue this item to February 7, 1991, at 1:30 p.m.

ITEM-3 PROPOSED CHILD CARE ORDINANCE AND LOCAL COASTAL PROGRAM AMENDMENT

DEB FERRIN, Child Care Coordinator, reported on the current need for child care facilities in the area.

PAT GRABSKI presented Planning Department Report No. 91-007.

LYNNE HEIDEL, Child Care Advisory Board, spoke in support of staff's recommendation.

DAVID POOLE, Child Care Advisory Board, spoke in support of the proposed ordinance.

BARBARA CHERNOFSKY, representing Advocates for Better Childcare, spoke in support of staff's recommendation.

EILEEN HISTEN spoke in support of the proposed ordinance.

DIANE TAKVORIAN, representing the Environmental Health Coalition, spoke in opposition to the ordinance based on her concern that facilities not be located in close proximity to industrial uses that permit carcinogens or other hazardous substances into the air.

JOY WILLIAMS, Environmental Health Coalition, spoke regarding the health hazard from dry cleaning establishments.

PAUL VAN VEEN, representing the Department of Social Services, spoke in favor of the proposed ordinance.

LINDA LOWE, San Diego County Family Day Care Association, spoke in support of the ordinance.

BARBARA FIELDING, Chief Administrator Office of Neighborhood House/Head Start, spoke in support of the ordinance.

MICHELLE SOLTERO, representing YMCA Childcare Resource Service, spoke in support of the ordinance.

REYNALDO PISANO, Southeast Development Committee, spoke in opposition to the ordinance as proposed and recommended several modifications.

PAULA DEAN, representing Scripps Clinic & Research Foundation, spoke in opposition to the proposed requirement that child care facilities not be placed closer than 150 feet to certain facilities.

CAROL DEAN HERTZBERG, representing Torrey Pines Planning Group, spoke in opposition to the ordinance. She felt that day care facilities with up to 12 children should be required to obtain conditional use permits and should provide for discretionary review of its operation.

Public testimony was closed.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BERNET and BENN not present) to certify the negative declaration and approve the proposed ordinance as recommended by the department, modified to recommend that no permit be required for day-care facilities in residential zones. Further, to recommend that a variance procedure be provided in the process so for those applicants wishing to locate day-care facilities closer than the 150-foot minimum requirement to certain uses if a risk assessment is provided.

RECESS, RECONVENE

The Commission recessed at 10:20 a.m. and reconvened at 10:30 a.m.

ITEM-4 CONDITIONAL USE PERMIT NO. 90-0602 (AMENDMENT TO CUP 82-0734 AND 83-0908) REQUEST TO USE A DESIGNATED HISTORIC SITE AS A CHURCH. LOCATED AT THE WEST SIDE OF KENSINGTON DRIVE BETWEEN ADAMS AVENUE AND ALDER DRIVE, LOT 14, OF BLOCK 17, KENSINGTON PARK MAP NO. 1245. APPLICANT: FRATERNAL SPIRITUALIST CHURCH.

JIM RODGERS presented Planning Department Report No. 91-013.

PHYLLIS CHRISMAN, representing the Fraternal Spiritualist Church, spoke in support of the permit. She stated a committee would be formed to assure that members park in the designated parking lot and not abuse on-street parking.

REV. CONNIE CLOSE, representing the Fraternal Spiritualist Church, spoke in support of the permit and noted they were assisting the current owner in maintaining the property.

JUDY RIDWAY spoke in support of the permit.

JACK DOBRIN spoke in support of the permit. He asked that approval of the permit be modified to allow flexibility with respect to the removal or retention of the carriage house, that the requirement of landscaping the parking lot be removed, and the dates to allow meetings be amended to include holidays.

MILTON HADREAS stated he lived across the street from the proposed church and was opposed based on the limited parking in the area.

SIDNEY GARDNER spoke in opposition to the church use of the property. He stated the street was narrow and could not properly handle traffic for the existing residents. He questioned whether church members would park in the lot to be provided and not in front of residents' homes.

DON CONNERS stated he was opposed to any non-residential use for the property.

Public testimony was closed.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by TOM LA VAUT, the Commission voted 4-1 (ZOBELL voting in the negative with BERNET and BENN not present) to certify the negative declaration and approve the permit, modified to delete the landscape requirements for the parking lot.

ITEM-8 WORKSHOP/DEFINITION OF BUILDING HEIGHT

GENE LATHROP presented Planning Department Report No. 91-008.

DAVE O'DELL commented on the proposed amendment to the existing ordinance.

DONALD FARNSWORTH spoke to the proposed change in definition and recommended no change be initiated to the existing Prop "D" wording.

ADJOURNMENT

The Commission adjourned at 11:20 a.m.