

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
OCTOBER 24, 1991  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice Chairman Pesqueira at 9:10 a.m. The Planning Commission adjourned at 3:30 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Tom La Vaut-present  
Commissioner Ralph Pesqueira-present  
Commissioner Edward Reynolds-not present  
Commissioner Scott Bernet-present  
Commissioner Lynn Benn-present  
Commissioner Chris Calkins-present  
Severo Esquivel, Deputy City Manager/Acting Planning  
Director-present  
George Arimes, Assistant Planning Director-present  
Tom Story, Deputy Director, Development and  
Environmental Services-present  
Mary Lee Balko, Deputy Director, Long Range  
Planning-present  
Fred Conrad, Chief Deputy City Attorney-present  
Janis Sammartino, Chief Deputy City Attorney-present  
Hossein Ruhi, Engineering and Development-present  
Jeff Strohming, Engineering and Development-present  
Ron Friedman, Principal Planner-present  
Janet MacFarlane, Recorder-present

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

WILLIAM KNIGHT stated he had reviewed the Planning Commission tape of their meeting of September 19, 1991, and felt there were misstatements of fact about the Tierrasanta Gateway Project. He requested a reconsideration of the item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 5-0 (ZOBELL and REYNOLDS not present) to refer this request to staff for review.

ITEM-2 APPROVAL OF MINUTES OF SEPTEMBER 19 & 26, 1991

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 5-0 (ZOBELL and REYNOLDS not present) to approve the minutes of September 19, 1991.

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 4-0 (PESQUEIRA abstaining with ZOBELL and REYNOLDS not present) to approve the minutes of September 26, 1991.

ITEM-7 UNIVERSITY TRANSMISSION/GATEWAY CENTER WEST, LOT 7, CONSISTENCY WITH GENERAL PLAN

CAROLYN SMITH, representing SEDC, requested a continuance on this item. She explained they were currently working with the applicant on correcting use violations at another site and requested time for the applicant to comply before proceeding with approval at this location.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-0 (REYNOLDS and ZOBELL not present) to continue this item to December 12, 1991, at 9:00 a.m.

ITEM-3 LOCAL COASTAL PROGRAM AMENDMENT TO SIGN CODE ORDINANCE

BOB DIDION presented Planning Department Report No. 91-352.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 5-0 (ZOBELL and REYNOLDS not present) to approve the local coastal amendment to the sign code amendments approved by the Planning Commission on September 26, 1991.

ITEM-4      CONDITIONAL USE PERMIT NO. 89-0731; PROPOSAL OF OPERATE A WORK FURLOUGH FACILITY; LEGAL: MIDDLETOWN, BLK 234, LOTS 1,2,3,4,181,182,183 & 184; LOCATION: 4025 PACIFIC HIGHWAY, BETWEEN WRIGHT STREET AND BANDINI STREETS; APPLICANT: MID-CITY CORPORATION

JUDY BRASWELL presented Planning Department Report No. 91-339.

RON SLAYEN explained that the community planning group for the area withdrew their original recommendation of approval for the facility. He explained this action was taken because the original approval was given over 1-1/2 years ago and members felt current plans should be reassessed.

ALEX LANDON, attorney representing the Work Furlough Corporation, spoke in support of the permit. He noted four new recent letters of support for the facility that he wanted to submit for the record along with material previously provided to the Commission.

Vice Chairman PESQUEIRA indicated the Commission had only received the material referred to by Mr. Landon. If the applicant felt it important the Commission review this material prior to making a decision, the matter would have to be continued. Mr. LANDON indicated the material was important for the Commission's consideration of this item.

Mr. LANDON reviewed the facility operation. He indicated concern about the draft conditions, specifically Conditions 14, 19, 32, 34, 35 and 37.

PAT BRIGGS spoke in support of the facility's need. He explained he was a criminal attorney and many convicted felons do not need a formal facility for incarceration.

ALLEN JAMISON spoke in support of the facility's operation. He stated he was a client in the facility and if it had not been for the program, he would have lost his job while serving his sentence. He stated the meals were good and the facilities adequate.

DAVID DRUMMOND stated he operated Canyon Pottery which is adjacent to the Mid City facility. He stated he had not experienced any problems with the facility's operation.

SGT. RALPH GARCIA stated he made numerous, unannounced visits to the facility. He stated there did not appear to be any problem with parking and the people incarcerated in the facility were well behaved.

MIKE ROSSI stated he was assigned to this facility from May 1990 to April 1991. He stated the meals at the facility were catered and the sanitation facilities adequate. He stated during the weekdays there was adequate parking.

CHARLES WALKER stated he had been assigned to the facility and spoke in support of its operation.

RON SLAYEN spoke in opposition to the facility. He stated he had appeared before the Planning Commission when the permit first came before the Commission for consideration. He stated he was concerned about the standardization of rules to operate these types of facilities. He noted the operation was currently in violation and questioned how they could be assured the operators of the facility would comply with the conditions when they were currently in violation.

MICHAEL KOCH spoke in opposition to the permit. He stated there was a parking problem in the area.

GWENN THOMAS spoke in opposition to the permit. She stated they were concerned about traffic congestion and parking for the facility. She stated it would bring an undesirable element to the area.

MICHEL ANDERSON, representing Pacific Furlough, stated they had concerns about the conditions for approval. He noted the facility they operated had cooking facilities on-site, required off-street parking and were required to have more security present at their facility than what it being proposed for this facility. He spoke to the need for standardized requirements for the work furlough facilities.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-0 (ZOBELL and REYNOLDS not present) to continue this item to January 9, 1992, at 9:00 a.m. The purpose of the continuance was to review additional material submitted during the planning commission hearing as well as for staff response to specific questions raised.

RECESS, RECONVENE

The Commission recessed at 11:25 a.m. and reconvened at 11:30 a.m.

ITEM-4A STREET ACTION 90-507-000; LOCATION: GILMAN DRIVE  
NORTHEAST OF BREMERTON PLACE BETWEEN VILLA  
LA JOLLA DRIVE AND VIA ALICANTE; APPLICANT: ALLAN  
VITERBI

JEFF STROHMINGER reviewed Engineering and Development Department Report dated June 14, 1991.

ALLAN VITERBI spoke in support of the street action. He explained the area of land was needed because improvements to his property had been constructed in the city's right-of-way. He indicated he would prefer to purchase only that portion where his improvements were located but the city was requiring he purchase the entire excess right-of-way.

MARTIN STERN stated he owned the property three lots from the applicant's property. He stated he did not want to purchase any property below him because he would then be required to maintain it.

MARIANNE BURKENROAD stated she supported the suggestion that the applicant be required to purchase only that portion of the excess right-of-way that was needed to correct title to improvements on the right-of-way.

DAVID ABRAMS, representing the La Jolla Community Planning Association, stated the property owner needed only a small area of land and they were opposed to the requirement that the applicant acquire the entire parcel.

NINA MCCARTHY, representing the La Jolla Shores Association, spoke in opposition to the street vacation. She was concerned that the city might need this land in the future for a trolley route and access to UCSD, and then have to purchase the property at a higher value.

Public testimony was closed.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (ZOBELL and REYNOLDS not present) to approve the street vacation, retaining a negative open space easement over that portion of the property to be acquired not encumbered by improvements. Further, to instruct staff to review any possible need for future trolley expansion for this property.

ITEM-5      INITIATION OF AN AMENDMENT TO THE SAN YSIDRO COMMUNITY  
PLAN -- BAJA MEX INSURANCE SERVICES

MICHAEL STANG presented Planning Department Report No. 91-327.

MICHAEL FREEDMAN spoke in support of the plan initiation. He felt the addition of a parking lot changed the use for this area from pedestrian to auto-oriented.

The Commission trailed this item to 1:30 p.m.

RECESS, RECONVENE

The Commission recessed at 12:30 p.m. and reconvened at 1:50 p.m.

ITEM 5 INITIATION OF AN AMENDMENT TO THE SAN YSIDRO COMMUNITY PLAN - BAJA MEX INSURANCE SERVICES

The Commission continued discussion of this item which was trailed earlier.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 4-1 (BENN voting in the negative with ZOBELL and REYNOLDS not present) to initiate the plan amendment.

KARL ZOBELL assumed Chair of the meeting.

ITEM-6 LA JOLLA SHORES PERMIT NO. 90-0860; PROPOSING A 2ND-STORY ADDITION TO AN EXISTING, SINGLE-FAMILY RESIDENCE; LEGAL: LOT 4, AZURE COAST, UNIT 4, MAP 662; LOCATION: 7970 VIA CAPRI; APPLICANT: STANLEY CHAMBERS

PATRICIA FITZGERALD presented Planning Department Report No. 91-354.

ROBERT ATKINS spoke in opposition to the permit. He explained the addition would block his view and impair the value of his property. He stated the purpose and intent of the PDO included protection of value.

NINA McCARTY, representing the La Jolla Shores Association, spoke in opposition to the permit. She explained the project is currently under construction and the association could not support piecemeal development.

STAN CHAMBERS, applicant, stated he applied for the permit approximately nine months ago with a requested 1250-square-foot addition. He stated he now was requesting an additional 770 square feet to his home.

Public testimony was closed.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (REYNOLDS and ZOBELL not present) to deny the appeal and approve the permit according to staff recommendation.

ITEM-8 ZONING CODE UPDATE PROJECT

BETSY WEISMAN reviewed the Zoning Code Update project.

COMMISSION ACTION

No action was required of the Commission.

ADJOURNMENT

The Commission adjourned at 3:30 p.m.