

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
OCTOBER 3, 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 9:10 a.m.  
The Planning Commission adjourned at 4:30 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Tom La Vaut-present  
Commissioner Ralph Pesqueira-not present  
Commissioner Edward Reynolds-present  
Commissioner Scott Bernet-present  
Commissioner Lynn Benn-present  
Commissioner Chris Calkins-present  
Michael J. Stepner, City Architect-present  
George Arimes, Assistant Planning Director-present  
Tom Story, Deputy Director, Development and  
Environmental Services-present  
Fred Conrad, Chief Deputy City Attorney-present  
Jeff Strohming, Engineering and Development  
Department-present  
Tom Salgado, Principal Planner-present  
Frank Ducote, Principal Planner-present  
Ron Friedman, Principal Planner-present  
Janet MacFarlane, Recorder-present

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

COMMISSION ACTION

No one appeared to speak at this time.

- ITEM-2 APPROVAL OF MINUTES OF SEPTEMBER 5, 1991.

COMMISSION ACTION

On motion of TOM LA VAUT, seconded by CHRIS CALKINS, the Commission voted 4-0 (REYNOLDS abstaining, with PESQUEIRA and BERNET not present) to approved the minutes of September 5, 1991.

- ITEMS-5 CORAL GATE; VESTING TENTATIVE MAP, REZONE, PLANNED 5A,5B&5C RESIDENTIAL DEVELOPMENT PERMIT, COASTAL DEVELOPMENT PERMIT NO. 89-1391. LOCATION: TIA JUANA STREET BETWEEN DAIRY MART ROAD AND WILLOW ROAD. APPLICANT: SOUTHBAY LAND ASSOCIATES.

It was explained this item had been removed from the agenda and would be rescheduled to a later date.

- ITEM 2A CONDITIONAL USE PERMIT 91-0491 (TOUSSANT TEEN CENTER) LEGAL: LOTS C&D, BLOCK 73; LOCATION: 733 8TH AVE.; APPLICANT: ST. VINCENT DE PAUL.

MARIANNE MUNSELL reviewed Planning Report No. 91-295.

It was noted public testimony had been closed at the Planning Commission's previous hearing on this permit at their September 26, 1991, meeting.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 4-1 (REYNOLDS voting in the negative, with PESQUEIRA and BERNET not present) to deny the conditional use permit based on the finding that the area was not appropriate for this use and to recommend to the City Council that they reaffirm their approval of this particular use at the State Street site. Further, that the City Council consider waiving the three-year limit placed on the State Street site.

ITEMS-3 AMENDMENT TO SABRE SPRINGS COMMUNITY PLAN; PLANNED  
3A & 3B COMMERCIAL DEVELOPMENT AND VESTING TENTATIVE MAP  
NO. 91-0251. THE PROJECT PROPOSES A PLAN AMENDMENT TO  
RELOCATE A PARK AND RIDE FACILITY FROM PARCEL 16  
(LOCATED NORTH OF POWAY ROAD, EAST OF INTERSTATE 15)  
ONTO A PORTION OF THE SUBJECT SITE. IN CONJUNCTION WITH  
THE PLAN AMENDMENT IS A VTM & PCD TO SUBDIVIDE THE  
8.5-ACRE SITE INTO 6 LOTS. (FIVE LOTS FOR COMMERCIAL  
USE AND 1 LOT FOR THE PARK AND RIDE FACILITY). LOCATED  
NORTH OF EVENING CREEK DRIVE, WEST OF SABRE SPRINGS  
PARKWAY IN THE SABRE SPRINGS COMMUNITY PLAN AREA,  
DISTRICT 6; APPLICANT: PARDEE CONSTRUCTION COMPANY.

JUDY BRASWELL presented Planning Department Report  
No. 91-306.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the  
Commission voted 5-0 (BERNET and PESQUEIRA not present)  
to certify the mitigated negative declaration, and  
approve the plan amendment, maps and permit as  
recommended by staff.

ITEMS-4 AGUIRRE RESIDENCE; LA JOLLA SHORES/COASTAL DEVELOPMENT  
AND 4A PERMIT NO. 91-0095. DEMOLITION OF AN EXISTING  
SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW,  
TWO-STORY, 4,244-SQUARE-FOOT SINGLE-FAMILY RESIDENCE  
WITH POOL. LOCATION: 8483 EL PASEO GRANDE IN THE  
SINGLE-FAMILY ZONE OF LA JOLLA SHORES, COUNCIL DISTRICT  
NO. 1, APPLICANT: GARY AGUIRRE.

PATRICIA FITZGERALD presented Planning Department Report  
No. 91-320.

NINA McCARTHY, representing the La Jolla Shores  
Association, spoke in opposition to the permits. She  
stated the height of the structure would block view  
corridors. She further felt that landscaping should not  
be allowed to grow and obscure views.

RALPH LEWIN spoke in opposition to the permit.

GARY AQUIRRE, applicant, spoke in support of the project. He explained the original homes in this particular area of La Jolla were historically two-story. He stated he designed his home with the Spanish-style to be in keeping with the area. He noted that his lot was larger than most in the area and the home was designed consistent with the community.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by CHRIS CALKINS, the Commission voted 5-0 (BERNET and PESQUEIRA not present) to deny the appeal and approve the permits according to staff recommendations.

ITEMS-6 GATEWAY PLAZA; REZONE AND PLANNED COMMERCIAL  
AND 6A DEVELOPMENT/EXTENSION OF TIME NO. 91-0455. THIS IS AN  
EXTENSION OF TIME REQUEST FOR A PREVIOUSLY APPROVED  
PLANNED COMMERCIAL DEVELOPMENT PERMIT AND REZONE. THE  
PROJECT IS LOCATED ON THE EAST SIDE OF I-805, NORTH OF  
PALM AVENUE AND SOUTH OF THE OTAY RIVER VALLEY AND THE  
CITY OF CHULA VISTA.

KAREN LYNCH-ASHCRAFT presented Planning Department Report No. 91-0455.

JAN SANTOS continued recordation of the minutes.

WESLEY HIGHLER, project manager, spoke in support of the permit. No one appeared in opposition to this item.

Public testimony was closed.

JANET MACFARLANE continued recordation of the minutes.

COMMISSION ACTION

On motion of CHRIS CALKINS seconded by TOM LA VAUT, the Commission voted 5-0 (BERNET and PESQUEIRA not present) to continue this item Until October 17, 1991 at 9:00 a.m.

RECESS, RECONVENE

The Commission recessed at 10:30 a.m. and reconvened at 10:35 a.m.

ITEM-7 SAN DIEGO YOUTH TENNIS CENTER CONDITIONAL USE PERMIT NO. 88-1259. THE PROJECT PROPOSES TO CONSTRUCT A TENNIS FACILITY WHERE SUCH USE IS ONLY ALLOWED BY A CONDITIONAL USE PERMIT. THE FACILITY WILL INCLUDE 24 TENNIS COURTS WITH ASSOCIATED LIGHTING, A JOGGING TRAIL, A 7,240-SQUARE-FOOT CLUBHOUSE, 204 PARKING SPACES, OPEN SPACE, LANDSCAPING AND A PERIMETER WALL. THE PROPOSAL ALSO REQUESTS A VARIANCE FOR ACCESS TO THE SITE FROM THE PROPERTY ADJACENT TO THE EAST. LOCATION: SOUTHEAST INTERSECTION OF NIMITZ BOULEVARD AND INTERSTATE 8, WITHIN THE OCEAN BEACH COMMUNITY PLANNING AREA IN COUNCIL DISTRICT 2. APPLICANT: TENNIS PATRONS OF SAN DIEGO, INC.

KEVIN MCGEE presented Planning Department Report No. 91-288. He further reported an additional condition of approval added to the report.

PAUL PETERSON, attorney representing the applicant, stated the project had been underway for six years. He explained the environmental impact report contained the issues important to approval of the project. He stated this project would generate 106 trips at peak hour which cannot be mitigated. He explained, therefore, they would request that the Commission adopt Findings of Overriding Consideration. Mr. Peterson explained they would be serving approximately 4,000 children a year at this tennis facility.

MR. PETERSON stated another issue was whether or not to put the lease conditions within the body of the conditional use permit conditions. He felt those were two separate documents and should not be put together.

HOMER PEABODY stated he was a retired physician and had been involved in tennis for over 50 years. MR. PEABODY described the operation of the sports facility and its function.

BILL RENNIE, executive director, explained their operation had been conducted for 40 years, but by developing their own center they could guarantee the children of San Diego a place to hold tournaments and learn to play tennis.

CATHY WILLETTE spoke in support of the permit and further explained how the facility operates.

JACK KRAMER, President of the Southern California Tennis Association, stated his organization was very much interested in what was happening in San Diego to promote tennis for youth. He spoke in support of the permit.

BROOK WEST stated she and her family had enjoyed playing tennis and had been involved in the junior tennis players for over four years. She stated the tennis facility would provide many opportunities for children such as learning to play tennis so that they could obtain scholarships for college; would provide a location for people all over San Diego who could play without having to join and pay a club fee.

MICHAEL FOULKS spoke in support of the junior tennis program.

CHRISTINE SENSTROM spoke in support of the facility.

LEE GALLOWAY stated he owned a condominium that would face this project. He stated they had reviewed the plans and were in support of the project.

RICHARD GROSCH, representing the Ocean Beach Planning Board, stated it was their position that the language in the lease agreement be contained in the permit. He stated that care should be taken that the proposed project would do what they said they were going to do. Further, MR. GROSCH stated the Planning Board was opposed to the six-foot wall because it was an entrance to their community and did not create an inviting presence. He requested a one-month continuance so the planning group could further review the environmental document.

DON NORRIS spoke in opposition to the permit. He stated that this was Pueblo Lands and the City should not be leasing the land for a minimum amount. He stated he owned property across the street from the proposed tennis facility. He stated the City had just acquired the Famosa Slough and now the City would be giving away the property. He stated this was a private endeavor, not a public use.

STEPHEN HAYS stated he lived in a 45-unit condo project. He stated he was against the project because of the additional traffic that would be generated along West Pt. Loma Boulevard.

MARY OLKOWSKI explained she was on the Ocean Beach Gateway Task Force. She stated in conferring with area residents it was their feeling the land should remain as open space. She also cited the noise that would be generated by bouncing tennis balls.

MERYL FOX stated she lived directly adjacent to the proposed facility. She questioned whether there would be an effect of water quality as a result of this project.

LAUREEN SLUTZKER stated she had no notice of this meeting and as a resident of Ocean Beach she felt that the people of the Ocean Beach area should vote as to whether this facility should be allowed or not.

RICHARD FOX stated he lived adjacent to the proposed facility. He was opposed because it would be development of open land in Ocean Beach for private use. He stated an alternative site should have been located.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (BERNET and PESQUEIRA not present) to certify the environmental impact report, adopted findings of overriding consideration, and approve the conditional use permit and variance as recommended by the department, modified to redesign the wall to be more appealing as an entryway to the community to be approved by the Planning Director; and that the lighting on the tennis courts be limited to the time that the courts are actually being used.

RECESS, RECONVENE

The Commission recessed at 12:05 p.m. and reconvened at 1:40 p.m.

ITEM-8 AMENDMENT TO THE BARRIO LOGAN PLANNED DISTRICT AND AMENDMENT TO THE LOCAL COASTAL PROGRAM.

ELLA PARIS presented Planning Department Report No. 91-323.

RACHEL ORTIZ spoke in support of the ordinance.

AL OLIN spoke in opposition. He stated the planned district ordinance was written for developers and had not been written with the idea of protecting the community. He was opposed to the exemption from the City Parking Standards.

WALTER BARRETT stated when he built his property he was not provided any exemptions from existing ordinances and he felt that the landscaping and parking standards should be the same for their community.

CARLOS CASTANEDA, President of the Barrio Logan PAC, stated they were in support of the ordinance and he felt it was an acceptable compromise and a positive step forward for the community.

Public testimony was closed on this item.

#### COMMISSION ACTION

On motion of EDWARD REYNOLDS seconded by CHRIS CALKINS the Commission voted 6-0 (PESQUEIRA not present) to approve the planned district ordinance and the amendment to the local coastal program as recommended by staff.

ITEM-9      CONDITIONAL USE PERMIT NO. 91-0257. RACHEL GROSVENOR FAMILY CENTER. THE PROPOSED PROJECT IS A REQUEST FROM SAN DIEGO RESCUE MISSION, INC., FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONVERSION OF FOUR INDUSTRIAL BUILDINGS, TOTALING 34,905 SQUARE FEET OF BUILDING AREA, FOR USE AS A 130-BED REHABILITATION/HOUSING CENTER FOR HOMELESS WOMAN AND CHILDREN. LOCATION: 939 SOUTH 16TH STREET; IN THE EMERGENCY TEMPORARY SUBDISTRICT "E" ZONE OF THE BARRIO LOGAN PLANNED DISTRICT; COUNCIL DISTRICT 8. APPLICANT: SAN DIEGO RESCUE MISSION.

COREY BRAUN presented Planning Department Report No. 91-316.

RACHEL ORTIZ spoke in support of the permit. She stated there were no available recovery programs of this type for the Chicanos in this area. She stated this would be a private program and as long as a conditional use permit does not allow food lines, she did not feel it would be a problem for the community.

COCO SAUNDERS stated there were benefits to this type of program.



JEANETTE MORALES spoke in support of the permit.

CAREMLITA IBARIA spoke in support of the facility.

MARY CRECEHIO spoke in support of the program. She stated if the mothers do not get help it would be the children that suffered.

RUTH DOWN spoke in support of the center. She stated this would give the women and children a chance to recover from their problems.

DAVID PELAK spoke in support of the women's center.

DAVE SHEPERSKY, representing the San Diego Rescue Mission, explained the need for this facility in this particular area. He explained the facility would be a rehabilitation care facility.

REVEREND PAUL PULLIAM, representing the First Presbyterian Church, stated this facility would not have a soup kitchen which is often identified with problems of loitering in the area. He stated the facility currently is vacant and this would provide added protection for the area.

GARDNER FARWELL, representing the San Diego Rescue Mission, explained that the program would include training women in literacy and the school district was willing to also lend their support.

CRAIG GROSVENOR explained that his family assisted in the funding for this project and as a businessman, he felt it would improve the area. He explained there was a good transportation system nearby which made this a good location for the facility.

RAMON CASTRO urged the Commission's support of the project. She stated by approving the project a historic building would be preserved and the use would not be detrimental to the area.

VIRGINA WHITELOCK stated she had a large group of volunteers that would be assisting the clients of this facility. She spoke in support of its operation.

JOHN ANDERSON, Assistant Director of the San Diego Rescue Mission, spoke in support and noted that the PAC of Barrio Logan were in support of the facility.

CARLOS CASTANEDA stated he lived in the area and was in support of the permit. He stated the conditions contained in the permit were the result of many hours of negotiation.

MARK FOGEL spoke in support of the permit.

DENISE DUCHENEY stated her concerns were the over-concentration of the care facilities in the area. She noted the facility was proposed to be placed next to a toxic waste facility and she questioned whether the environmental document was adequate.

CONNIE ROMERO spoke in opposition to the permit and stated she had a petition containing 361 signatures opposed to locating this rehabilitation facility in their area.

ALFREDO HUESO stated he was opposed to the project.

MATHEO CAMARILLO stated he was opposed to the facility in the area and they were warehousing people in this area. He noted the Barrio was an enterprise zone and a redevelopment area.

MELISSA JACOME explained she lived approximately two blocks from the proposed facility. She said this was not an area for women and children.

MARIA ANDERSON stated she has had three small children and lived in the area. She stated she was opposed to this facility.

AL DUCHENY, representing the Harbor View Community Council, stated their community was riddled with crime and drugs and he did not feel it was appropriate to bring recovering alcoholics and drug users to this particular area.

REYNALDO PISANO, representing the Southeast Development Committee, stated the issue was its location and he did not feel it was appropriate to locate the facility because of the one-quarter mile restriction on residential care facilities.

WALTER BARRETT, stated he owned a business in the area and he was opposed to the facility.

ROBERT KUHLKEN, explained he owned a meat company in the area and because of the type of people that frequent these facilities, customers did not like coming into the area.

Public testimony was closed on this item

COMMISSION ACTION

On motion of CHRIS CALKINS seconded by LYNN BENN, the Commission voted 6-0 (PESQUEIRA not present) to continue this item until December 5, 1991 at 9:00 a.m. for the purpose of additional staff review.

ADJOURNMENT

The Commission adjourned at 4:30 p.m.