

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
APRIL 2, 1992
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Commissioner CALKINS at 9:15 a.m. The Planning Commission adjourned at 6:00 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-not present
Commissioner Ralph Pesqueira-not present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
George Arimes, Assistant Planning Director-present
Michael J. Stepner, City Architect-present
Fred Conrad, Chief Deputy City Attorney-present
John Reiss, Chief Deputy City Attorney-present
Mary Lee Balko, Deputy Director,
Community Planning-present
Jeff Strohming, Engineering and Development-present
Betsy McCullough, Principal Planner-present
Jeannette Santos, Recorder-present
Catherine Meyer, 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 FEBRUARY 13, 1992.
APPROVAL OF MINUTES OF FEBRUARY 20, 1992.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4-0 (ZOBELL and PESQUEIRA not present) to approve the minutes of February 13, 1992.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 4-0 (ZOBELL and PESQUEIRA not present with BERNET abstaining) to continued to April 9, 1992 due to two other commissioners not present were present at the February 20, 1992 meeting.

JOHN STUMP representing Standard Plumbing and property owner stated had some concerns on what exactly the definition of an institutional overlay would be and requested a continuance on Item #7.

VERNA QUINN representing the Southeast Development Committee spoke in opposition to a continuance, that this matter has been heard six times before the Planning Committee and adequate time for review.

BETSY McCULLOUGH of the Planning Department, stated this item has been before the Southeast Development Committee a number of time. Staff prefer to proceed with the hearing.

MARY KEYDOES spoke in opposition to a continuance. She stated took time off from work and should be heard.

COMMISSION ACTION

No action taken by the Commission to continue.

ITEM-6 INITIATION OF AN AMENDMENT TO THE SOUTHEAST SAN DIEGO COMMUNITY PLAN MULTI-USE (RESIDENTIAL/COMMERCIAL).

PAUL ROSS, Director of Planning for Graves engineering and representing the applicants requested a continuance on Item 6 due to the applicants unable to attend hearing.

BETSY McCULLOUGH of the Planning Department stated staff has no problem with a continuance.

REYNALDO PISANO on behalf of Southeast San Diego Development committee spoke in opposition to a continuance and requested this item be heard.

Public testimony was closed.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **SCOTT BERNET**, the Commission voted 4-0 (**ZOBELL** and **PESQUEIRA** not present) to continue to April 23, 1992 at 9:00 a.m.

ITEM-3 AMENDMENTS TO THE SCR, HR AND RPO REGULATING EROSION CONTROL MEASURES (GUNITE).

GEORGIA SPARKMAN present Planning Department Report No. P-92-076.

NORAN DE SILVA representing herself and neighbors. She spoke in favor of properly engineered gunite is an acceptable form of erosion protection, supported the requirement for permits to put an end to some confusion that has occurred on the bluffs before where people were told no permit was required and was in violation. Ms De Silva addressed other issues regarding repair and protecting primary structures.

WALT HALL presented a letter dated April 1, 1992, displayed two maps and pictures to the Planning Commission. He addressed the issues of drainage, code enforcement impact on Item #2 of the report; that Park & Recreation be responsible for protecting City parkland from encroachment and public safety; and who is responsible for damage to adjacent property?

JACK KLAUSEN spoke in favor of the ordinance and regulations.

DAVE ODELL presented a report that included a Preliminary Technical Report from SANDAG dated April 1, 1992 addressing the issue of Gunite. He spoke in support, referred to page 2 of his report to make a couple of changes to the Planning Department Report and the HR Ordinance.

HARRY MATHIS, Chairman of CPC. He stated that CPC did review the guinte problem associated with encroachment on city lands some of the encroachment examples showed up on the photos presented about improperly applied use of guinte. Mr. Mathis in favor with the changes presented.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL and PESQUEIRA not present) to adopt staff report and recommend adoption with modification to the ordinance.

ITEM-4
& 4A

SHERMAN HEIGHTS COMMUNITY CENTER. SOUTHEAST DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT NO. 89-1205. LEGAL: SHERMANS ADD. MAP 856 W.1/2 OF 11 ALL OF 12 & 13 B10. LOCATION: 2230 ISLAND AVENUE BETWEEN: 22ND ST. AND: 34TH ST. APPLICANT: CITY OF SAN DIEGO.

JIM RODGERS presented Planning Department Report No. P-92-068.

REYNALDO PISANO, representing Southeast San Diego Planning Group. He spoke in favor, that the planning group very supportive of the project.

ROB QUIGLEY, project architect for the project. He stated availabe to answer questions.

VERNA QUINN, representing Southeast San Diego Development Committee spoke in favor of the project.

JIM RODGERS stated in the draft permit the variances were no listed, those will be added.

Public testimony was closed.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL and PESQUEIRA not present) to adopt staff recommendation with the additions presented made by staff.

ITEM-5
& 5A

SORRENTO VALLEY COUNSELING COMPLEX. CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT NO. 91-0711. PROJECT DESCRIPTION: ADULT WORK FURLOUGH DETENTION AND REHABILITATION. LEGAL: LOTS 13 & 14 VIA SORRENTO VALLEY IND. PARK, UNITE 3.MP 5693. LOCATION: 11339 SORRENTO VALLEY ROAD BETWEEN; TRIPP CT AND: SORRENTO VALLEY BLVD. ZONE: M-1A. APPLICANT: SORRENTO VALLEY COUNSELING COMPLEX.

JUDY BRASWELL presented Planning Department Report No. P-92-108.

RECESS, RECONVENE

The Planning Commission recessed at 10:15 a.m. and reconvened at 10:20 a.m.

Catherine Meyer continued recordation of minutes.

MICHEL ANDERSON, representing the applicant and spoke in favor of the project. He stated the amenities of the project; parking, resident population, monitors for security, and he requested the opportunity to address legitimate concerns.

VALERIE SULLIVAN, representing the Torrey Pines Community Planning Group stated that the Planning Group had voted denial of the request due to detrimental effect on health, safety and general welfare to the area.

Jeannette Santos continued recordation of the minutes.

DONALD WORLEY, lawyer representing Sorrento Plaza Limited and Sorrento Centre Limited property owners in the area. He spoke in opposition to the project, that it is unlawful in the M1-A zone.

BOB DALRY, Director of General Atomics. He spoke in opposition to the project, that General Atomics has 1,400 employees and been at this location 35 years, have

2/3 of our facilities on the Torrey Pines site, 1/3 in Sorrento Valley.

BEN FOLEY, representing himself business owner in Sorrento Valley. He spoke in opposition to the project, that his property is adjacent to the proposed site and cannot afford the negative impact on their businesses. **GARY ROGERS**, property owner in the Sorrento Valley area. He spoke in opposition to the project, addressing the issue of offenders.

JANE JOLIN, presented a petition from the Sorrento Mesa Kid's College. She spoke in opposition to the project, her son attends this daycare center, regarding the safety and well being of all the children.

KERRY DUSE, General Manager of the American Ballet School and Ensemble. The ballet school and ensemble is located near the proposed site. He spoke in opposition to the project because they served children age 5 through 18, as well as adult. Mr. Duse stated a threat to their students, and the safety children and welfare of parents and neighbors.

FRAN FOLEY, owner of the property across the street from the proposed site. She spoke in opposition to the conditional use permit, that there are hundreds women who come and go to their work places at different hours, concern about the safety in the area.

TOM STAFFORD, President of the Sorrento Mesa Business Counsel, a nonprofit organization of business and industrial developer and land owner leaders in Sorrento Valley. He spoke in opposition to the project, that he received notice of this project a week and had not time to review.

ELENA JUAREZ, owner of Sorrento Valley Children's Center, a preschool facility with children 2 through 6 years of age, concerns about the safety and welfare of the children.

CAROL BURKHART, co-owner of Sorrento Valley Children's Center. She presented a petition from the parents of the center opposing the project.

TY MILLER, representing Sorrento Plaza property owners. He spoke in opposition to the project regarding the traffic and parking increase due to this facility.

JAMES ENGLISH, owner of Prototype Model and Mold. He spoke in opposition to the project regarding the safety and vandalism in the area.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 2-2 (REYNOLDS and CALKINS voting in the negative with ZoBELL and PESQUEIRA not present) to continue for Environmental Review. This motion failed not having 4 votes.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 3-1 (REYNOLDS voting in the negative with ZoBELL and PESQUEIRA not present) to deny project. This motion failed not having 4 votes.

On motion of Commissioner CALKINS, this item continued to April 9, 1992. This item will trail the regular agenda, and public testimony will not be taken.

ITEM-7 SOUTHEAST SAN DIEGO COMMUNITY PLAN AMENDMENT - CITY OF SAN DIEGO POLICE SUBSTATION.

CHANDRA CLADY presented Planning Department Report No. P-92-096.

REYNALDO PISANO, representing the Southeast Development Planning Group. He stated the planning group in favor of the project.

VERNA QUINN, member of the Southeast Development Planning Committee. She stated after six public hearings to review this issues, the planning committee voted to approve and support the plan amendment.

MARY QUIROZ, she spoke in favor of the Police station and project.

JOHN STUMP, attorney representing Standard Plumbing. He spoke in opposition to rezone this property to Police substation.

ERNEST SMITH, he spoke in opposition to this project.

KAMIL SALEM, representing his brother who owns a liquor store on Imperial Avenue. He spoke in opposition to the project, concerning his business being relocated and business license.

EVA CRAWFORD, owner of the properties located 3071 through 3079 Imperial Avenue. She spoke in opposition to the project about relocation of her business.

VIRGIL BENTON, representing Keystone Automotive Industries. He spoke in opposition to the central area of the police station. Mr. Benton said Keystone Automotive serving San Diego since 1952 and relocating business.

PATRICIA ISAACS, attorney representing Earlene Carrington, owner of the property that is leased to the Mulliens Liquor Store. She spoke in opposition to the project stating the concerns of the people in the community loosing their heritage of the black community, and traffic impact.

Public testimony was closed.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by LYNN BENN, the Commission voted 4-0 (ZoBELL and PESQUEIRA not present) to approve staff recommendation with modification that the community planning group and neighborhood residents participate in the design review process.

RECESS, RECONVENE

The Commission recessed at 12:45 p.m. and reconvened 4:00 p.m. in the Committee Room.

ITEM-8 JOINT CITY COUNCIL/PLANNING COMMISSION MEETING/NORTH CITY FUTURE URBANIZING AREA FRAMEWORK PLAN.

This item was continued to April 7, 1992.

ADJOURNMENT

The Planning Commission adjourned at 6:00 p.m.