

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
APRIL 23, 1992
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 9:15 a.m.
The Planning Commission adjourned at 3:05 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-not present
Commissioner Chris Calkins-present
Commissioner Verna Quinn-present
George Arimes-Acting Planning Director-present
Michael J. Stepner, City Architect-present
Fred Conrad, Chief Deputy City Attorney-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Mary Lee Balko, Deputy Director, Community
Planning-present
Lisa Adams, Engineering and Development-present
Pamela Hamilton, Executive Vice President, Centre
City Development Corporation-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.

JACK FISKIN of the City Clerk office sworn in Verna Quinn as Planning Commissioner replacing Tom LaVaut.

COMMISSION ACTION

No one appeared to speak at this time.

ITEM-2 APPROVAL OF MINUTES OF MARCH 12, 1992.
APPROVAL OF MINUTES OF MARCH 19, 1992.
APPROVAL OF MINUTES OF MARCH 26, 1992.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **RALPH PESQUEIRA**, the Commission voted 4-0 (**CALKINS** abstaining with **BENN** not present) to approve the minutes of March 12, 1992.

On motion of **SCOTT BERNET**, seconded by **CHRIS CALKINS**, the Commission voted 5-0 (**BENN** not present) to approve the minutes of March 19, 1992.

On motion of **SCOTT BERNET**, seconded by **RALPH PESQUEIRA**, the Commission voted 4-0 (**CALKINS** abstaining with **BENN** not present) to approve the minutes of March 26, 1992.

ITEM-3 RIVIERA DRIVE CONDOMINIUMS. COASTAL DEVELOPMENT PERMIT NO. 90-1029. PROJECT DESCRIPTION: DEMO 3 DU'S/NEW 3-STORY, 10 DUC'S & PK. LEGAL: LOTS 7-12, BLOCK 11, FORTUNA PARK 2ND. ADD., MP 895. LOCATION: 3951 RIVIERA DRIVE BETWEEN: GRAHAM STREET AND: FORTUNA AVENUE. APPLICANT: HOWARD GEE.

KEVIN McGEE presented Planning Department Report No. P-92-120.

JOHN McEVOY, representing Robert McDonald one of the two components to the project. He stated that Mr. McDonald met with the applicant, withdrawing his appeal and in favor of the approval of the permit.

MARK TRACY lives across the street from the proposed project. He spoke in opposition to the project that its too much.

AL STROHLEIN spoke in opposition to the height of the project.

HOWARD GEE in favor of the project, gave his time to Roger Reynolds.

ROGER REYNOLDS, representing Howard Gee. He stated this project in compliance with the neighborhood and to approve the project.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **CHRIS CALKINS**, the Commission voted 3-3 (**REYNOLDS**, **PESQUEIRA** and **ZOBELL** voting in the negative with **BENN** not present) to approve appeal and opposed the project, not having 4 votes, the decision of the Planning Director of December 11, 1991 was upheld project was approved.

ITEM-4 STREET ACTION SA-91-510 -- THE VACATION OF AN EXCESS PORTION OF KEARNY MESA ROAD BETWEEN MERCURY STREET AND ARMOUR STREET. PROJECT DESCRIPTION: ARMOUR ST S (EXCESS PORTION). LOCATION: KEARNY MESA ROAD BETWEEN: MERCURY STREET AND: ARMOUR STREET. APPLICANT: NASLAND ENGINEERING FOR COAST/HAWTHORNE CENTER PARTNERS.

PAUL BUEHLER reviewed Engineering and Development memorandum dated April 9, 1992.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **RALPH PESQUEIRA**, seconded by **SCOTT BERNET**, the Commission voted 6-0 (**BENN** not present) to approve staff recommendation.

ITEM-5 VIETNAM VETERANS/THE LANDING ZONE. RECISION OF CONDITIONAL USE PERMIT NO. 84-0526. PROJECT DESCRIPTION: 24 UNIT HOUSING FOR VETS/ALCOHOLICS. LEGAL: HORTON ADDITION LOT 8 BLOCK 76. LOCATION: 757 11TH AVENUE BETWEEN: F STREET AND: G STREET. ZONE M-1. APPLICANT: VIETNAM VETERANS OF SAN DIEGO.

This item was continued from March 12, 1992.

PAUL McNEIL presented Centre City Development Corporation Report dated April 14, 1992.

MYRON LYON, owner of the building. He spoke in opposition to the recession CUP 84-0526.

Public testimony was closed.

COMMISSION ACTION

On motion of **RALPH PESQUEIRA**, seconded by **KARL ZOBELL**, the Commission voted 6-0 (**BENN** not present) to rescind the existing conditional use permit.

ITEM-6 LA PENSIONE. MID-CITY DEVELOPMENT PERMIT AND MITIGATED NEGATIVE DECLARATION NO. 91-0697. PROJECT DESCRIPTION: 122 UNIT S.R.O. LEGAL: LOTS 19-24 BLK. 197. LOCATION: 2120 UNIVERSITY AVENUE BETWEEN: ALABAMA STREET AND: MISSISSIPPI STREET. ZONE: CL-2 MR-8008. APPLICANT: BARONE GALASSO/HOUSING OPP. INC.

JIM RODGERS presented Planning Department Report No. P-92-113.

DAVID CROSS stated he lives one block from this project. He spoke in opposition to the parking regulations which provides 0.6 spaces per unit. Mr. Cross stated parking problems at night, and there is a bar near the project.

ROBERT PARENTEAU, representing Judy Bezverkov, Spiro Mazis and owner of a 6 unit apartment building acrossed the alley from the proposed building. They strongly opposed the variances for setbacks and parking. He had concerns about the traffic congestion, parking and crimes in the area.

MAX GILBERT lived in this area about 5 years, and owner of a rental property. He spoke in opposition to the parking and charge the people who will live in the new unit a parking fee.

JOHN ROBINSON opposed to the project because of the parking and property owner at the corner of Lincoln and Alabama. He addressed the issue of new businesses having 3 parking spaces, that parking will runover into Alabama Street, and there is a red zone on University Avenue.

TERRY MAHONEY, owner of an 8 unit apartment building on Alabama Street and located one block from the project. He spoke in opposition to the parking, and the project is not compatible with the neighborhood.

LARRY KELLY, owner of an 16 unit apartment building on Alabama Street. He spoke in opposition to the parking in the area.

REHAN RICHTER lived in this area for 22 1/2 years, and representing 20 people. We are all opposed to the parking and there are problems at night. She stated that people should be notified when impacted not to those living within 300' of the project.

RAY PURSER spoke in favor to the project. He stated the developers have the ability to built under the restrictions we have now.

MICHAEL GALASSO, partner in the firm of Rome Galasso and Associates, and representing Housing Opportunities, Inc., nonprofit developer of affordable housing in San Diego. He spoke in favor of the project to provide affordable housing not only to the downtown area but also other communities because it is along a heavily travelled transit corridor. We met with the North Park Community Planning Group and subcommittee on this project. Based upon the facts and studies have adequate parking to deny appeal and approve the project for affordable housing.

Catherine Meyer continued recordation of the minutes.

SCOTT BERNET asked the applicant about the rent structure for the "Single Room Occupancy" (SRO) and the applicant responded that the structure is for 50% affordable housing starting at \$253.00.

VERNA QUINN inquired about the size, commercial use and if there is a liquor license for the proposed project.

Public testimony was closed.

KARL ZOBELL stated that he would like to know the determination for the variances for setback and parking if there would be any conditions imposed for the term of occupancy. **MR. ZOBELL** said he was concerned with deviation from land use requirements for economic feasibility and any adverse impact on the neighborhood.

SCOTT BERNET stated that he was also concerned with social and parking issues.

JAMES RODGERS, project planner said that perhaps there should be a continuance to consult with the City Attorney's Office to work out language for conditions.

CHRIS CALKINS sated that he also had concerns with the problem of parking and impact on the neighborhood and that he felt that the goals of the project are laudable but it needs to provide more assurance regarding the parking.

Jeannette Santos continued recordation of the minutes.

COMMISSION ACTION

On motion of **RALPH PESQUEIRA**, seconded by **EDWARD REYNOLDS**, the Commission voted 6-0 (**BENN** not present) to continue to May 21, 1992 at 9:00 a.m. Public testimony will not be taken.

RECESS, RECONVENE

The Planning Commission recessed at 11:00 a.m. and reconvened at 11:05 a.m.

ITEM-8 **CHILDREN'S HELIPAD. CONDITIONAL USE PERMIT AND NEGATIVE DECLARATION NO. 91-0137. PROJECT DESCRIPTION: CONSTRUCTION OF HELICOPTER LANDING PAD. LEGAL: PORTION OF PL 1202, MAP 36 & POR OF PL 1199. MAP 849. LOCATION: 8001 CHILDREN'S WAY BETWEEN: FROST STREET AND: BIRMINGHAM DRIVE. APPLICANT: CHILDREN'S HOSPITAL-SAN DIEGO.**

JOE MILONE presented Planning Department Report No. P-92-088.

No one appeared in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **RALPH PESQUEIRA**, seconded by **CHRIS CALKINS**, the Commission voted 6-0 (**BENN** not present) to approve staff recommendation.

ITEM-7 FURTHER COMMENTS: CITY HEIGHTS REDEVELOPMENT PLAN.

KEITH SCOTT presented Redevelopment Agency memorandum dated April 16, 1992.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **CHRIS CALKINS**, seconded by **SCOTT BERNET**, the Commission voted 6-0 (**BENN** not present) to recommend to City Council no change.

ITEM-9 INITIATION OF AN AMENDMENT TO THE SOUTHEAST SAN DIEGO COMMUNITY PLAN MULTI-USE (RESIDENTIAL/COMMERCIAL).

This item continued from April 2, 1992.

CHANDRA CLADY presented Planning Department Report No. P-92-095.

PAUL ROSS, Director for Graves Engineering. He spoke in favor of the initiation of the project.

TIM GRAVES, President of Graves Engineering. He stated this application be processed for four reasons: 1) not asking for an approval, authorization to process; 2) agreed with staff that there are readily apparent reasons to process this application, only objection staff has unfilled staff positions and key personnel on maternity leave; 3) the City does not plan to update this community plan in the near future, there has not been an updated since 1985, an update will be in seven years; and this land use opportunity was not considered went the community plan was updated in 1987; and 4) this proposal does not represent spot zoning. The application is meritorious, its timely and potential for significant land use environmental and fiscal benefits to the city and the community.

REYNALDO PISANO, representing Southeast Development Committee. He stated the committee on March 23, 1992 voted 14-0 not to support the initiation of an amendment to the Southeast San Diego Community multi-use/commercial. Support the Planning Department recommendation that it be not initiated at this time.

Public testimony was closed.

COMMISSION ACTION

On motion of **CHRIS CALKINS**, seconded by **SCOTT BERNET**, the Commission voted 5-0 (**QUINN** abstaining with **BENN** not present) approve staff recommendation to deny for the following reasons: 1) assigned by staff with respect to the availability of staff, and; 2) absence of community benefits.

ITEM-10 CONSIDERATION OF ANY PROPOSED CHANGES IN THE PROPOSED REDEVELOPMENT PLAN OR THE CENTRE CITY REDEVELOPMENT PROJECT WHICH THE REDEVELOPMENT AGENCY AND CITY COUNCIL SUBMITTED TO THE PLANNING COMMISSION FOR ITS REPORT AND RECOMMENDATION.

PAMELA HAMILTON, Executive Vice President, Centre City Development Corporation presented Centre City Development Report dated April 23, 1992.

COMMISSION ACTION

On motion of **CHRIS CALKINS**, seconded by **SCOTT BERNET**, the Commission voted 6-0 (**BENN** not present) recommend approval to the Redevelopment Plan and Planning Commission recommendation with changes City Council may make to Land Use Map, Area G Hotel Residential District, North Beech adjacent to I-15.

RECESS, RECONVENE

The Planning Commission recessed at 11:55 a.m. and reconvened at 1:30 p.m. in the Mayor's Closed Session Room.

ITEM-11 TRANSIT - ORIENTED DEVELOPMENT GUIDELINES AND LAND GUIDANCE COUNCIL POLICY - WORKSHOP

NANCY SCHWARZ of the Planning Department presented Planning Department Report No. P-92-114.

There was a previous workshop held on this issue in January 16, 1992. Ms. Schwarz stated we are back to answer any questions since our last workshop and will be before the Planning Commission on May 21, 1992.

SHELLY POTICHA from Calthrope presented and discussed the Transit-Oriented Development Design Guidelines prepared by Calthrope Associates.

TESS NELSON presented a slide presentation showing quality within the community.

The Planning Commission discussed the Proposed Council Policy for Land Guidance and the draft "Transit-Oriented Development (TOD) Design Guidelines".

ADJOURNMENT

The Commission adjourned at 3:05 p.m.