

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
APRIL 25, 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 9:00 a.m.
The Planning Commission adjourned at 3:45 p.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-present
Commissioner Lynn Benn- not present
Commissioner Chris Calkins-present
Fred Conrad, Chief Deputy City Attorney-present
Joe Flynn, Deputy Director, Neighborhood Services-present
Sheri Carr, Zoning Administrator-present
Lisa Adams, Engineering and Development-present
Ron Friedman, Principal Planner-present
Linda Johnson, Principal Planner-present
Janet MacFarlane, Recorder-present

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

No one appeared to speak at this time.

RECESS, RECONVENE

The Commission recessed at 9:05 a.m. and reconvened at 9:10 a.m.

ITEMS-2 SHORT SUBDIVISION PROPOSED TENTATIVE MAP, VARIANCE AND
AND 3 CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PLAN PERMIT
NO. 89-1092, FOR THE SUBJECT PROPERTY LOCATED AT THE
NORTHWEST CORNER OF PORTILLA PLACE AND WORSCH DRIVE,
NEIGHBORHOOD FIVE PRECISE PLAN AREA OF CARMEL VALLEY
(FORMERLY NORTH CITY WEST). OWNER: MARGARET SHORT.
APPLICANT: THE LARET COMPANY.

KEVIN SULLIVAN presented Planning Department Report
No. 91-107.

PAMELA DONNELLY spoke in opposition, stating the project
did not conform to the neighborhood and was against the
granting of the variance.

MARK MANLOW stated he was opposed to the project and
felt too many homes were being developed on the site.
He also complained that the debris and dirt during
construction of the homes as well as the noise would be
detrimental for the area residents.

SUSAN FINKELSTEIN recommended only four homes be allowed
rather than the requested six.

JIM LARAT, Project Engineer, spoke in support of the
development. He explained the project included six lots
where seven would be permitted, and the project was
consistent with the surrounding development.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by TOM LA VAUT, the
Commission voted 5-1 (LA VAUT voting in the negative
with BENN not present) to recommend denial of the permit
and map based on the finding that the site was not
physically suited for the development of six lots and
the sole reason for the requested variance was to
increase density on the site.

ITEM-3A EL CAMINO REAL ALIGNMENT PROJECT, PROPOSED COASTAL DEVELOPMENT PERMIT NO. 90-0327. REALIGNMENT-CARMEL VALLEY TO ARROYO SORRENTO ROAD, LOCATED ON EL CAMINO REAL ROAD BETWEEN CARMEL VALLEY ROAD AND ARROYO SORRENTO ROAD, APPLICANT: AMERICAN NEWLAND ASSOCIATION.

KARL ZOBELL abstained from discussion and vote on this item. RALPH PESQUEIRA assumed chair of the meeting.

KEVIN SULLIVAN presented Planning Department Report No. 91-128.

OPAL TRUEBLOOD, representing the Torrey Pines Community Planning Group, spoke in opposition to the permit. She questioned why two options were being brought forward and not a recommendation for either Option A or Option B. She noted under Option B, more mitigation was required.

BILL SCHWENKER, representing Arroyo Sorrento Homeowners Association, stated they were opposed to the project based on the impact the road would have with respect to noise and air quality and he further questioned why six lanes as opposed to four were being recommended.

NANCY LUCAST, representing American Newland, spoke in support of the project conforms with the local coastal program.

JIM WHALEN, American Newland, explained this was the final off-site improvement required under the community plan.

Public testimony was closed.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (ZOBELL abstaining with BENN not present) to certify the environmental document and deny the appeal and approve the permit.

KARL ZOBELL assumed Chair of the meeting.

RECESS, RECONVENE

The Commission recessed at 10:25 and reconvened at 10:35 a.m.

ITEMS LAZZELL RESIDENCE, CASE: SED 90-0451, PROJECT
3B 3C DESCRIPTION: SENIOR HOUSING CUP, LOCATED AT
AND 3D 5825 IMPERIAL AVENUE, APPLICANT: SMITH, LINDA.
ST VAC-GANNETT STREET, CASE: SA 90-516-000 LEGAL MAP
330 PORTION OF LOT 16 LOCATED AT GANNETT STREET BETWEEN
IMPERIAL AVENUE AND RADIO DRIVE, APPLICANT: ST. STEVENS
CHURCH OF GOD, CASE: CUP 90-0451.

JIM RODGERS presented Planning Department Report
No. 91-117.

Chairman ZOBELL noted the only speaker slips received on
the project were those in favor. He asked if there was
anyone of the speakers who wished to speak.

FRANK JORDAN, NAACP, spoke to the need for a change in
his community and stated those representing the
community were out of touch with reality.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS,
the Commission voted 6-0 (BENN not present) to certify
the negative declaration and approve the permits and map
as recommended by staff.

ITEM-4 APPEAL OF THE PLANNING DIRECTOR'S CONDITION OF APPROVAL
FOR THE BROWN FIELD BUSINESS PARK COMPREHENSIVE SIGN
PLAN PERMIT NO. 89-1380. A 160-ACRE SITE LOCATED ON THE
WEST SIDE OF BRITANNIA BOULEVARD, SOUTH OF OTAY MESA
ROAD AND NORTH OF AIRWAY ROAD IN THE GENERAL INDUSTRIAL
SUBDISTRICT OF THE OTAY MESA DEVELOPMENT DISTRICT,
DESCRIBED AS LOTS NO. 1-20 OF BROWN FIELD UNIT 1 AND
LOTS NO. 1-21 OF BROWN FIELD UNIT 2.
OWNER/APPLICANT: CALIFORNIA STRUCTURES. APPELLANTS: THE
I.C.C. GROUP, INC. AND CALIFORNIA STRUCTURES.

COLEEN FROST presented Planning Department Report
No. 91-091.

SYLVIA CEGELIS, representing California Structures,
spoke in support permitting the message center sign
being placed on the property. She felt it was
consistent with the municipal code. She explained the
message center sign would be located in the commercial
center and not be placed in the industrial area.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (BENN not present) to deny the appeal and approve the permit as recommended by the Planning Department.

- ITEM-5 CONDITIONAL USE PERMIT NO. 90-1043; A REQUEST TO BRING INTO CONFORMANCE AN EXISTING NON-PROFIT INSTITUTION WITH THE REQUIREMENTS SET FORTH IN SECTION 101.0510 C(3)(K) OF THE MUNICIPAL CODE, WHICH AUTHORIZES THE PLANNING COMMISSION TO GRANT A CONDITIONAL USE PERMIT FOR "NON-PROFIT INSTITUTIONS WHOSE PRIMARY PURPOSE IS THE PROMOTION OF PUBLIC HEALTH AND WELFARE...." LOCATED AT 4167 RAPPAHANNOCK AVENUE IN THE R-3000 ZONE IN THE CLAIREMONT MESA COMMUNITY. LOT 974, CLAIREMONT UNIT NO. 6, MAP NO. 2865. OWNER/APPLICANT: ST. MARK'S UNITED METHODIST CHURCH/COMMUNITY CHRISTIAN SERVICE AGENCY, INC.

TRACY ELLIOT-YAWN presented Planning Department Report No. 91-130. She further noted modifications to the permit conditions to include the provision of one off street parking spaces per employee per shift and the requirement of a shared parking agreement between St. Mark's United Methodist Church and CCSA.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by CHRIS CALKINS, the Commission voted 6-0 (BENN not present) to certify the negative declaration and approve the permit with the conditions modified by staff.

- ITEM-6 SAN YSIDRO PROPOSED REDEVELOPMENT SURVEY AREA.

KEVIN COOK presented Planning Department Report No. 91-139.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BENN not present) to approve the San Ysidro Redevelopment Survey Area Boundary as recommended by staff.

ITEM-7 THE BARRIO LOGAN REDEVELOPMENT PLAN; ENVIRONMENTAL IMPACT REPORT; AMENDMENTS TO THE BARRIO LOGAN/HARBOR 101 COMMUNITY PLAN; LOCAL COASTAL PROGRAM AND BARRIO LOGAN PLANNED DISTRICT ORDINANCE; AND EXTENSION OF THE INTERIM EMERGENCY ORDINANCE (SUBDISTRICT "E" OF THE BARRIO LOGAN PLANNED DISTRICT ORDINANCE).

ELLA PARIS presented Planning Department Report No. 91-119.

JOHN STOCKHOLM spoke in opposition to the redevelopment plan. He felt the plan would have an adverse impact on the businessmen in the area and he further questioned the ability to fund the project.

SCOTT HARVEY, representing the Santa Fe Railway Company, explained his client's property was in both the Centre City and Barrio Logan redevelopment area. He asked that the property be placed in one or the other plan areas but not both.

Public testimony was closed.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 6-0 (BENN not present) to adopt the Barrio Logan Redevelopment Plan as recommended by staff, modifying Section 4.2.2 deleting reference to "Hispanic" market, and to recommend appropriate language indicating that the Santa Fe property presently included in two proposed redevelopment areas will be subject to consistent development standards and to the primary jurisdiction of one or other redevelopment area.

RECESS, RECONVENE

The Commission recessed at 12:00 p.m. and reconvened at 1:50 p.m.

ITEM-8 HOME OCCUPATIONS. REVIEW OF POTENTIAL AMENDMENTS TO THE HOME OCCUPATION REGULATIONS.

Gene Lathrop presented Planning Department Report No. 91-135.

The Commission held a general discussion on possible amendments to the existing ordinance regulating businesses conducted out of residential zones.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (BENN, LA VAUT and CALKINS not present) to set this item for public hearing.

ITEM-9 LAND GUIDANCE PROGRAM UPDATE.

NANCY SCHWARZ presented Planning Department Report No. 91-132.

BILL LIBERMAN, MTDB, gave a slide presentation on design concepts that support the use of multi-modal transportation system.

ADJOURNMENT

The Commission adjourned at 3:45 p.m.