

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
JUNE 27, 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 9:15 a.m. The Planning Commission adjourned at 3:35 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-not present  
Commissioner Tom La Vaut-present  
Commissioner Ralph Pesqueira-present  
Commissioner Edward Reynolds-present  
Commissioner Scott Bernet-present  
Commissioner Lynn Benn-present  
Commissioner Chris Calkins-not present  
Michael Stepner, City Architect-present  
Hal Valderhaug, Deputy City Attorney-present  
John Reese, Deputy City Attorney-present  
Mary Lee Balko, Deputy Director, Long Range  
Planning-present  
Jeff Strohming, Engineering and Development  
Department-present  
Ron Friedman, Principal Planner-present  
Tom Salgado, Principal Planner-present  
Betsy McCullough, Principal Planner-present  
Larry Monserrate, Principal Planner-present  
Janet MacFarlane, Recorder-present

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

JEFF STROHMINGER introduced PAUL BUEHLER, Street Vacation Coordinator.

MICHAEL STEPNER distributed two reports related to the upcoming budget hearing.

MR. STEPNER introduced FRANK DE COTE, newly assigned Principal Planner in the Urban Conservation Section.

MR. STEPNER further explained that City Manager JACK McGRORY appointed SEVERO ESQUIEVEL as the Acting Planning Director.

ITEMS-2 INITIATION OF AMENDMENTS TO THE CARMEL VALLEY COMMUNITY  
& 3 PLAN AND THE NEIGHBORHOOD 3 PRECISE PLAN. REDESIGNATE A 3.5 ACRE PARCEL FROM "NEIGHBORHOOD COMMERCIAL" TO "LOW DENSITY RESIDENTIAL." LOCATED AT THE NORTHWEST CORNER OF EL CAMINO REAL AND QUARTER MILE DRIVE. OWNER/APPLICANT: PARDEE CONSTRUCTION COMPANY.

STREET ACTION SA 90-522 -- THE VACATION OF EXCESS PORTIONS OF COPLEY DRIVE WEST OF RUFFNER STREET. APPLICANT: SB&O, INC. FOR ALLRED-COLLINS BUSINESS PARK PARTNERSHIP.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (ZOBELL and CALKINS not present) to approve the consent agenda.

ITEM-8 REGENTS CONDITIONAL USE PERMIT. LOCATED AT 3358 GOVERNOR DRIVE IN THE CN ZONE IN THE UNIVERSITY COMMUNITY. LOT 1 OF REGENTS ROAD COMMERCIAL CENTER, MAP NO. 4973, FILED MAY 18, 1962. OWNER/APPLICANT: ANNE LEDFORD EVANS AND WEBSTER HOTEL, OWNERS/PACTEL CELLULAR, APPLICANT.

Staff requested a continuance due to an error in noticing.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-0 (ZOBELL and CALKINS not present) to continue this item to July 11, 1991, at 9:00 a.m.

ITEM-4 PRESERVATION OF RESIDENTIAL CHARACTER IN BARRIO LOGAN: AMENDMENTS TO THE PLANNED DISTRICT ORDINANCE, COMMUNITY PLAN AND LOCAL COASTAL PROGRAM AND REZONING OF A PORTION OF NEWTON AVENUE.

BERNIE TURGEON presented Planning Department Report No. 91-207.

ISRAEL FURMANSKY stated he was opposed to the proposed rezoning of his property. He felt the rezoning would reduce the value of his property.

CHARLES GILL, representing ABC Construction, spoke in opposition to the proposed rezoning to residential. He stated the area was predominantly commercial and industrial with limited use of residential.

HAROLD ARNHART stated he was opposed to residential zoning being applied to his property. He explained that the County Tax Collector based the property tax on industrial use.

THOMAS GLASER spoke in opposition to the plan amendment. He asked that houses built in the area contain at least two bedrooms.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 5-0 (ZOBELL and CALKINS not present) to approve the proposed land use designations and local coastal program amendment as recommended by the department with a strong recommendation to the City Council that they initiate an abatement procedure in the Barrio Logan area to remove non-conforming uses.

ITEM-5 APPEAL OF THE SANTA CRUZ OB IV CONDOMINIUMS COASTAL DEVELOPMENT PERMIT NOT. 90-0965. LOCATED AT THE WESTERN END OF SANTA CRUZ AVENUE BETWEEN BACON STREET AND OCEAN FRONT STREET IN THE R-1750 ZONE IN THE OCEAN BEACH COMMUNITY . DEP NO. 90-0965. LOTS 15, 16 AND 17, IN BLOCK 69, OCEAN BEACH SUBDIVISION, MAP 279. OWNER/APPLICANT: MARGAYE INC. APPELLANTS: WILLIAM E. NEIL, OCEAN BEACH PLANNING BOARD.

KEVIN MCGEE presented Planning Department Report 91-204.

WILLIAM NEIL spoke in opposition to the project. He questioned the accuracy of the geotechnical report and felt the site was not suitable for the proposed development.

FRANK GORMLIE, representing the Ocean Beach Planning Board, spoke in opposition to the project. He felt the 25-foot setback from the bluff was not adequate because construction would be in an environmentally sensitive area. He felt access to the development was not adequate because it was from an unnamed alley.

DON TEEMSMA spoke in favor of the project and felt the project would have a positive impact on the surrounding neighborhood.

JOHN CAHOON, representing the architect for the project, reviewed the proposed project.

MICHAEL HART, representing Geocon, reviewed the findings of the geotechnical report.

Public testimony was closed

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by SCOTT BERNET, the Commission voted 5-0 (ZOBELL and CALKINS not present) to certify the mitigated negative declaration and deny the appeal and approve the permit as recommended by staff.

ITEM-7 PALMILLA EXTENSION, PROPOSED CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PLAN PERMIT (AMENDMENT) NO. 90-0969, FOR THE CONSTRUCTION OF 29 ATTACHED MULTI-FAMILY UNITS ON A 3.2-ACRE SITE LOCATED ON THE SOUTH SIDE OF DERBY DOWNS DRIVE, BETWEEN EL CAMINO REAL AND OLD EL CAMINO REAL, WITHIN THE NEIGHBORHOOD 7 PRECISE PLAN AREA OF CARMEL VALLEY (FORMERLY NORTH CITY WEST). OWNER/APPLICANT: PARDEE CONSTRUCTION COMPANY.

No one appeared in opposition to this project.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by SCOTT BERNET, the Commission voted 5-0 (ZOBELL and CALKINS not present) to certify the addendum to the environmental impact report and approve the permit as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 10:45 a.m. and reconvened at 10:50 a.m.

ITEM-6 MUNICIPAL CODE AMENDMENTS TO THE AIRPORT APPROACH OVERLAY ZONE AND AMENDMENTS TO THE LOCAL COASTAL PROGRAM.

JOAN HARPER presented Planning Department Report No. 91-217. She explained that because of a noticing error, the Commission could not take action on the item at today's hearing. She requested that after testimony was taken, the Commission continue the hearing to July 11, 1991.

NANCY PALMTAG, representing the Peninsula Community Planning Board, spoke in support of the proposed 50-foot buffer.

DAVID CHADWICK-BROWN stated he lived four blocks from the runway approach area. He stated he supported the scaling back of the height of buildings to increase aircraft safety.

REBECCA MICHAEL, representing Parkwest Plaza Corporation, spoke in opposition to the 50-foot buffer. She questioned the City's use of police power to establish the buffer rather than using the power of eminent domain.

JAMES MILCH, representing RANCON Corporation, stated his client has a project in process and he was opposed to the proposed buffer zone.

TOM FAT, representing Harborview Associates, explained his organization had been assisting the Centre City Planning Committee to create the master plan for the Harborview/Little Italy area. He stated that under staff proposal, over 50 percent of this area would be impacted by the 50-foot buffer. He asked if the 50-foot buffer were enacted, that it be done on the basis of air traffic safety. He asked that the buffer zone be re-examined to determine if the buffer zone was needed in all areas proposed.

ROBERT WEBB, representing Juniper Apartments, spoke in opposition to the buffer zone being applied to his property at Second Avenue and Juniper Street. He stated he was concerned that this action was a prelude to the flight pattern being shifted further north of which he is opposed.

GARRY HAGGARD stated his family had owned property at Sixth Avenue and Union Street since 1896. He stated if the buffer zone was applied to his property it would make development, as proposed, economically infeasible.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 5-0 (ZOBELL and CALKINS not present) to continue this item to July 11, 1991 at 9 a.m.

RECESS, RECONVENE

The Commission recessed at 11:30 a.m. and reconvened at 1:40 p.m.

ITEM-11 APPEAL OF THE DECISION OF THE PLANNING DIRECTOR TO DENY THE ISSUANCE OF AN ALCOHOL CUP IN THE CENTRE CITY PLANNING AREA, SOUTHWEST CORNER OF TENTH AND F STREETS. THE PROPOSED REQUEST FOR A CONDITIONAL USE PERMIT IS FOR THE SALE OF BEER AND WINE, FOR OFF-SITE CONSUMPTION. THE 2,200-SQUARE-FOOT GROCERY STORE AND DELI WOULD BE LOCATED ON THE GROUND FLOOR OF THE PEACHTREE INN, AN EXISTING SRO LOCATED AT 999 "F" STREET. OWNER/APPLICANT: TOM HOM & ASSOCIATES.

COREY BRAUN presented Planning Department Report No. 91-215.

MARTHA RANSON, representing the Rachel's Center, stated they were a social service agency and felt their facility was within 300 feet of the proposed grocery store. She stated they were opposed to the sale of beer and wine on the premises.

Sister RAYMONDA DUVALL, representing Catholic Charities, spoke in opposition to the proposed liquor sales.

BILL MOLINA, representing the Salvation Army, stated they were located one block away from the Peachtree Hotel and was opposed to sale of alcohol on the premises.

CHARLES TIANO, representing Foster Investment Corporation, spoke in opposition to the permit.

DOROTHY HOM spoke in favor of the permit. She explained it was not possible to locate a grocery store on the property without the ability to have beer and wine sales.

JENNIFER HOM spoke in support of the permit and reviewed the necessity of the grocery operator being allowed to have some beer and wine sales.

A gentleman in the audience spoke in support of the permit and noted that liquor could be purchased from a liquor store 1-1/2 blocks away.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 3-2 (PESQUEIRA and BERNET voting in the negative with ZOBELL and CALKINS not present) to deny

the appeal and deny the permit as recommended by staff. This motion failed for lack of four affirmative votes; therefore, the permit is deemed denied.

ITEMS-9 RANCHO LA CRESTA APPEAL OF PLANNED RESIDENTIAL  
AND 10 DEVELOPMENT PERMIT (PRD) AND VESTING TENTATIVE MAP  
(VTM) 88-0767. LOCATED WEST OF POMERADO ROAD,  
APPROXIMATELY 0.9 MILES SOUTH OF POWAY ROAD IN THE  
A1-10, R1-6000, AND THE R-3000/HRO ZONES IN THE SCRIPPS  
MIRAMAR RANCH COMMUNITY. DEP NO. 88-0767. LEGAL  
DESCRIPTION: NE 1/4 OF SEC 27, T14S, RZW, SBBM.  
OWNER/APPLICANT: VILLAGE AND COUNTRY PROPERTIES.  
APPELLANTS: VILLAGE AND COUNTRY PROPERTIES. SCRIPPS  
RANCH PLANNING GROUP.

JUDY BRASWELL presenting Planning Department Report  
No. 91-220.

DON WORLEY, attorney representing the applicant, stated his client was appealing several conditions of the permit. He cited Condition 13 which required his client to dedicate the right-of-way and provide improvements through his property. MR. WORLEY felt these offsite requirements were excessive.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-1 (BERNET voting in the negative with ZOBELL and CALKINS not present) to continue this item five months to a noticed public meeting. The continuance was based on the lack of mitigation associated with environmental impacts of the proposed project and an incomplete traffic circulation plan.

RECESS, RECONVENE

The Commission recessed at 3:20 p.m. and reconvened at 3:25 p.m.



ITEMS-12 VILLAS AT WATERIDGE PLANNED COMMERCIAL DEVELOPMENT  
12A, 12B PERMIT NO. 90-1123, AMENDMENT TO PLANNED INDUSTRIAL  
12C AND DEVELOPMENT PERMIT NO. 40-021, AMENDMENT TO THE  
12D MIRA MESA COMMUNITY PLAN AND REQUEST TO REZONE A  
24.5-ACRE SITE FROM M-IP (MANUFACTURING-INDUSTRIAL PARK)  
TO CA (AREA SHOPPING CENTER). LOCATED ON WATERIDGE  
VISTA DRIVE AND WATERIDGE CIRCLE IN THE M-IP ZONE IN THE  
MIRA MESA COMMUNITY. DEP NO. 90-1123. THE PROJECT  
PROPOSES TO DEVELOP 344 RESIDENTIAL UNITS AND A  
5000-SQUARE-FOOT ATHLETIC CENTER ON 24.5 ACRES. LEGAL  
DESCRIPTION: LOTS 8-17 OF WATERIDGE I, FINAL MAP  
NO. 10602. OWNER/APPLICANT: SCRIPPS WATERIDGE  
ASSOCIATES.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-0 (ZOBELL and CALKINS not present) to certify the negative declaration, recommend approval of the plan amendment and rezonings and related permits as recommend by staff with the following revised conditions:

- "4. "No fewer than 23 motorcycle parking spaces, 2 enclosed bicycle storage spaces per 2 bedroom unit (272 and 1 enclosed bicycle storage space per 1 bedroom unit (208 spaces) and 139 bicycle rack spaces shall be maintained on the property and shall be conveniently dispersed throughout the project. Motorcycle spaces shall have minimum dimensions of three feet wide by eight feet deep.
- "37. Monitoring Program: The Permittee shall provide a Monitoring Report to the Planning Director, satisfactory to the City Engineer, which includes information on the following issues:
- "40. The subdivider shall contribute funds on a prorata basis, as determined by the City Manager, to fund the full cost of construction of certain community and regional transportation improvements shown as projects 15-43, 15-44, 15-45 and the ninth lane portion of Project 15-46 as contained in the Mira Mesa Public Facilities Financing Plan and Facilities Benefit Assessment. The subdivider's

prorata share is calculated at 0.5 percent or \$40,000. This share is based on increased traffic generation by the project above the amount currently projected under the existing Planned Industrial Development Permit. A finding by City staff that this project will not generate increased traffic flows will result in the deletion of this condition."

ADJOURNMENT

The meeting adjourned at 3:35 p.m.