

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
JUNE 6, 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 9:10 a.m. The Planning Commission adjourned at 11:45 a.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-not present  
Commissioner Lynn Benn-present  
Commissioner Chris Calkins-present  
Fred Conrad, Deputy City Attorney-present  
Tom Story, Deputy Director, Development and  
Environmental Services-present  
Mary Lee Balko, Deputy Director, Long Range  
Planning-present  
Jeff Strohming, Engineering and Development-present  
Ron Friedman, Principal Planner-present  
Betsy McCullough, Principal Planner-present  
Ann Hix, Principal Planner-present  
Laura Alexander, Principal Planner-present  
Tom Salgado, Principal Planner-present  
Janet MacFarlane, Recorder-present

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

COMMISSION ACTION

Deputy Director TOM STORY introduced Deborah Johnson, newly assigned employee in the Development and Environmental Services Division of the Planning Department.

- ITEM-2 APPROVAL OF MINUTES OF APRIL 25, MAY 2 AND MAY 9, 1991.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (BENN abstaining with BERNET and ZOBELL not present) to approve the minutes of April 25, May 2 and May 9, 1991.

- ITEM-3 INITIATION OF AN AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN - NISSAN DESIGN INTERNATIONAL (NDI). PLANNING COMMISSION INITIATION OF A COMMUNITY PLAN AMENDMENT TO EXPAND THE NDI FACILITY BY ADDING 7,890 SQUARE FEET OF STUDIO SPACE, AND 5,000 SQUARE FEET OF UNDERGROUND GARAGE AND STORAGE SPACE. THE NDI FACILITY CURRENTLY CONTAINS 36,738 SQUARE FEET, AND IS LOCATED WITHIN THE CAMPUS POINT SUBAREA OF THE UNIVERSITY COMMUNITY PLANNING AREA. OWNER/APPLICANT: THE APPLICANT, NDI, IS LEASING THE PROPERTY FROM THE CITY OF SAN DIEGO.

- ITEM-4 STREET ACTION SA 90-513. AN EXCESS PORTION OF THURSTON PLACE EAST OF SWORD WAY. APPLICANT: PARDEE CONSTRUCTION COMPANY.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-0 (BERNET and ZOBELL not present) to approve the consent agenda.

- ITEM-4A LINDBERGH FIELD COMPREHENSIVE LAND USE PLAN

BYRON ESTES presented Planning Department Report No. 91-177.

TRACY REED, representing the City Architect's Office, spoke on the potential impacts the CLUP could have in the Centre City Planning Area.

GREG WADE, represent Centre City Development Corporation, stated they were not necessarily opposed to the CLUP had the same concerns expressed by Mr. Reed.

JACK KOEPER, representing SANDAG, reviewed the noise contours for Lindbergh Field.

GAIL MacLEOD, representing the Golden Hill Planning Group, spoke in support of mandatory sound proofing of schools impacted by the noise from Lindbergh Field flight operations.

JOHN SEYMOUR spoke in support of Planning Department's recommended Alternative 2.

Public testimony was closed.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (ZOBELL and BERNET not present) to recommend to the City Council that they support the comprehensive land use plan (CLUP) for Lindbergh Field as recommended by the department. The motion included the recommendation that the City Council only recommend adoption of the CLUP on the condition that airport operations be conducted so as to maintain sound impacts no greater than identified on the 1990 contours through the year 1995. Further, that the Council recommend that the Port District take on an affirmative obligation to sound proof the impacted schools at the Port's expense by the year 1995.

ITEM-5 APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF A COSTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME IN THE LA JOLLA COMMUNITY. LOCATED ON LA JOLLA RANCHO ROAD IN THE R1-10000 ZONE IN THE LA JOLLA COMMUNITY. DEP NO. 90-0563. LOT NO. 137, LA JOLLA CORONA ESTATE NO. 2, MAP NO. 3702, PARCEL 2, PARCEL MAP NO. 15206. OWNER/APPLICANT: KRISHAN BHARADWAJA. APPELLANT: JERRY GROSS.

JERRY GROSS, appellant, requested a 30-day continuance to review a modification to the development plans proposed by the applicant.

NANCY LUCAST, representing the applicant, stated they would prefer to hear the matter today.

KIRK DAKAN presented Planning Department Report No. 91-170.

JIM FOX, area resident, spoke in opposition to the permit. He based his opposition on the height of the building. He also felt that a hillside review permit should have been required for the development.

JERRY GROSS, area resident, spoke in opposition to the permit. He felt a hillside review permit should have been required. He stated there were no drainage plans and felt an environmental analysis of the site was needed.

Mr. GROSS stated the proposed home was not compatible with the neighborhood. He stated it looked like a three-story building. He stated the home as proposed would obstruct 60 percent of his view. Mr. GROSS requested a 30-day continuance to review the revised plans.

CATHY FOX spoke in opposition to the permit. She felt that highest portion of the building could be lowered six feet so as not to obstruct views.

Adm. STANLEY COUNTS spoke in opposition to the project. He recommended that as a compromise, the height of the building be limited to a 325-foot elevation.

Mr. MARGOLIN stated his concern was to maintain the compatibility of the neighborhood. He stated most of the homes in the area did not exceed 3500 square feet while this home would be considerably larger.

NANCY LUCAST, representing the applicant, spoke in support of the permit. She explained an error in calculations had originally been made and the height limit was in conformance with the ordinance. She explained no change was made in the floor plans other than the roof line. She noted they were developing the site well below that allowed under the floor area ration. Ms. LUCAST explained they did offer to lower a portion of the house five feet if the appeal were withdrawn. However, she felt this would compromise the integrity of the home's design.

Public testimony was closed.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by LYNN BENN, the Commission voted 5-0 (BERNET and ZOBELL not present) to certify the negative declaration and deny the appeal and approve the permit, modifying the permit to reduce the east height of the eastern portion of the home five feet, thereby reducing the elevation of the house to 325 and 326 feet.

RECESS, RECONVENE

The Commission recessed at 10:55 a.m. and reconvened at 10:57 a.m.

ITEM-6 VIETNAM VETERANS REHABILITATION CENTER, CONDITIONAL USE PERMIT NO. 90-1127. LOCATED AT 4101-4141 PACIFIC HIGHWAY IN THE M-1 ZONE IN THE MIDWAY COMMUNITY. DEP NO. 90-1127. BLOCK 228, BLASKER-MIDWAY SUBDIVISION, MAP CC1-1874, POR OF UNM. OWNER: ASHOK ISRANI. APPLICANT: VIETNAM VETERANS OF SAN DIEGO, INC.

RANDY BLUM presented Planning Department Report No. 91-190.

ROBERT VAN VEUREN, representing Vietnam Veterans of San Diego, spoke in support of the permit. He explained the need for this facility and the services to be provided.

MIKE NEWELL, project director, spoke in support of the permit.

JANAY KRUGAR explained she was a volunteer for the Vietnam Veterans and spoke in support of the permit. She stated they agreed with the additional mitigation required by staff.

RONALD SLAYEN explained he owned a business approximately one block from the proposed facility. He stated he welcomed its operation in his area and appreciated the manner in which the applicants kept the area business people and property owners informed of their intentions to locate this facility in their area.

RICHARD WILLIAMS, construction engineer for the project, stated he was available for Commission questions.

ALEX LANDON, attorney representing Mid City Work Furlough, explained his client was not opposed to the facility. He explained that because of the ordinance prohibiting similar facilities being located within a 1/4-mile radius of each other, his client was concerned this would adversely affect their application to locate a work furlough facility nearby. He asked that a note be included in the Vietnam Veteran's permit that granting of their CUP did not preclude another residential care facility being located within a 1/4-mile radius of the Vietnam Veteran facility.

Public testimony was closed.

COMMISSION ACTION

On motion of TOM LA VAUT, seconded by LYNN BENN, the Commission voted 5-0 (ZOBELL and BERNET not present) to certify the mitigated negative declaration and approve the permit as further modified by staff in their memorandum dated June 6, 1991.

ITEM-7      CONDITIONAL USE PERMIT 90-1053, REQUEST TO AMEND CUP 100-PC. LOTS I-K, BLOCK 223, LOTS D-L, BLOCK 224, AND BLOCK 231 OF HORTON'S ADDITION, MAP 3.  
OWNER/APPLICANT: HARBOR VIEW HEALTH SYSTEMS, INC.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (CALKINS, BERNET and ZOBELL not present) to certify the mitigated negative declaration and approve the permit as recommended by staff.

ITEM-8      APPEAL OF THE SUBDIVISION BOARD'S DENIAL OF TENTATIVE PARCEL MAP NO. 90-1025. A THREE-LOT, 2.677-ACRE PARCEL MAP, INCLUDING A VARIANCE TO ALLOW A 36,640-SQUARE-FOOT PARCEL WHERE 40,000 SQUARE FEET IS REQUIRED IN THE M-IP ZONE. THE PROJECT SITE IS LOCATED IN THE SCRIPPS MIRAMAR RANCH COMMUNITY AT 9939 OLD GROVE ROAD, WEST OF BUSINESS PARK AVENUE. LOTS 6 AND 7 OF SCRIPPS RANCH BUSINESS PARK, UNIT 2, ACCORDING TO MAP THEREOF NO. 8887, IN THE CITY OF SAN DIEGO.  
OWNER/APPLICANT: OLD GROVE ASSOCIATES. APPELLANT: OLD GROVE ASSOCIATES.

FRANK FINNEY, representing Helix Engineering Service, requested that Condition 8, requiring a five-foot-wide sidewalk along Old Grove Drive, be deleted.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (ZOBELL, BERNET and CALKINS voting in the negative) to deny the appeal and approve the map according to staff recommendation.

ITEMS-9 AND 9A PARK-AND-RIDE SABRE SPRINGS COMMUNITY PLAN AMENDMENT; PLANNED COMMERCIAL DEVELOPMENT (PCD) PERMIT NO. 91-0283 (AMENDMENT TO PCD 898-0408). THE PROPOSED PLAN AMENDMENT WOULD REDESIGNATE A 1.3-ACRE UNDEVELOPED PARK-AND-RIDE SITE ALONG POWAY ROAD TO COMMUNITY COMMERCIAL USE, RELOCATING THE PARK-AND-RIDE TO THE SOUTHWEST CORNER OF SABRE SPRINGS PARKWAY AND NORTH CITY PARKWAY THAT IS AN UNDEVELOPED SITE CURRENTLY DESIGNATED FOR OPEN SPACE. THE APPLICANT HAS REQUESTED AN AMENDMENT TO THE EXISTING PLANNED COMMERCIAL DEVELOPMENT PERMIT TO DELETE THE PARK-AND-RIDE SITE. OWNER/APPLICANT: PARDEE CONSTRUCTION COMPANY.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (ZOBELL, BERNET and CALKINS not present) to approve the plan amendment, certify the negative declaration and approve the permit as recommended by staff.

ITEM-10 CAPITAL IMPROVEMENTS PROGRAM FISCAL YEAR 1992. NEW CITY PROJECTS REVIEW PROCESS. THIS PROJECT IS AN INTERNAL PLANNING DEPARTMENT PROCESS FOR REVIEW OF CITY PROJECTS.

BOB BROCATO presented Planning Department Report No. 91-188.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by LYNN BENN, the Commission voted 4-0 (ZOBELL, BERNET and CALKINS not present) to recommend that the City Council find that certain projects contained as identified in the staff report of May 30, 1991, are not consistent with the City's General Plan and the remaining projects are consistent with the City's General Plan.

ITEM-10A NEW CITY PROJECTS REVIEW PROCESS

LAURA ALEXANDER presented Planning Department  
Informational Report No. 91-194.

No action was required of the Commission.

ADJOURNMENT

The Commission adjourned at 11:45 a.m.