

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
SEPTEMBER 5, 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 9:10 a.m.
The Planning Commission adjourned at 3:30 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Tom La Vaut-present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-not present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Michael J. Stepner, City Architect-present
Fred Conrad, Chief Deputy City Attorney-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Jeff Strohminger, Engineering and Development
Department-present
Tom Salgado, Principal Planner-present
Frank Ducote, Principal Planner-present
Ron Friedman, Principal Planner-present
Janet MacFarlane, Recorder-present

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

BETSY McCULLOUGH presented Planning Department Report No. 91-0269. She explained this was an informational item the Commission had requested at a previous meeting.

FRED CONRAD commented on the City's litigation with respect to the IOZ overlay zone.

COMMISSION ACTION

No action was required of this item.

ITEM-2 APPROVAL OF MINUTES OF JULY 25, AUGUST 8 AND 15, 1991.

COMMISSION ACTION

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (REYNOLDS AND CALKINS not present with LA VAUT abstaining on approval of the minutes of August 15, 1991) to approve the minutes of July 25, August 8 and August 15, 1991.

ITEM-4 AMENDMENT TO THE BARRIO LOGAN PLANNED DISTRICT ORDINANCE AND LOCAL COASTAL PROGRAM AMENDMENT.

ELLA PARIS requested a continuance to allow further discussion with the area planning group.

COMMISSION ACTION

On motion of TOM LA VAUT, seconded by LYNN BENN, the Commission voted 5-0 (CALKINS and REYNOLDS not present) to continue this item to October 3, 1991, at 1:30 p.m.

ITEM-3 STREET ACTION SA 90-518 -- AN EXCESS PORTION OF BANGOR STREET NORTH OF CHARLES STREET. LEGAL: POR LOT 11, MAP 2170 & POR LOT 3, MAP 2997; LOCATION: 778 BANGOR STREET; APPLICANT: JAMES A. LESTER.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by TOM LA VAUT, the Commission voted 5-0 (REYNOLDS and CALKINS not present) to approve the street action as recommended by staff.

ITEM-5 MID-CITY DEVELOPMENT PERMIT NO. 91-0459. THE PROJECT PROPOSES TO CONVERT TWO RESIDENTIAL UNITS TOTALLING 2,293 SQUARE FEET IN SIZE TO OFFICE LOCATED ON THE SECOND FLOOR OF AN EXISTING 6,639-SQUARE-FOOT OFFICE BUILDING AND TO USE A 938-SQUARE-FOOT ACCESSORY BUILDING FOR OFFICES. 3916 NORMAL STREET, CN-2A, UPTOWN COMMUNITY, COUNCIL DISTRICT 3; APPLICANT: CENTER FOR SOCIAL SERVICES.

JIM RODGERS presented Planning Department Report No. 91-275.

SHIRLEY BELL spoke in opposition to the permit. She based her opposition on inadequate on-street parking in the area.

SCOTT FULKERSON, representing the Center for Social Services, spoke in support of the permit. He explained they currently operated in the Hillcrest Area and most of their clients used public transportation and would not be driving to the area. He noted they had only seven parking spaces at their current location which proved adequate.

CRAIG BRETHAUER, representing the Center for Social Services, stated he was the designer of the project and available for Commission questions.

RECESS, RECONVENE

The Commission recessed at 9:55 a.m. and reconvened at 10:00 a.m. in order for the City Attorney to review proposed permit language.

COMMISSION ACTION

On motion of SCOTT BERNETT, seconded by LYNN BENN, the Commission voted 5-0 (CALKINS AND REYNOLDS not present) to deny the appeal and approve the permit according to staff recommendation, and to modify the permit to specifically approve only that second floor use presented to the Commission be allowed on the second floor, and any change or modification to that second floor use would require amendment to the permit. Further, the Commission conditioned that the landscape plan be installed prior to occupancy.

ITEMS-6 TENTATIVE MAP 89-0774 & PLANNED DEVELOPMENT PERMIT
AND 6A 89-0774; KEISER 4A SUBDIVISION. PROPOSED DEVELOPMENT OF
A 17-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND
DESIGNATION OF AN OPEN SPACE EASEMENT ON THE SUBJECT
9.7-ACRE PROPERTY. NO VARIANCES ARE REQUIRED FOR THE
PROPOSED DEVELOPMENT OF THIS SITE. NORTH SIDE OF
LANDSDALE DRIVE, (OLD BLACK MOUNTAIN ROAD), BETWEEN
WINSTANLEY WAY AND SWORD WAY WITHIN THE NEIGHBORHOOD 4A
PRECISE PLAN ARE OF CARMEL VALLEY (COUNCIL DISTRICT 1);
APPLICANT: STAN KEISER.

KEVIN SULLIVAN presented Planning Department Report
No. 91-251.

REBECCA FEDER spoke in opposition to the map and permit.
She explained that the precise plan identified how the
open space was to be protected and that development was
to be confined to the ridge.

BENJAMIN SNYDER stated he lived across the street from
the proposed development. He stated he was in
opposition to the proposed development.

BETSY MILICH spoke in opposition to the map and permit.
She stated too many dwelling units were being proposed
for the site and felt the project should be limited to
twelve units. She stated as a result of the proposed
seventeen dwelling units for the property, the open
space area would be reduced. She felt that the grading
required for the project would not be sensitive to the
environment.

BRIAN MILICH spoke in opposition to the project. He
felt there should be no further encroachment into the
open space area.

CHARLES DECK, project manager, reviewed the history of
the project. He felt that the impact to the grading was
minimal.

STAN KEISER further reviewed the project. He explained
that 75 percent of the property would remain in open
space and only 25 percent would be developed.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT the Commission voted 5-0 (CALKINS and REYNOLDS not present) to deny the map and permit because the findings for approval could not be made because the proposed development would not be sited and constructed to minimize adverse impacts upon the natural resources.

ITEM-7 STREET ACTION SA 91-511 -- THE VACATION OF FOURTH AVENUE BETWEEN K STREET AND HARBOR DRIVE; APPLICANT: HARBOR FIFTH ASSOCIATES.

JEFF STROHMINGER reviewed Engineering and Development Department memorandum dated May 24, 1991.

TOM STEINKE, attorney for the applicant, stated it was his opinion that the Commission action on the requested street action was unnecessary and that by previous action, the Commission had denied the street vacation.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-0 (CALKINS and REYNOLDS not present) to deny the street vacation according to staff recommendation.

ITEM-8 CONDITIONAL USE PERMIT NO. 91-0363. TO CONVERT 10,368 SQUARE FEET OF AN EXISTING 21,456-SQUARE-FOOT INDUSTRIAL BUILDING INTO A TRAINING FACILITY FOR AMATEUR ATHLETES. ALSO REQUESTING TO USE THIS FACILITY FOR SATURDAY AND SUNDAY NIGHT BINGO GAMES TO FUND THE TRAINING FACILITY. LEGAL: LOT 1, MAP 10221; LOCATION: 4780 MISSION GORGE PLACE, EAST OF MISSION GORGE ROAD. APPLICANT: SERVING HAND INTERNATIONAL.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 5-0 (REYNOLDS and CALKINS not present) to approve the permit as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 10:55 a.m. and reconvened at 1:40 p.m.

ITEM-9 SLUDGE PROCESSING FACILITIES - GENERAL/COMMUNITY PLAN AMENDMENTS. CONSTRUCTION OF THE FIESTA ISLAND FACILITIES REPLACEMENT PROJECT (FIFRP) AND THE NORTHERN SLUDGE PROCESSING FACILITY (NSPF) ON SIX POTENTIAL SITES WITHIN THE CITY OF SAN DIEGO.

NORM MAGNESON requested a continuance on this item so further review of alternatives could be pursued.

Staff indicated they were not opposed to a continuance.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET the Commission voted 4-1 (LA VAUT voting in the negative with CALKINS and REYNOLDS not present) to continue this item to September 19, 1991, at 9:00 a.m.

RECESS, RECONVENE

The Commission recessed at 1:50 and reconvened at 2:45 p.m.

ITEM-10 HISTORICAL PRESERVATION ORDINANCE AND AMENDMENT TO LOCAL COASTAL PROGRAM.

The Commission discussed the desirability of continuing this item, noting the staff report was not available until the day of the hearing.

DAVID SWARENS recommend a continuance to October 31, 1991, inasmuch as many of the Historical Site Board members could not be present.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-0 (CALKINS and REYNOLDS not present) to continue this item to October 31, 1991, at 1:30 p.m.

The Commission further instructed staff to notify owners whose property had been cited on lists within the Planning Department as having potential for designation as a historic site.

MR. STEPNER indicated that notice would be sent to all property owners with property currently designated as a historical site, the Always List, and owners of properties where such properties have been identified in published reports as having a potential for historic designation or listed as a cultural resource.

ADJOURNMENT

The Commission adjourned at 3:30 p.m.