

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JANUARY 7, 1993
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 12:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Ralph Pesqueira-present
Commissioner Lynn Benn-not present
Commissioner Scott Bernet-present
Commissioner Verna Quinn-present
Commissioner Edward Reynolds-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
George Arimes, Assistant Planning Director-not present
John Riess, Chief Deputy City Attorney-present
Dave Schlesinger, Clean Water-present
Tom Story, Deputy Planning Director, Development and
Environmental Planning-present
David Schlesinger, Director, Clean Water-Present
Jeff Strohming, Engineering and Development-present
Jeannette Santos, Recorder-present

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

COMMISSION ACTION

No one appeared to speak at this time.

ITEM-2 APPROVAL OF MINUTES OF SEPTEMBER 24, 1993.
APPROVAL OF MINUTES OF OCTOBER 1, 1993.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **VERNA QUINN**, the Commission voted 5-0 (**PESQUEIRA** and **WHITE** abstaining) to approve the minutes of September 24, 1992.

The minutes of October 1, 1992 trailed to January 14, 1993 not all Commissioners present.

ITEM-9 COASTAL DEVELOPMENT PERMIT (CDP) 92-0300. McKOSKY RESIDENCE.

Commissioner Scott Bernet stated will not participate on this item.

REBECCA MICHAEL, representing the applicant, stated submitted a letter to Ernest Freeman, Planning Director, dated, January 5, 1993 withdrawing the appeal.

ITEM-2A BRIEFING: CONFLICT OF INTEREST CODES.

CRISTIE McGUIRE, Deputy City Attorney, presented the Outline of the Political Reform Act (Financial Conflicts of Interest) for City Officers, Employees, and Members of City boards, Committees and Commission, from the Office of the City Attorney, John Witt.

Chairman ZoBELL stated to continue this item and reschedule to a later date.

COMMISSION ACTION

No action taken, Informational Item.

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ITEM-2B CLEAN WATER - NORTH CITY WATER RECLAMATION PLANT. UNIVERSITY CITY COMMUNITY. REVIEW AND CONSIDER ENVIRONMENTAL IMPACT REPORT (EIR) FOR CONSTRUCTION AND OPERATION, PHASE I, 30 MILLION GALLONS PER DAY AND PHASE II, 45 MILLION GALLONS PER DAY, WASTEWATER TREATMENT AND WATER RECLAMATION PLAN. REVIEW AND CONSIDER THE MITIGATION MONITORING AND REPORTING PROGRAM.

DAVE SCHLESINGER, Director of the Clean Water Program presented Manager's Report No. P-93-012. He gave a brief background on the project.

JIM SHAMLOUFARD, Project Manager, gave an overview of the Salient elements of the project.

DEBORAH JOHNSON, Planning Department, gave a brief background on the Environmental Impact Report.

LAURA THORNTON, representing NAS Miramar, U.S. Navy. She stated the Navy in favor of the environmental impact report, agrees with the recommendations, and fully supports the Clean Water Program.

HARRY MATHIS, representing and former Chairman of the University Community Planning Group. He gave a brief background of the group involvement, worked closely with the Clean Water Program staff. Mr. Mathis stated the University Community Planning Group supports the plant, will benefit the area, and the City of San Diego.

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) recommend to City Council to approve the project, reviewed and considered the Environmental Impact Report, adopt the mitigation and monitoring program; and as stated by Commissioner Bernet, the visual quality of the buildings during the design development of these buildings to review the roof lines.

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ITEM-3 CONDITIONAL USE PERMIT (CUP)/SOUTHEAST SAN DIEGO
&3A DEVELOPMENT (SED) PERMITS NO. 92-0585. NEGATIVE
 DECLARATION NO. 92-0585. JARY BARRETO CRISIS CENTER.

PETER CHOU presented Planning Department Report No. P-93-011.

REVEREND NEIL LONGO, Administrator of the Vista Hill Community Treatment Systems, that operates the Jary Barreto Crisis Center. He distributed copies of letters, and petitions in support of the project.

REYNALDO PISANO, representing Southeast San Diego Development Committee. He stated on November 23, 1992, and December 14, 1992, the Southeast San Diego Development Committee reviewed and in support the relocation of the project. Mr. Pisano recommended there be an annual review, and if there are violations, that staff time for correction process should be paid for by the applicants. He addressed the issue of tandem parking; and in addition if approved, the present location be inspected, if there are code and health violations be corrected.

DELORES MAGDALENO, representing self, lives one block from the proposed project. Ms. Magdaleno spoke in opposition, said there are three other treatment sites in her area, and the issue of parking.

Public testimony was closed.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **EDWARD REYNOLDS**, the Commission voted 3-3 (**BERNET**, **PESQUEIRA** and **WHITE** voting in the negative) to approve staff recommendation to deny the Conditional Use Permit. This motion failed not having four affirmative votes.

Chairman ZoBell stated this item will trail as unfinished business until there are seven Planning Commissioners.

Commissioner Scott Bernet stated will change his vote, to move this item forward to City Council.

On motion of **VERNA QUINN**, seconded by **EDWARD REYNOLDS**, the Commission voted 4-2 (**PESQUEIRA** and **WHITE** voting in the negative) to approve staff recommendation to deny the Conditional Use Permit.

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ITEM-5 THIS ITEM REMOVED FROM AGENDA.

ITEM-6 THIS ITEM REMOVED FROM AGENDA.

ITEM-4 APPEAL OF COASTAL DEVELOPMENT PERMIT (CDP) 92-0516).
VILLA ZOOK.

RICHARD LEWIS presented Planning Department Report No. P-93-002.

BENJAMIN DILLINGHAM, representing himself, spoke in opposition to the project. He stated the neighborhood, small single story structures with a few exceptions that are moderate. Mr. Dillingham said building a three stories villa, destroys the landscaping, and the character of the neighborhood.

LEE ZOOK, applicant, stated submitted letters from four of his neighbors in support of the project, and available to answer questions.

Public testimony was closed.

Chairman ZoBell stated there are no photos, or map that show the FARs, height, bulk and scale of buildings in the surrounding area. That none of this information is available, and cannot make the finding.

COMMISSION ACTION

On motion of **RALPH PESQUEIRA**, seconded by **VERNA QUINN**, the Commission voted 6-0 to continue to January 28, 1993, at 9:00 a.m., to obtain the information requested by Chairman ZoBell, that the proposed development will or will not be visually compatible to the character of the surrounding area.

RECESS, RECONVENE

The Planning Commission recessed at 10:30 a.m. and reconvened at 10:40 a.m.

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ITEM-7 **CONDITIONAL USE PERMIT (CUP) 92-0315. AN AMENDMENT TO CUP NO. C-4655 TO ALLOW AN EXISTING 80,000-SQUARE FOOT CONVENT AND CHAPEL TO BE USED AS A PASTORAL CENTER (BISHOP'S RESIDENCE AND DIOCESAN OFFICES). PASTORAL CENTER. PROJECT DESCRIPTION: CHANGE CONVENT TO DIOCESAN OFFICES. LEGAL: LOTS 1-11, UNIT 1, VILLA MARINA, SUBDIVISION 4950. LOCATION: 3888 PADUCAH DRIVE BETWEEN: CADDEN DRIVE AND: MORAGA PLACE. ZONE: R1-5000 TO R1-5000. APPLICANT: ROMAN CATHOLIC BISHOP OF SAN DIEGO.**

TERRI BUMGARDNER presented Planning Department Report No. P-93-008.

PAUL ROBINSON, representing the applicant, stated submitted a letter dated January 4, 1993, from the office of McDonald, Hecht and Solberg, in support of the project. Mr. Robinson said Edward Peters, John Fowler, Monsignor Dan Billable, Chancellor of the Diocese, and Vincent Wheeler, Financial Officer of the Diocese, all available to answer questions.

EDWARD PETERS, stated the uses of the Pastoral Center of the Diocese of San Diego is not a business or commercial enterprise, this a nonprofit religious organization. He discussed the information dated, January 4, 1993.

JOHN FOWLER, representing the Lands and Boundaries Committee of the Diocese of San Diego. He addressed the issue to the traffic in the area.

JUDITH BETHEL, representing herself, spoke in support to approve the plan as requested by the Diocese of San Diego. This is appropriate, provide beautiful buildings, good neighbors, and gets along with the community.

CRAIG ORANGE, lived in this area over 30 years, had the Catholic Convent nuns as neighbors, attended meetings to the usage of this building, in support of the plan.

JOHN STEINEMANN, representing himself and three other property owners adjacent to the property. He stated the Catholic Church have been good neighbors, in support of the plan.

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WILLIAM WADE, representing Villa Marina Neighborhood in opposition to the plan. He said the zoning is R1-5000, and in a single-family neighborhood. Mr. Wade presented a chart that showed a petition that was circulated in the immediate area; 79.5% opposed to the CUP; 14.8% favor to the CUP, and 5.7% unable to contact, copies were distributed.

DR. MIKE JAMIESON, addressed the issue to the noise and traffic on Paducah Drive, and to deny the CUP.

STEVE BERNSTEIN, representing himself and family. He spoke in opposition to the conversion of the convent will negatively affect the neighborhood, the quality of life and property value. Mr. Bernstein stated not to turn a quiet family neighborhood into a commercial center.

FRANK ADAMS, lived in this area for 35 years, a quiet residential street. He said had no objection to the construction of the convent for 35 nuns, in conformance with the neighborhood as a residential area. Mr. Adams stated in opposition to change a family oriented neighborhood to include a corporate business administrator center.

DOCTOR GIL, spoke in opposition to the plan. That this plan will be an enterprise of 100 salary workers, will be open 13 hours a day, and weekends.

ELAINE EVANS, lived in this area for 30 years. She said the Catholic Diocese wants to place itself in an hostile environment, thats what it is now and will be if the CUP is approved.

CAPTAIN RAY HARDY, homeowner, lived in this area for 24 years, and 1 1/2 blocks from the convent site. He said 30 years ago this was designated neighborhood park, do not change the zoning by granting the CUP.

Public testimony was closed.

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COMMISSION ACTION

On motion of **EDWARD REYNOLDS**, seconded by, the Commission voted to approve staff recommendation. This motion failed no second.

On motion of **SCOTT BERNET**, seconded by **RALPH PESQUEIRA**, the Commission voted 5-1 (**REYNOLDS** voting in the negative) to deny Conditional Use Permit 92-0315 not compatible to a residential neighborhood, commercial office use, and page 4 of the CUP unable to the make the required findings.

ITEM-8
8A,8B
&8C

GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT, ANNEXATION TO THE OTAY DEVELOPMENT DISTRICT, REZONE, VESTING TENTATIVE MAP, AND RESOURCE PROTECTION PERMIT NO. 88-1144. OTAY CORPORATE CENTER NORTH. APPLICANT: OTAY CORPORATE CENTER.

COLEEN FROST presented Planning Department Report No. P-93-005 and memo dated January 7, 1993 from Ernest Freeman, Planning Director.

Commissioner Scott Bernet requested the Design Guidelines for Otay Corporate Center.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **KARL ZOBELL**, the Commission voted 6-0 to continue to January 14, 1993, at 9:00 a.m. that the Otay Corporate Center Design Guidelines be sent to the Planning Commissioners.

ADJOURNMENT

The Commission adjourned at 12:15 p.m.