

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
OCTOBER 29, 1992
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 9:05 a.m.
The Planning Commission adjourned at 4:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Ralph Pesqueira-present
Commissioner Lynn Benn-present
Commissioner Scott Bernet-not present
Commissioner Verna Quinn-present
Commissioner Edward Reynolds-present
Ernest Freeman, Planning Director-present
George Arimes, Assistant Planning Director-present
Michael Stepner, City Architect-present
Janis Sammartino, Chief Deputy City Attorney-present
Tom Story, Deputy Planning Director, Development and
Environmental Planning-present
Lisa Adams, 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 This item removed from agenda.

ITEM-6 PROPOSED COASTAL DEVELOPMENT/STREET ACTION PERMIT NO.
& 6A 92-0264. WALDEN RESIDENCE. PROJECT DESCRIPTION: 5-FOOT WIDE ALLEY VACATION. LEGAL: LOT 67 & POR. 70, LUDINGTON HEIGHTS MAP 2023. LOCATION: 1825 CASTELLANA ROAD BETWEEN: HILLSIDE DRIVE AND: PUENTE DRIVE. ZONE: R1-8000 TO R1-8000 TO R1-8000. APPLICANT: ANTON WALDEN.

These items withdrawn, October 26, 1992.

Chairman ZoBell stated that there are 5 Commissioners present, and it takes 4 affirmative votes to move an item forward to City Council.

ITEM-3 SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE AMENDMENT - SINGLE-FAMILY MAXIMUM DIAGONAL DIMENSION REGULATION. ENVIRONMENTAL IMPACT EXEMPT UNDER SECTION 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PETER CHOU presented Planning Department Report No. P-92-241.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of VERNA QUINN, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (BERNET not present) to approve and recommend to City Council, the proposed amendment to delete the maximum diagonal dimension requirement for existing single-family home.

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ITEM-4
& 4A

CONDITIONAL USE (CUP) AND CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PLAN (PD) PERMITS NO. 92-0319. CERTIFY ENVIRONMENTAL NEGATIVE DECLARATION NO. 92-0319. DEL MAR HIGHLANDS CARWASH. PROJECT DESCRIPTION: CARWASH/GASOLINE SALES MINI-MART. LEGAL: POR. PARCELS 14 & 22, PARCEL MAP 16379. LOCATION: EL CAMINO REAL BETWEEN: TOWNGATE DRIVE AND: DEL MAR HEIGHTS ROAD. ZONE: N-TC. APPLICANT: T. FETTER & COMPANY, INC.

KEVIN SULLIVAN presented Planning Department Report No. P-92-200. He stated Condition 1 of the draft permit indicates the hours of operation will be 24 hours, the community group requested the hours of operation be limited to 6:00 a.m. to midnight. The applicant and staff are aware of this request, accept those hours of operation. The permit would be change to reflect the hours of operation from 6:00 a.m. to midnight.

VINCENT SINCEK, representing Carmel Valley Community Planning group. He spoke in opposition, had concerns about the hours of operation, but Mr. Sullivan stated the new hours of operation. Mr. Sincek addressed the issue of neon banding along the top of the building.

KEVIN SULLIVAN stated there is no neon banding proposed for the structure, and in the future if they were to come through with an application for that type of signage, they are required to get approval from Building Inspection, and to the Planning Department for review.

Public testimony was closed.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by VERNA QUINN, the Commission voted 3-2 (BENN and REYNOLDS voting in the negative with BERNET not present) to approve staff recommendation, with a condition as amended by VERNA QUINN to prohibit neon banding from any structure on this site. This motion failed not having 4 affirmative votes, continued to November 5, 1992, at 9:00 a.m.

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ITEM-5 PROPOSED VESTING TENTATIVE MAP/ASSOCIATED VACATION/CARMEL
& 5A VALLEY PLANNED DISTRICT DEVELOPMENT PLAN/LAND DEVELOPMENT
 PERMIT NO. 92-0212. CERTIFY NEGATIVE DECLARATION NO. 92-
 0212. PARDEE LOT 29. PROJECT DESCRIPTION: DIVE LOT
 INTO 2-PARCELS. LEGAL: EMPLOYMENT CENTER DEVELOPMENT,
 UNIT 2C, LOT 29, MAP 11460. LOCATION: EL CAMINO REAL
 BETWEEN: HIGH BLUFF DRIVE AND: CARMEL VIEW ROAD. ZONE:
 N-EC TO N-EC. APPLICANT: PARDEE CONSTRUCTION.

KEVIN SULLIVAN presented Planning Department Report No. P-92-205.

DAVID DUNHAM, representing Pardee Construction Company. He stated in agreement with staff requirements, and to answer questions.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (BERNET not present) recommend to City Council approval of the proposed Vesting Tentative Map, associated Vacation, Carmel Valley Planned District Development Plan and Land Development Permit No. 92-0212, and certify Environmental Negative Declaration No. 92-0212.

ITEM-7 CONDITIONAL USE PERMIT NO. 10-645-0. FENTON BATCH PLANT.
 PROJECT DESCRIPTION: OPERATE ASPHALT/CONCRETE BATCH
 PLANT. LEGAL: PORT. SECTION 22 T18S R2W SBBM.
 LOCATION: HOLLISTER STREET BETWEEN: BEYER BLVD. AND:
 MAIN STREET. ZONE *FW. APPLICANT: H.G. FENTON MATERIAL
 COMPANY.

This item was continued from September 24, 1992, Planning Commission hearing.

JUDY BRASWELL presented Planning Department Report No. P-92-245. Ms. Braswell requested to continue this item indefinitely until the Army Corp of Engineers has reported their investigation to staff.

ALLEN JONES, representing H.G. Fenton had no objection for a continuance.

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LEE MOWERY, representing herself and 94 other homeowners in the area, spoke in opposition to a continuance, maybe to continue to December, 1992.

KARL SCHNEIDER spoke in opposition to a continuance.

LINCOLN PICKARD, Chair of the Otay/Mesa Nestor Planning Group spoke in opposition of a continuance. He stated have been coming to the hearings for the last six months.

COMMISSION ACTION

On motion of **RALPH PESQUEIRA**, seconded by **EDWARD REYNOLDS**, the Commission voted 3-2 (**BENN** and **QUINN** voting in the negative with **BERNET** not present) to continue to January, 21, 1993, to obtain the necessary documents from the other agencies. This motion failed not having 4 affirmative votes.

Chairman ZOBELL stated this motion failed, and this matter will be heard.

LEE MOWERY spoke in opposition, presented pictures and documents to the Planning Commission. Ms. Mowery stated H.G. Fenton was cited by APCD operating without a permit by a complaint from her, but now in compliance because they got the permit. That this issue gets continued and continued, there is air pollution and operating late at night.

KARL SCHNEIDER lives on Palm Avenue, gets all the noise and air pollution. Mr. Schneider spoke in opposition, presented pictures in regards to the complaints and violation of the CUPs.

LINCOLN PICKARD spoke in opposition, that a Fish and Game permit is required, they do not have it or a letter, and had 10 years to get it. He addressed complaints on clean water and hazardous materials.

ALLEN JONES, representing H.G. Fenton. He stated in compliance with the CUP, there are no violations to the CUP. Mr. Jones said there are no indications to any violations, and this hearing has gone on since June. He answered questions that were raised.

Public testimony was closed.

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COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by KARL ZOBELL, the Commission voted 2-3 (BENN, QUINN and REYNOLDS voting in the negative with BERNET not present) staff has indicated that H.G. Fenton is not in violation, should continue to operate, and staff rewrite the CUP immediately. This motion failed not having 4 affirmative votes.

On motion of LYNN BENN, seconded EDWARD REYNOLDS, the Commission voted 3-2 (PESQUEIRA and ZOBELL voting in the negative with BERNET not present) there is sufficient evidence in violations of the CUP; the applicant has not tried in a judicious manner to pursue the permits, that would be necessary to operate that facility that are outlined in the conditions of the CUP, and recommend to the City Council to revoke the permit. This motion failed not having 4 affirmative votes.

On motion of VERNA QUINN, seconded by EDWARD REYNOLDS, the Commission voted 3-2 (PESQUEIRA and ZOBELL voting in the negative with BERNET not present) in violation of #4. This motion failed not having 4 affirmative votes.

JANIS SAMARTINO, Chief Deputy City Attorney, stated need 4 votes to recommend to City Council.

TOM STORY, Deputy Planning Director, stated we do have a condition #16, in the current CUP which refers to the construction operation of the approved use to comply at all times with the regulations of this or any other governmental agencies.

On motion of KARL ZOBELL, seconded by VERNA QUINN, the Commission voted 5-0 (BERNET not present) to recommend to City Council, H. G. Fenton in violation of Condition #16 based on the letters dated August 29, 1990 and November 13, 1991 from the County of San Diego, Department of Health Services and Environmental Health Services.

RECESS, RECONVENE

The Planing Commission recessed at 10:40 a.m. and reconvened at 10:45 a.m.

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ITEM-8 CONDITIONAL USE/PLANNED RESIDENTIAL DEVELOPMENT/HILLSIDE
8A,8B REVIEW/PLANNED RESIDENTIAL DEVELOPMENT PERMIT NOS.
8C,8C 90-0332 AND 91-0313. TENTATIVE MAP NOS. 90-0332 AND
8D&8E 91-0313. DEVELOPMENT AGREEMENT NO. 90-0332. BLACK
MOUNTAIN RANCH SOUTH AND NORTH. FINAL ENVIRONMENTAL
IMPACT REPORT NO. 90-0332.

MARCELA ESCOBAR-OLIVER presented Planning Department Report No. P-92-225.

LANCE BURRIS, President of Potomac Investments Association, San Diego, Inc. He stated that in 1988 Potomac Investments Associates and the PGA Tour came to San Diego in search of a new permanent home for the San Diego open. An ideal site was located in the North City Future Urbanizing Area. Mr. Burris presented a brochure "A Visitor's Guide to Avenel" in Potomac, Maryland.

KEVIN McNAMARA, Chairman of the Rancho Penasquitos Planning Board. He stated that on October 21, 1992 the Board unanimously approved this project.

VINCENT SINCEK, member of the Carmel Valley Community Planning Group. He stated the planning group in favor to the concept of this project.

JOHN M. DeBEVOISE, representing self and family, we own properties close this project. He stated this project will be beneficial to the community.

DIRK KINGMA, representing Century Club of San Diego, and the Buick Invitational Tournament. He spoke in favor to this project.

TOM STEINKE, attorney, representing Pardee Construction Company, owns about 2,000 acres of land located in the North City Future Urbanizing Area. He addressed two concerns to the approval of the permits be modified to require the applicant to comply with the North City Future Urbanizing Area Public Facilities Financing and Phasing Plan, and a North City Future Urbanizing Area Master Schools Facilities Financing and Phasing Plan, and any subsequent amendments to either plan. Mr. Steinke submitted a letter to Mr. William Schempers, dated October 16, 1992, from David Lyman, Pardee Construction Company.

JUDY FITZPATRICK addressed the issue if there is any future expansion plan for Penasquitos Drive?

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BILL SCHEMPERS said there is no future expansion, and will be removed from the plan.

BILL POTTER, representing Villa Ranch property owners in the North City Future Urbanizing area. We represent 9,500 of the 12,000 acres. Mr. Potter spoke in support of the project.

THOMAS BILHORN spoke in favor of the project.

BILL ANDERSON, representing Economics Research Association. He decline and in favor of the project.

SCOTT HARVEY, representing Fairbanks Ranch Association. He said the Association is in support of the project, but there are three issues: when San Dieguito Road will be connected to Camino Ruiz; construction traffic on San Dieguito Road, and the development of a migrant firing hole on the east.

TOM MORGAN, Century Club of San Diego. He decline to speak, but in favor of the project.

KEITH SIMON, Wya Landscape Amenities Construction to P.I. A. He declined to speak, but in favor of the project.

Public testimony was closed.

COMMISSION ACTION

On motion of **EDWARD REYNOLDS**, seconded by **RALPH PESQUEIRA**, the Commission voted 5-0 (**BERNET** not present) to recommend to City Council approval of staff recommendation, and the Final EIR No. 90-0332 has been reviewed and considered prior to making a recommendation on the project.

RECESS, RECONVENE

The Planning Commission recessed at 12:05 p.m. and reconvened at 1:30 p.m.

ITEM-9 TOUR OF DISTRICT 4.

ADJOURNMENT

The Commission adjourned at 4:15 p.m.

City of San Diego

MEMORANDUM

DATE: October 28, 1992
TO: George Stevens, Councilman, District 4
FROM: Ernest Freeman, Planning Director
SUBJECT: TOUR OF DISTRICT 4, OCTOBER 29, 1992

Attached are the Attendees, District 4 Points of Interest, and map of the scheduled tour.

San Diego Express will first pick up the attendees from the 4th District Council Office, SEDC and Planning Department, in front of the City Administration Building, 202 C Street at 1:30 p.m. The Planning Commissioners and other staff will be picked up at Santa Fe Depot at approximately 1:35 p.m.

Thank you.



Ernest Freeman
Planning Director

GNA:jis

cc: Herman Collins
Jerry Powell
Robert Tambuzi
George Arimes
Mike Stepner
Chandra Clady
Jerry Groomes
Carolyn Smith
Planning Commissioners

Attachments: Attendees List
Itinerary, District 4 Points of Interest
Map

ATTENDEES OF THE COUNCIL OFFICE/PLANNING COMMISSION TOUR
OF COUNCIL DISTRICT 4
SOUTHEAST SAN DIEGO COMMUNITY

Thursday, October 29, 1992
1:30-4:30 P.M.

4TH DISTRICT COUNCIL OFFICE

Councilman George Stevens
Herman Collins
Jerry Powell
Robert Tambuzi

PLANNING COMMISSION

Chairman Karl Zobell
Lynn Benn
Ralph Pesqueira
Verna Quinn
Edward Reynolds

SEDC

Jerry Groomes
Carolyn Smith

PLANNING DEPARTMENT

Ernie Freeman
George Arimes
Mike Stepner
Chandra Clady

DISTRICT 4 POINTS OF INTEREST

<u>Sites</u>	<u>Neighborhoods</u>
1. & 1. (A) Gateway Centers East/West - SEDC SEDC offices and Business/Light Industrial Park Sites	(Stockton/Mt. Hope)
2. Mt. Hope Cemetery City-owned cemetery - Rehabilitated residential projects	(Mt. Hope)
3. Market Street Industrial Center First SEDC industrial park sites	(Mt. Hope)
4. Market St. Commercial Corridor Area for proposed commercial rehabilitation	(Mt. Hope)
5. Southcrest Redevelopment Project Area 252 Corridor with proposed single- family and multi-family residential and commercial development	(Southcrest)
6. 43rd Street Alignment Project Area Proposed realignment of the 43rd Street and National Avenue intersection	(Southcrest)
7. Educational Cultural Complex Major educational facility operated by the San Diego Community College District	(Mountain View)
8. North Creek Project Area This 30-acre site is the largest single-family zoned parcel in the community	(Mountain View)
9. Central Imperial Redevelopment Project area entry to western- most boundary of redevelopment project area	(Lincoln Park)
10. 157 Expressway/El Rey Mobile Home Trailer Park 35-acre rescinded Caltrans expressway site and existing mobile home park of 230 units	(Lincoln Park)
11. Southeast San Diego Business Bazaar Vacant Lincoln High School site used for local merchants to sell goods and merchandise on weekends	(Lincoln Park)

12. **Ozark Street** (Lincoln Park)
Designated CIP project for this unimproved residential street
13. **Bank of Commerce Property** (Lincoln Park)
10-acre site of an existing Tentative Map for the development of 53 single-family homes
14. **Greentree Plaza and Bay Vista Apartments** (Lincoln Park)
Abandoned project of 116 multi-family dwelling units
15. **St. Rita's Business Association** (Lincoln Park
Valencia Park)
An association of business owners of the stores, shops and offices located at the intersection of Euclid and Imperial Avenues
16. **BREAK--Euclid Plaza Commercial Center**
17. **Acacia St./Imperial Avenue Mobile Home Park** (Valencia Park)
Enclave of dilapidated mobile home housing recommended for redesignation to light industrial uses
18. **Imperial Gardens Apartments** (Valencia Park)
Multi-family residential project targeted for housing rehabilitation
19. **Potter Tract** (Valencia Park)
Serves as an entry into the eastern portion of the community and recommended for light industrial and retail uses
20. **St. Stephens Senior Center** (Valencia Park)
Proposed senior residential and community center to be operated by the adjacent St. Stephens Church of God in Christ
21. **Valencia Parkway Route** -----
The new north-south route which links Imperial Avenue to Division Street
22. **Skyline-Park Condos** (Skyline/Skyline-Paradise Hills)
Abandoned project of 70+ units now under the ownership of the FDIC

23. **Central Imperial Redevelopment Commercial Corridor (Imperial Avenue)** (Encanto-So. Encanto)
Commercial strip of retail stores, markets and shops designated for rehabilitation by SEDC
24. **Chollas and Radio Branch Creeks** (Encanto)
Major study areas for determining the status of the creek areas as they relate to future residential, commercial and industrial development
25. **Floyd Robinson Property** (Encanto)
Central Imperial Redevelopment Site for rehabilitation of existing commercial uses
- 26(A) **New Valencia Park Library Site** (Emerald Hills)
8-acre site for the new 25,000 square foot library facility
- 26(B) **Industrial Areas** (Valencia Park)
Existing heavy/light industrial sites along the East Line Trolley corridor
27. **Kopecky Bus Yard** (Lincoln Park)
SEDC-Potential Redevelopment Project Site
28. **Glencliff Residential Tract** (Chollas View)
Multi-family residential development in need of major housing rehabilitation and improvement
29. **47th Street Intersection** (Chollas View)
SEDC- Area for commercial revitalization
30. **Langley Corporation** (Lincoln Park)
Site considered for redevelopment from light industrial use to business office/commercial use
31. **Chollas Creek** (Chollas View)
View of the path the creek flows from the Mid-City Community to the Southeast San Diego Community

End of Tour- Return to City Administration Building

Council District 4

Southeast San Diego Community

