

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
DECEMBER 3, 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 9:10 a.m.
The Planning Commission adjourned at 12:25 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Ralph Pesqueira-present
Commissioner Lynn Benn-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-present
Hal Valderhaug, Chief Deputy City Attorney-present
Mike Stang, Principal Planner, Community Planning-present
Frank Ducote, Principal Planner,
Strategic Planning-present
Tom Story, Deputy Planning Director, Development and
Environmental Planning-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.

Chairman ZoBELL introduced new Planning Commissioner FRISCO WHITE.

CHARLES G. ABDELNOUR, City Clerk, sworn in new Planning Commissioner FRISCO WHITE.

ITEM-2 APPROVAL OF MINUTES OF SEPTEMBER 17, 1992.

COMMISSION ACTION

On motion of VERNA QUINN, seconded by SCOTT BERNET, the Commission voted 4-1 (BENN voting in the negative with PESQUEIRA and WHITE abstaining) to approve the minutes of September 17, 1992 as amended.

ITEM-3 CONSENT ITEM. INITIATION OF REZONING FOR PACIFIC BEACH COMMUNITY PLAN UPDATE.

JENNIFER CHAMPA presented Planning Department Report No. P-92-266.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to approve and initiate the rezoning.

ITEM-4 HIDDEN TRAILS PRECISE PLAN.

THERESA WILKINSON presented Planning Department Report No. P-92-270.

RICK RUBIN, representing R. L. Childers Company, spoke in favor of the project.

ROBERT CHILDERS, representing Childers Company. He gave a brief background of the project from 1987 to present.

LINDA WALL, representing the Wall Family, who owns 40% of an adjacent 80 acre parcel. She stated in favor of this plan, that #3 of the Hidden Trails Map be changed from 140 to maximum density potential 180 units and the plan be approved with that change.

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Public testimony was closed.

COMMISSION ACTION

On motion of **RALPH PESQUEIRA**, seconded by **LYNN BENN**, the Commission voted 6-1 (**WHITE** voting in the negative) to recommend to City Council denial of the Precise Plan, Amendment to the Community Plan, PRD, Vesting Tentative Map, RPO and Hillside Review Permit, Rezoning; and acknowledged read, reviewed and considered the Environmental Impact Report.

ITEM-5 THIS ITEM REMOVED FROM AGENDA.

RECESS, RECONVENE

The Planning Commission recessed at 10:10 a.m. and reconvened at 10:15 a.m.

ITEM-6 SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE (PDO), AMENDMENT - VALENCIA PARK LIBRARY.

JIM RODGERS presented Planning Department Report No. P-92-257.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **EDWARD REYNOLDS**, seconded by **VERNA QUINN**, the Commission voted 7-0 to approve staff recommendation.

ITEM-7 ORDINANCE - DEMOLITION REVIEW PROCEDURE (PDO), IN MID-CITY COMMUNITIES.

BILL LEVIN presented Planning Department Report No. P-92-263.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **RALPH PESQUEIRA**, the Commission voted 7-0 to approve and recommend to City Council.

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ITEM-8 CONDITIONAL USE PERMIT NO. 92-0498. SAN YSIDRO III
"WILLOW". PROJECT DESCRIPTION: 75 FT. MONOPOLE AND
EQUIPMENT BUILDING. LEGAL: PORT OF NE 1/4 OF NW 1/4 OF
SEC 1 TOWNSHIP 192 RNG2W. LOCATION: 120 WILLOW ROAD
BETWEEN: 1-5 AND: I-5 NB. ZONE: R-400. APPLICANT:
PACTEL CELLULAR.

Commissioner VERNA QUINN stated will be abstaining from
this item.

RICHARD LEWIS presented Planning Department Report No. P-
92-260.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of FRISCO WHITE, seconded by EDWARD REYNOLDS,
the Commission voted 6-0 (QUINN abstaining) to recommend
to City Council to approve staff recommendation.

ITEM-9 CONDITIONAL USE PERMIT (CUP) NO. 92-0670. EXTENSION OF
TIME. SOUTHEAST BUSINESS BAZAAR. PROJECT DESCRIPTION.
EXT. OF TIME TO PERMIT. LEGAL: N.W. CORNER OF IMPERIAL
AVENUE & 49TH STREET. LOCATION: 150 49TH STREET.
BETWEEN: IMPERIAL AVENUE AND: 49TH STREET. APPLICANT:
HENDERSON, ANDRE DBA SEBB.

JIM RODGERS presented Planning Department Report No. P-
92-252.

REYNALDO PISANO representing Southeast Development
Committee, spoke in favor of the project.

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 7-0 to approve staff recommendation.

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ITEM-10 CONDITIONAL USE PERMIT (CUP) NO. 92-0250. CASA FAMILIAR (AM). PROJECT DESCRIPTION: REMODEL AND RENOVATE EXISTING. LEGAL: LOT 143 SAN YSIDRO, MAP 1174. LOCATION: 119 W HALL AVENUE. BETWEEN: CYPRESS DRIVE AND: COTTONWOOD STREET. ZONE: R-1500. APPLICANT: TRABAJADORES DE LA RAZXA, INC.

KAREN LYNCH-ASHCRAFT presented Planning Department Report No. P-92-268.

CINDY ATKINS, spoke in favor of the project.

ROLANE ROMERO, representing self, a resident of San Ysidro for 52 years, he addressed concerns to the sewer main, parking, traffic and residents.

Public testimony was closed.

COMMISSION ACTION

On motion of **RALPH PESQUEIRA**, seconded by **SCOTT BERNET**, the Commission voted 7-0 to approve staff recommendation, and as amended by **SCOTT BERNET**, recorded documentation of the license to park on the Church property; the annual review of the CUP on the issue of parking.

ITEM-11 COASTAL DEVELOPMENT (CDP)/PLANNED COMMERCIAL DEVELOPMENT
11A,11B (PCD)/REZONE (RZ) AND PROPOSED VESTING TENTATIVE MAP (TM)
11C&11D PERMITS NO. 85-0824. TORREY RESERVE.

COMMISSIONERS WHITE and **BERNET** stated did listen to the tapes of November 19, 1992 on the Torrey Reserve and will participate.

This item was continued from November 19, 1992, that staff, applicant and the opposition get together for a meeting.

SHELLY KILBOURN presented Planning Department Report No. P-92-239. Ms. Kilbourn gave an update of the November 23, 1992 meeting between the applicant and the opposition.

TOM STORY, Deputy Planning Director, presented a letter from the California Coastal Commission requiring a Local Coastal Program (LCP) Amendment.

JIM DAWE representing the applicant, presented applicant's agreement to revise the project in response to the issues of the opposition.

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ROGER BALL, consultant for the applicant, presented the proposed grading for the project.

JILL McCARTY spoke in opposition to the Average Daily Trips (ADT) assigned to the project.

SALLY SPIESS presented a letter by George Beardsley from the Torrey Pines Association in opposition to the project based on drainage and visual impacts.

JOE VAINE spoke in opposition to the project based on non-compliance with the community plan.

VICTORIA BRADSHAW, Torrey Pines Association, spoke in opposition to the project based on non-compliance with the community plan.

BILL SCHWENKER, Arroyo Sorrento Homeowners Association, spoke in opposition to the project based on non-compliance with the community plan, and inadequacy of the Environmental Impact report (EIR).

Public testimony was closed.

COMMISSION ACTION

On motion of **EDWARD REYNOLDS**, seconded by **FRISCO WHITE**, the Commission voted 4-3 (**BENN**, **BERNET** and **QUINN** voting in the negative) to approve per staff recommendation, and recommend to the City Council.

ADJOURNMENT

The Commission adjourned at 12:25 p.m.