

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
MAY 13, 1993  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Acting Chairman Pesqueira at 9:15 a.m. The Planning Commission adjourned at 12:00 p.m.

ATTENDANCE DURING THE MEETING:

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-not present  
Hal Valderhaug, Chief Deputy City Attorney-present  
Ron Friedman, Principal Planner, Development and  
Environmental Planning-present  
Frank Ducote, Principal Planner, Landscape Planning-present  
Hossein Ruhi, 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.

**Commissioner Lynn Benn** discussed the Regulatory Relief, and requested that an analysis of how many existing permits in all categories, industrial, commercial, residential, single and multi-family, break down by area, and number of units, if available be sent to the Planning Commissioners.

**Ernest Freeman**, Planning Director, stated Regulatory Relief is scheduled for City Council, May 18, 1993, and will provide the information to Planning Commission.

**Acting Chairman Ralph Pesqueira** requested also on the Regulatory Relief, include a list of permits that are outstanding and expiration date.

ITEM-3 TENTATIVE MAP (TM) 93-0114. PACIFIC CORPORATE CENTER LOT 20. PROJECT DESCRIPTION: 2-LOT DIVISION/EXISTING DEVELOPED LOT. LEGAL: LOT 20, PACIFIC CORPORATE CENTER UNIT 6, MAP 11651. LOCATION: 5808 PACIFIC CENTER BLVD. BETWEEN: PACIFIC HEIGHTS BLVD. AND: PACIFIC MESA BLVD. ZONE: M-1B HRO TO M-1B HRO. APPLICANT: RADNOR/COLLINS/SORRENTO PARTNERS. ENVIRONMENTAL IMPACT EXEMPT. PROCESS 4.

Planning Department Report No. P-93-086.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **VERNA QUINN**, the Commission voted 6-0 to move as consent item and approve.

ITEM-2 APPROVAL OF MINUTES OF APRIL 29, 1993.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **LYNN BENN**, the Commission voted 6-0 to approve the minutes of April 29, 1993 as corrected, Item 8, page 6, Commission Action, to approve as amended; change R1-4000 to be R1-40000.

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ITEM-1A HOUSE OF HUNGARY PROPOSAL - BALBOA PARK. INFORMATIONAL ITEM.

**FRANK DUCOTE** presented Planning Department Report No. P-93-086.

**Commissioner Scott Bernet** stated had concerns in two areas: 1) this area, that its not in conformance to the plan, that the commission implemented, that this come before Planning Commission whether if its in conformance or not be amended, and; 2) the landscaping relating to trees, are using footing, and to save those trees, the environmental review address this issue, as well as the historical qualities of the area.

**Commissioner Lynn Benn** stated since the Commission is involved in the approval of the plan, if there is any changes in the plan should come back through the hearing process, and supported Commissioner Bernet's request.

**Acting Chairman Ralph Pesqueira** asked if this project be brought back to Planning Commission?

**Frank Ducote** said that the Commission is within the right to request a hearing to the Park and Recreation Director, the board and department. That a revised plan and environmental document for grouping, not the individual cottages.

**Commissioner Verna Quinn** requested not the plans for the House of Hungary, but the new proposed grouping that will be taking place there, come back to Planning Commission.

**Ernest Freeman**, Planning Director, addressed the procedural matters between the Planning Commission and the Recreational Commission, and this item be brought back to Planning Commission.

This item referred back to staff.

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ITEM-4      APPEAL OF SOUTHEAST SAN DIEGO DEVELOPMENT PERMIT (SED)  
&4A          CONDITIONAL USE PERMIT (CUP/ALCOHOL BEVERAGE CONDITIONAL  
              USE PERMIT NO. 92-0576. TEXACO SERVICE STATION-EUCLID.  
              ENVIRONMENTAL REVIEW EXEMPT. PROJECT DESCRIPTION:  
              REMODEL AND ADDITION TO EXISTING STATION. LOCATION:  
              1025 EUCLID AVENUE BETWEEN: EUCLID AVENUE AND: GENEVA  
              AVENUE. ZONE: \*CSR. APPLICANT: TEXACO REFINING AND  
              MARKETING. PROCESS 3.

**PETER CHOU** presented Planning Department Report No. P-93-078, and Alcoholic Beverage Establishments.

**REVEREND CLARICE CHRISTIAN**, representing San Diego County International Ministerial Alliance. She spoke in opposition, there are already multiple establishments in the community that are selling alcohol beverages, crime rate, drugs, the location of churches in the area, drinking and driving.

**JOHNNIE GIBSON**, a concern citizen, spoke in opposition to the sell of alcohol. People, who are standing around the liquor stores drinking are badgering the children and taking their money. Establishing another liquor outlet in this community would harm it even more.

**BOOKER CRENSHAW, JR.**, member of the 4th District Crime and Justice Commission. He spoke in opposition, that this will impact the community, the health and safety of the children.

**CLEO MALONE** spoke in opposition to issuance of the liquor license, the health, safety, and welfare of the residents and people who live and work in that area, but not the construction and remodeling of the project.

**BILLY JACKSON**, a concern citizen, parent, grandfather, and great grandfather. He spoke in opposition to the liquor store, that we need to beautify the community for our families and children.

**JUAN SMITH**, representing Palava Tree Drug and Alcohol Recovery Center. He spoke in opposition, that there is enough liquor stores in our community.

**REYNALDO PISANO**, representing Southeast San Diego Development Committee. He discussed his letter dated May 5, 1993, there is no need for another liquor store, that the applicant focus on the business of gasoline, oil and services sales.

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**COUNCILMEMBER GEORGE STEVENS**, representing the 4th Council District. He spoke in opposition to the issuance of the liquor license, to the crime, health and safety, drinking and driving in this area. Mr. Stevens stated that there are four liquor stores south of this location. There are no other corner in the City of San Diego that has four liquor stores.

**MARK HARDEN**, representing Texaco, spoke in favor to project and the issuance of a liquor license. He gave a brief background of the project from 1988 to present. Mr. Harden presented a petition of 200 signatures in support of previous and future selling of beer and wine.

**KAMAL HINDI**, owner of the station, stated been in this location since 1987, and applied in 1991 for the beer and wine license. He spoke in favor to selling alcohol.

**JIMMY THRASHER**, representing himself and neighbors, said lived in this area for 31 years, directly behind Texaco. He spoke in favor to this project, that its one of the nicest and very clean, there has been no problem, and Mr. Hindi be given his license for the beer and wine.

**CLYDE WILLIAMS** and **BILL HICKS**, representing Texaco, in favor, allotted their time to Mr. Harden.

Public testimony was closed.

**COMMISSION ACTION**

On motion of **EDWARD REYNOLDS**, seconded by **FRISCO WHITE**, the Commission voted 6-0 to approve the construction, remodeling, and refurbishing to enhance this facility, but not approve the sell of any alcohol at this location.

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ITEM-5 APPEAL OF COASTAL DEVELOPMENT PERMIT (CUP) 92-0761. GREER RESIDENCE. PROJECT DESCRIPTION: CONSTRUCTION, ADDITION TO SINGLE FAMILY RESIDENCE AND FREE STANDING GARAGE. LEGAL: LOTS 37 & 38, BLOCK 19, HOLLYWOOD PARK, MAP 1263. LOCATION: 1312 OPAL STREET BETWEEN: FOOTHILL BLVD. AND: FANUEL STREET. ZONE: R1-5000 TO R1-5000. APPLICANT: JAMES A. GREER. PROCESS 3.

**Acting Chairman Pesqueira** stated documents or packets submitted to Planning Commission at the hearing, over 2 pages not acceptable. That Commission needs to listen to the testimony given, and not take the time or recess to review lengthy documents.

**TRACY ELLIOT-YAWN** presented Planning Department Report No. P-93-081.

**JAMES GREER**, applicant, presented a display model and photos of the project. He gave a brief background of the project, and did not want to request a continuance.

**RECESS, RECONVENE**

The Planning Commission recessed at 11:15 a.m. and reconvene at 11:25 a.m.

**DAVID DELATORE**, representing neighbors and 22 homeowners in the immediate neighborhood. He presented photos and 22 letters with signatures opposed to the project. Mr. Delatore spoke in opposition to the zoning relating to the second apartment unit, and visual compatibility.

**JOY BUNGE**, lives directly behind Mr. Greer's property. She spoke in opposition to the project, that it will not enhance the neighborhood, and the two story garage.

**PATRICIA GHIO**, spoke in opposition of putting two units with two stories on the property.

**JANE COLLINS, WINNIE CAUDILL** and **JANE COLLINS** allotted their time to David Delatore above the garage.

**COMMISSION ACTION**

On motion of **LYNN BENN**, seconded by **FRISCO WHITE**, the Commission voted 6-0 to deny appeal, and deny project.

**ADJOURNMENT**

The Planning Commission adjourned at 12:00 p.m.