

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
FEBRUARY 23, 1989
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 9:00 a.m.
The Planning Commission adjourned at 12:00 noon.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-not present
Commissioner Albert Kercheval-present
Commissioner Scott Bernet-not present
Commissioner Lynn Benn-not present
Commissioner Chris Calkins-present
Mary Lee Balko, Deputy Director,
Community Planning-present
Tom Salgado, Acting Deputy Director-present
Fred Conrad, Chief Deputy City Attorney-present
Robert Korch, Acting Principal Planner, Development
Planning-present
Jim McLaughlin, Engineering and Development-present
Recorder Janet MacFarlane-present

ITEM-1 PROPOSITION G/BELMONT PARK INITIATION OF A REZONE AND AN AMENDMENT TO THE MISSION BEACH PRECISE PLAN, LOCAL COASTAL PROGRAM ADDENDUM, AND PROGRESS GUIDE AND GENERAL PLAN. THE PROPOSED REZONE AND PLAN AMENDMENT WOULD IMPLEMENT THE VOTER APPROVED PROPOSITION G BY REZONING THE BELMONT PARK SITE FROM C (COMMERCIAL) TO OS-R (OPEN SPACE-RESOURCE) EXCEPT FOR THE PLUNGE BUILDING/FITNESS CENTER WHICH WOULD BE REZONED CR (COMMERCIAL RECREATION), AND REDESIGNATING THE BELMONT PARK SITE FROM COMMERCIAL RECREATION (AS BELMONT AMUSEMENT PARK) TO RESOURCE BASED PARKS AS A PART OF MISSION BEACH PARK IN CONFORMANCE WITH PROPOSITION "G".

No one appeared to speak on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BENN and BERNET not present) to initiate an amendment to the Mission Beach Precise Plan and Rezone for Belmont Park.

ITEM-2 COASTAL DEVELOPMENT PERMIT NO. 88-1188. PROJECT NAME: 1455 MISSOURI STREET CONDOS. THE PROJECT PROPOSES THE DEMOLITION OF TWO EXISTING RESIDENTIAL UNITS AND THE CONSTRUCTION OF SIX THREE-BEDROOM CONDOMINIUM UNITS, WITH ATTACHED GARAGES. THE RESIDENTIAL UNITS RANGE IN AREA FROM 1,300 SQUARE FEET TO 1,407 SQUARE FEET. THE PROJECT SITE IS LOCATED ON MISSOURI STREET BETWEEN HAINES AND GRESHAM IN PACIFIC BEACH. THE NEIGHBORHOOD CONSISTS OF A MIX OF SINGLE-FAMILY AND MULTI-FAMILY UNITS. AT A POINT THREE LOTS TO THE WEST OF THE SUBJECT PROPERTY THE LAND USE DESIGNATION CHANGES TO RESIDENTIAL (9 DU/NRA MAXIMUM) AND THE ZONING CHANGES TO R-1-5.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BENN and BERNET not present) to approve the Consent Agenda.

ITEM--3 APPEAL OF A PLANNING DIRECTOR APPROVAL OF THE FEHLMAN RESIDENCE HILLSIDE REVIEW RESOURCE/PROTECTION OVERLAY ZONE PERMIT NO. 88-1016. LOCATED ON THE WEST SIDE OF ARCADIA DRIVE, NORTH OF AVALON DRIVE, EAST OF JACKDAW STREET, SOUTH OF INTERSTATE 8, AND WEST OF HAWK STREET IN THE R-1-5000 ZONE IN THE UPTOWN COMMUNITY. EQD NO. 88-1016. OWNER/APPLICANT: MARK AND ANNE FEHLMAN. APPELLANTS: LOREN AND KIRSTEN RINDAL/HURBERT PRICE.

GLENN GARGAS present Planning Department Report No. 89-100. He noted public testimony had been closed on this item at the last meeting.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 3-2 (ZOBELL and CALKINS voting in the negative with BENN and BERNET not present) to certify the negative declaration and deny the appeal and approve the permit as recommended by staff. This motion failed for lack of four affirmative votes. The permit was, therefore, deemed approved by action of Planning Director approval.

ITEM--4 MID-CITY COMMUNITY PLAN AMENDMENTS AND REZONINGS. AMENDMENTS TO THE MID-CITY COMMUNITY PLAN AND/OR REZONINGS ARE PROPOSED IN THREE AREAS IN THE MID-CITY COMMUNITY BASED UPON PUBLIC TESTIMONY AND DISCUSSIONS AT THE NOVEMBER 17, 1987, CITY COUNCIL HEARING. THE CITY COUNCIL DIRECTED THE PLANNING DEPARTMENT AND PLANNING COMMISSION TO CONDUCT HEARINGS AND PROVIDE RECOMMENDATIONS FOR FURTHER COUNCIL ACTION. APPLICANT: CITY OF SAN DIEGO.

JEAN CAMERON present Planning Department Report No. 89-005.

WAYNE CHEW, representing the community planning group, spoke in support of the proposed rezoning.

BETTY TATE spoke in support of the proposed rezoning for the Marlborough Hilldale area.

BOB GONZALES spoke in opposition to the proposed rezoning on 38th Street.

THOMAS BENSEL spoke in opposition to the proposed rezoning for Area A, the Hilldale and Marlborough Street properties.

JIM RYAN, representing Councilmember MCCOLL, requested a six- to eight-week continuance.

LORA RITTMAYER spoke about the traffic in the area.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 4-1 (ZOBELL voting in the negative with BENN and BERNET not present) to continue this item to April 20, 1989, at 9:00 a.m.

ITEM--5

WORKSHOP ON THE MIDWAY/PACIFIC HIGHWAY CORRIDOR COMMUNITY PLAN UPDATE - FIRST PUBLIC REVIEW DRAFT - JANUARY 1989. THE MIDWAY/PACIFIC HIGHWAY CORRIDOR COMMUNITY PLANNING AREAS ENCOMPASSES APPROXIMATELY 800 ACRES OF LAND WHICH IS BOUNDED BY THE PENINSULA COMMUNITY ON THE WEST, INTERSTATE 8 ON THE NORTH, INTERSTATE 5 ON THE EAST, AND LAUREL STREET, THE PORT DISTRICT TIDELANDS, AND MILITARY PROPERTIES ON THE SOUTH. THE PROPOSED COMMUNITY BOUNDARY INCORPORATES THE PACIFIC HIGHWAY CORRIDOR WHICH IS NOT PART OF ANY OTHER COMMUNITY PLAN.

JOAN HARPER presented Planning Department Report No. 89-087. She also made a slide presentation showing the area affected.

PETER FLETCHER, representing P&G Company, spoke in opposition to the plan as presented. He recommended that the Commission not set this for public hearing but rather send it back to the advisory planning group for further study.

HENRY WELLS spoke in opposition to the plan amendment. He stated the businesses were oriented toward the current street design and patterns and he was opposed to any change.

JACK BAER stated he represented a number of residents whose property overlooked the Rosecrans area near the Loma Theater. He spoke in opposition to any proposed elimination of the 30-foot height limit in the area.

LYLE BUTLER stated he was opposed to the proposed M-1B zoning for his property.

ROSEMARIE LYON, representing Withers and Lyon, stated they owned and operated motels along Pacific Highway and were strongly opposed to any rezoning to M-IP. She stated their location was ideal for motel use.

WILLIAM KENTEN, owner of several properties in the area, recommended the plan be sent back to the planning group for further review.

LOUIS DOWDY, Chairman of the Midway Planning Group, stated he would like to give the plan more study and suggested a six-month continuance.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 5-0 (BENN and BERNET not present) to conduct another workshop on this community plan in approximately 60 days.

RECESS, RECONVENE

The Commission recessed at 11:05 a.m. and reconvened at 11:10 a.m.

ITEM-6 MISSION VALLEY PLANNED DISTRICT ORDINANCE - FEBRUARY, 1989, DRAFT. THE MISSION VALLEY PLANNED DISTRICT ORDINANCE IS THE PROPOSED PERMANENT IMPLEMENTING LEGISLATION FOR THE MISSION VALLEY COMMUNITY PLAN. FOR DEVELOPMENT INTENSITY PURPOSES, THIS ORDINANCE ALSO APPLIES TO THE PORTION OF LINDA VISTA TAKING ACCESS OFF OF FRIARS ROAD.

NANCY SCHWARTZ presented Planning Department Report No. 89-086.

PAUL ROBINSON, representing Crow Hazard Associates, stated he was in support of the plan as presented.

RICK ASCHENBRENNER, representing the Mission Valley Unified Planning Committee, spoke in support of the plan and asked that additional time be allowed for further refinement of the proposed PDO.

JOSEPH HERTEL, representing University Ford, indicated their support for the planned district ordinance. He was in support of a continuance because he felt there were a few remaining items that needed to be worked out.

WILLIAM MARKEY, River Valley Golf Course, spoke in opposition to the plan based on the LRT alignment and its fiscal impact.

MATT PETERSON, representing Fashion Valley, indicated they did support in concept the planned district ordinance. He indicated his support for a month continuance to allow for further review of the latest draft. He questioned, however, the necessity of the planned district ordinance based on the recent adoption of the community plan.

JEFF CHINE, representing MV Associates, spoke in opposition to the planned district ordinance. He stated his opposition was based on the fact that the ordinance did not specifically address development agreements and felt clarifying language should be added.

BILL LIEBERMAN, representing MTDB, recommended retaining the language in the PDO regarding the Light Rail Transit.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-0 (BENN and BERNET not present) to continue the Mission Valley Planned District Ordinance to April 6, 1989 at 1:30 a.m.

ITEM-7 REVIEW OF BASIC CONCEPT DRAWINGS FOR KOLL OFFICE CENTER, PHASE II, LOCATED ON BROADWAY BETWEEN KETTNER BOULEVARD AND STATE STREET. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

AL KERCHEVAL abstained from discussion and vote on this item.

MARIANNE MUNSELL presented Planning Department Report No. 89-051.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission 4-0 (KERCHEVAL abstaining with BERNET and BENN not present) to approve the basic concept drawing for the Koll Office Tower as recommended by staff.

ITEM-13 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

No one appeared to speak at this time.

ITEM-8 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-9 PLANNING COMMISSION WORKSHOP FORMAT

ITEM-10 PLANNING DEPARTMENT STATUS REPORT

ITEM-11 WORKSHOP - PLANNING COMMISSION CONSENT AGENDA FOR COASTAL DEVELOPMENT PERMITS

ITEM-12 SINGLE-FAMILY RENTAL OVERLAY ZONE (SFROZ) - WORKSHOP

Because a quorum was not present, these items were not discussed.

ADJOURNMENT

The Commission adjourned at 12:00 noon.