

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
MARCH 2, 1989  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR  
AND 8TH FLOOR CONFERENCE ROOM

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:00 a.m.  
The Planning Commission adjourned at 5:40 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Yvonne Larsen-present  
Commissioner Ralph Pesqueira-present  
Commissioner Albert Kercheval-present  
Commissioner Scott Bernet-present  
Commissioner Lynn Benn-not present  
Commissioner Chris Calkins-present  
Michael J. Stepner, City Architect-present  
Fred Conrad, Chief Deputy City Attorney-present  
Tom Salgado, Acting Deputy Director, Development  
Planning-present  
Bob Didion, Acting Principal Planner, Development  
Planning-present  
Jim McLaughlin, Engineering and Development-present  
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF JANUARY 26, 1989

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BENN and CALKINS not present) to approve the minutes of January 26, 1989.

ITEM-1A PLANNING COMMISSION WORKSHOP FORMAT

MIKE STEPNER presented Planning Department memorandum dated February 24, 1989.

The Commission discussed the format to conduct workshop items.

ITEM-1B COASTAL DEVELOPMENT PERMIT CONSENT CALENDAR.

PATRICK LOWE reviewed Planning Department Report No. 89-133.

The Commission held a discussion on the procedure for processing Coastal Development Permits.

RECESS, RECONVENE

The Commission recessed at 10:00 a.m. and reconvened at 10:10 a.m.

ITEM-2 COASTAL DEVELOPMENT PERMIT NO. 88-1247. PROJECT NAME: LIBS CHIROPRACTIC CENTER. THE PROJECT PROPOSES THE CONSTRUCTION OF 1,797 SQUARE FEET OF NEW OFFICE SPACE AND THE REMODELING OF THE EXISTING 1,003-SQUARE-FOOT RESIDENTIAL HOUSE AND THE DEMOLITION OF AN EXISTING CONVERTED GARAGE, LOCATED IN THE REAR OF THE LOT (SEE ATTACHMENT 1, FIGURE 1 - SITE PLAN). THE EXISTING RESIDENTIAL HOUSE WILL BE RAISED TO BECOME THE SECOND STORY OF THE PROPOSED OFFICE STRUCTURE. AN EXISTING STUDIO IS ALSO LOCATED IN THE REAR OF THE LOT. THERE ARE NO PROPOSED CHANGES TO THE STUDIO UNIT. THE PROJECT SITE IS LOCATED ON LAMONT STREET APPROXIMATELY 75 FEET NORTH OF GRANT AVENUE. LOCATION: 4410 LAMONT STREET. APPLICANT: DR. DAVID LIBS.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 4-0 (ZOBELL not voting with CALKINS and BENN not present) to approve the consent item.

- ITEM-3 COASTAL DEVELOPMENT PERMIT NO. 88-1286. PROJECT NAME: McCLEARY CONDOS. THE PROJECT PROPOSES THE DEMOLITION OF FOUR (4) EXISTING RESIDENTIAL UNITS AND THE CONSTRUCTION OF FOUR (4) TWO-AND THREE-BEDROOM CONDOMINIUM UNITS WITH ATTACHED GARAGES. THE RESIDENTIAL UNITS RANGE IN AREA FROM APPROXIMATELY 1,200 SQUARE FEET TO 1,450 SQUARE FEET. THE PROJECT SITE IS LOCATED ON FELSPAR STREET BETWEEN GRESHAM STREET AND HAINES STREET IN PACIFIC BEACH. THE NEIGHBORHOOD CONSISTS OF A MIX OF SINGLE- AND TWO-STORY MULTI-FAMILY RESIDENTIAL UNITS. LOCATION: 1457-63 FELSPAR STREET. APPLICANT: MR. & MRS. McCLEARY.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BENN and CALKINS not present) to approve the consent agenda item.

- ITEM-4 THE BREHM COMMUNITIES DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND BREHM COMMUNITIES, A CALIFORNIA CORPORATION, CASE NO. 88-1289. OWNER/APPLICANT: BREHM COMMUNITIES.

The Commission trailed this item until 11:00 a.m.

- ITEM-5 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

- ITEM-6 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-7 APPEAL FROM THE SUBDIVISION BOARD'S APPROVAL OF TENTATIVE SUBDIVISION MAP NO. 88-0460 (GLENCOE HEIGHTS). THIS MAP PROPOSES TO SUBDIVIDE A 2.70-ACRE SITE INTO 18 LOTS FOR SINGLE FAMILY AND DUPLEX DEVELOPMENT. THE SUBJECT PROPERTY IS LOCATED ON THE EAST SIDE OF GLENCOE DRIVE BETWEEN HELM STREET AND CALVACADO STREET AND IS DESCRIBED AS A PORTION OF LOT 826 OF LOMITA VILLAGE, MAP 2998, AND A PORTION OF LOT 22, OF MOODY'S SOUTH ADDITION, MAP 1290. THE SITE LIES WITHIN THE SKYLINE-PARADISE HILLS COMMUNITY PLAN AREA IN THE R1-5000 AND R-3000 ZONE. OWNER/APPLICANT: STONE DEVELOPMENT COMPANY. APPELLANT: ARTHUR R. TAYLOR.

JUDY BRASWELL presented Planning Department Report No. 89-112.

ARTHUR TAYLOR spoke in support of the appeal. He questioned whether the proper notice had been mailed.

HUGH STONE, representing Stone Development, spoke in favor of the map. He explained the drainage problem had been worked out to the satisfaction of the City Engineer.

MICHAEL LUBITZ, representing Stone Development, spoke in support of the map indicating the project was in conformance with the surrounding area.

#### COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BENN not present) to certify the negative declaration and deny the appeal and approve the map according to staff recommendation.

ITEMS-8 LIEW'S SUBDIVISION NORTH CITY WEST DEVELOPMENT PLAN  
AND 9 NO. 88-0932 AND VESTING TENTATIVE MAP NO. 88-0932, FOR A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SBM AND LOCATED ON THE EAST SIDE OF OLD EL CAMINO REAL BETWEEN DERBY FARMS ROAD AND BLACK MOUNTAIN ROAD, NEIGHBORHOOD NUMBER SEVEN PRECISE PLAN.  
OWNER/APPLICANT: POLLY LIEW.

TED SHAW presented Planning Department Report No. 89-113.

CARLOS OTERO spoke about the water and sewer problems in the area.

JOE MORRISON, representing Nasland Engineering spoke in support of the project. He explained that the project would tie into the existing sewers.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by YVONNE LARSEN, the Commission voted 6-0 (BENN not present) to certify the mitigated negative declaration and approve the permit and map as recommended by staff.

ITEM-10 MCGUIRE RESIDENTIAL, NORTH CITY WEST DEVELOPMENT PLAN PERMIT NO. 88-1090, FOR PARCEL 1 OF PARCEL MAP NO. 14570, NEIGHBORHOOD 9 PRECISE PLAN. OWNER: LEO ANTHONY MCGUIRE. APPLICANT: RECREATIONS OF CALIFORNIA, INC.

KEVIN SULLIVAN presented Planning Department Report No. 89-114.

KURT NOLAN, representing the applicant, indicated he was available for Commission questions.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-1 (BERNET voting in the negative with BENN not present) to certify the negative declaration and approve the permit.

RECESS, RECONVENE

The Commission recessed at 10:45 a.m. and reconvened at 11:00 a.m.

ITEM-4 THE BREHM COMMUNITIES DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND BREHM COMMUNITIES, A CALIFORNIA CORPORATION, CASE NO. 88-1289. OWNER/APPLICANT: BREHM COMMUNITIES.

The Commission continued discussion of this item which was trailed earlier.

BOB KORCH presented Planning Department Report No. 89-109.

CHARLES BLACK, attorney representing the applicant, spoke in support of the agreement. He indicated they were housekeeping changes to make the agreement consistent with the PRD as amended by the Planning Director.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by YVONNE LARSEN, the Commission voted 6-0 (BENN not present) to approve the development agreement as recommended by staff.

ITEM-11 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

RECESS, RECONVENE

The Commission recessed at 11:10 a.m. and reconvened at 11:30 a.m.

RALPH PESQUEIRA assumed Chair of the meeting.

ITEM-12 REVIEW OF AN AMENDMENT TO THE BASIC CONCEPT DRAWINGS OF "ONE HARBOR DRIVE" A RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED SOUTH OF "J" AT THIRD AVENUE. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

AL KERCHEVAL abstained from discussion and vote on this item.

MARIANNE MUNSELL presented Planning Department Report No. 89-122.

JIM MILCH, attorney representing the applicant, indicated he was available for Commission questions.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 4-0 (KERCHEVAL abstaining with ZOBELL and BENN not present) to approve the basic concept drawings for One Harbor Drive as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 11:35 a.m. and reconvened at 1:40 p.m.

ITEM-13 DRAFT RECYCLING FACILITIES ORDINANCE.

PAT GRABSKI presented Planning Department Report No. 89-131.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 4-0 (ZOBELL, CALKINS and BENN not present) to recommend certification of the environmental impact report and approve the ordinance as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 1:45 p.m. and reconvened at 2:05 p.m.

ITEMS-14 AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN, NORTH  
THRU 16 CITY WEST COMMUNITY PLAN, DEVELOPMENT UNIT 7 PRECISE  
PLAN AND NORTH CITY WEST PLANNED DISTRICT ORDINANCE;  
TENTATIVE PARCEL MAP NO. 88-0970; AND PLANNED DISTRICT  
DEVELOPMENT PERMIT NO. 88-0970. REDESIGNATE TWO CANYON  
AREAS FROM SINGLE-FAMILY RESIDENTIAL USE TO OPEN SPACE;  
REDESIGNATE A SEVEN ACRE SPECIAL USE AREA TO ENHANCED  
OPEN SPACE; DEVELOPMENT OF THE ENHANCED OPEN SPACE AS A  
PUBLIC PARK; AND RELATED ZONE CHANGES.  
OWNER/APPLICANT: PARDEE CONSTRUCTION COMPANY.

SCOTT BERNET indicated he would to abstain from discussion and vote on these items. There being only three Commissioners available to take action on this

permit, it was suggested the items be continued to March 16.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 4-0 (ZOBELL, CALKINS and BENN not present) to continue these items to March 16, 1989 at 9:00 a.m.

RECESS, RECONVENE

The Commission recessed at 2:10 and reconvened at 2:30 p.m.

KARL ZOBELL resumed chair of the meeting.

ITEM-17 GOLDEN TRIANGLE RESEARCH REZONE NO. 88-0481. A REQUEST TO REZONE FROM R1-5000/HR TO SR/HR. LOCATED SOUTH OF EASTGATE MALL BETWEEN TOWNE CENTER DRIVE AND INTERSTATE 805 IN THE UNIVERSITY COMMUNITY PLAN. OWNER/APPLICANT: JAMES D. JAMESON.

KAREN LYNCH-ASCHRAFT presented Planning Department Report No. 89-117.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 5-0 (CALKINS and BENN not present) to certify the negative declaration and approve the rezone as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 2:35 p.m. and reconvened at 3:00 p.m.

ITEM-18 DETERMINATION OF VACANCY RATE FOR APARTMENT RENTAL UNITS.

DENNIS TURNER presented Planning Department Report No. 89-096.



No one appeared to speak on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 5-0 (CALKINS and BENN not present) to find the vacancy rate greater than five percent as reported by the Department.

ITEM-19 DRAFT HISTORIC RESOURCE BOARD ORDINANCE.

KATHRYN WILLETTS, San Diego Historical Site Board, introduced the concept of the new proposed Historical Resource Board Ordinance.

RON BUCKLEY presented Planning Department Report No. 89-093.

MARCIA MALESKE spoke to the fiscal impact on the adoption of the ordinance.

CAROL LINDEMULDER reviewed ordinances in other areas of the country.

DAVID SWARENS, representing SOHO, spoke in support of the proposed ordinance.

DONALD WORLEY stated he represented several property owners whose property would be impacted by the proposed legislation. He indicated his opposition to the proposed ordinance and recommended that the Planning Commission be involved in the process.

ARTHUR MARSTON, 3500 Block of Seventh Avenue, indicated his opposition to the proposed ordinance.

BOB MOSHER stated his opposition to the proposed ordinance. He recommended that a new ordinance be created, one that would be positive in nature and that realistically would encourage rehabilitation and retention of historic structures. He indicated he was opposed to Criteria 5 and 6.

MARIA LIA, historic property attorney, spoke in opposition to the proposed ordinance.

MIKE McDADE spoke in opposition to the proposed ordinance. He stated he was in particular opposition to

delegate powers to a voluntary non-elected body. He recommended that the Historic Site Board retain its advisory capacity.

LYNNE HEIDEL spoke in opposition to the proposed ordinance. She questioned the treatment of pipeline project should an ordinance similar to this be adopted.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BENN and CALKINS not present) to conduct another workshop on this item on April 27, 1989, at 1:30 p.m.

ITEM-20 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

No one appeared to speak at this time.

ADJOURNMENT

The Commission adjourned at 5:40 p.m.