

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
APRIL 27, 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 3:10 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Yvonne Larsen-present  
Commissioner Ralph Pesqueira-present  
Commissioner Edward Reynolds-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  
Betsy McCullough, Principal Planner, Community  
Planning-present  
Recorder Janet MacFarlane-present

MISCELLANEOUS

City Clerk CHUCK ABDELNOUR swore in ED REYNOLDS, newly appointed Planning Commissioner.

ITEM-1 APPROVAL OF MINUTES OF APRIL 6, 1989

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 4-0 (REYNOLDS not voting, with BENN and PESQUEIRA not present) to approve the minutes of April 6, 1989.

ITEM-2 CLAIREMONT MESA COMMUNITY PLAN UPDATE AND IMPLEMENTATION (MARCH 1989 ADDENDUM AND NOVEMBER 1988 DRAFT). THE CLAIREMONT MESA COMMUNITY PLAN WAS ADOPTED IN 1970. THIS PROJECT UPDATES THE PLAN AND PROPOSES VARIOUS PLAN IMPLEMENTATION MEASURES INCLUDING REZONINGS AND ORDINANCE AND GUIDELINE AMENDMENTS.

EVA STRESEMANN presented Planning Department Report No. 89-224.

BETSY McCULLOUGH, Principal Planner, summarized the actions being requested of the Planning Commission.

TIM GRAVES, Chairman of the Clairemont Mesa Planning Committee, gave the Commission the various votes the planning group had taken on issues related to the Clairemont Mesa Plan Update.

SY KAINEN stated the boundary of Tecolote Canyon should be at the bottom of the canyon. He further stated the Overlook Heights area should be in the Clairemont Community Plan area, not Linda Vista.

LAWRENCE DOHERTY, representing Appel Development Company, recommended a mixed-use designation for the Coastal Villa Trailer Park property or in the alternative, residential development at 30 units per acre.

KEITH RHODES, representing Morena Mobile Village, concurred with the staff recommendation of 30 units per acre on the property.

MARGUERITE FERRANTE spoke in opposition to the recommended 30 dwelling units per acre at the Coastal Villa Trailer Park and cited heavy traffic and the many accidents that have occurred the area. She felt 22 units per acre should be the maximum density.

MERLIN OSTERHAUS spoke in opposition to the plan amendment.

JIM SILLS, representing Councilman HENDERSON, recommended a 30-foot height limit for the Clairemont area.

MATTHEW PETERSON, attorney representing the Price Club, spoke in opposition to the recommended overlay zone on the Price Club property. He recommended as an alternative, a private agreement to add landscaping on this site.

WESLEY BAUGH spoke in opposition to the recommended rezoning of property under his ownership.

ELOISE BATTLE, Chairman of the Tecolote Canyon Citizens' Advisory Committee, stated they passed a resolution requesting that the Tecolote Canyon Natural Park be removed from the Clairemont Mesa Community Plan area.

RICHARD BOGE, representing DAVID SHUFORD, spoke in opposition to his client's property being recommended for rezone. The subject property is located on Morena Boulevard near the southwest boundary of the plan.

MATTHEW PETERSON stated he owned property on Pocahontas Court and was opposed to the downzoning of the property. He felt that the property north of Lakehurst should not be rezoned and recommended the property on the south of Lakehurst was appropriate for rezoning.

#### COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 3-2 (REYNOLDS and LARSEN voting in the negative, with BENN and PESQUEIRA not present) to apply the CPIOZ to the Price Club property subject to the understanding that specific language be added that would exclude minor redevelopment or modifications from the requirement that the property then conform to all the elements required under the CPIOZ and to specifically exclude the reconstruction of loading docks

from the application of the CPIOZ unless there is a major redevelopment of the site. This motion failed from lack of four affirmative votes.

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-0 (BENN AND PESQUEIRA not present) to retain the R-3000 zoning north of Lakehurst.

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 4-1 (BERNET voting in the negative with PESQUEIRA and BENN not present) to include the Tecolote Canyon Regional Park within the Clairemont Mesa Community Plan boundary.

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 4-1 (LARSEN voting in the negative with PESQUEIRA and BENN not present) to apply the CPIOZ to the Price Club property to the extent that development requirements under the CPIOZ should be applied to the extent of the scope of the redevelopment for the site.

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-0 (BENN and PESQUEIRA not present) to follow the balance of staff's recommendation and approve the community plan with the exception that Commissioner LARSEN would be voting against the application of the institutional overlay zone to school district properties.

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 5-0 (BENN AND PESQUEIRA not present) that the Commission recommend that a blanket 30-foot height limit not be imposed for the Clairemont area as recommended by Councilman HENDERSON.

RECESS, RECONVENE

The Commission recessed at 10:40 a.m. and reconvened at 10:50 a.m.

ITEM-3 DESIGN COMPETITION FOR THE PROPOSED ORGAN PAVILION PARKING GARAGE

DAVE TOOMEY presented Planning Department Report No. 89-241.

KATHRYN WILLETTS spoke in support of the staff recommendation.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 5-0 (LARSEN and BENN not present) to approve the Organ Pavilion parking garage concept.

ITEM-4 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA

ITEM-5 MERCADO DEL BARRIO DISTRICT - BARRIO LOGAN

ELLA PARIS presented Planning Department Report No. 89-218.

The consultant made a slide presentation of the area.

BIFF PORTER, representing the citizens advisory group, spoke in support of the Mercado del Barrio.

RICHARD CASTILLO, representing the Mexican/American Business and Professional Association, spoke in support of the revitalization program for the Barrio.

JOSEPH MARTINEZ, representing Martinez and Wong, encouraged the Commission to vote in favor of the program.

LUIS GARCIA, member of the advisory committee, spoke in support of staff's recommendation.

CELIA BALLESTEROS spoke in support of the program.

PANFILIO SANCHEZ, Newton Avenue resident, spoke in support of the plan.

AL DUCHENY stated he lived in the area and had a business in the area for 13 years and was in support of the concept of the revitalization program. He recommended that the consultant review the effect that the recently opened Spanish Mercado would have on the development plans for this area.

RICH JUAREZ spoke in support of the program.

CHRISTEN ALIOLTI, representing Congressman JIM BATES, indicated their interest in the project and spoke in support of the concept of the redevelopment program.

JIM NIGRO, area property-owner, spoke in opposition based on a proposed closing of National Avenue.

LOU RATAJESAK spoke in opposition, stating his concern for the truck traffic going through the area.

TREVOR STAFFORD, representing National Pump, recommended the Commission not adopt the revitalization program. He stated the study contained incorrect information. He also felt that the project was not compatible with the amount of traffic in the area. He further questioned competing against a private Mercado that was recently developed.

JOHN STOCKHOLM indicated his opposition to the Mercado Project. He stated he did not feel it appropriate that public funds be used to compete with a private investor project. He stated three new businesses had recently located in the area and spoke in opposition to the initiation of the redevelopment plan.

ROBERT ZAMARRIPA spoke in opposition to the redevelopment program. He stated he recently purchased property in Phase I of the project and had intended to develop a wholesale electric company at the site. He noted that his property would be taken should this project go forward.

ED GLASSEN stated he was a large property owner in the area and felt the area was an industrial one, not residential.

RONALD TRUJILLO, representing the Chicano Park, indicated his desire that there be a linkage with the Mercado and Chicano Park.

#### COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (LARSEN and BENN not present) to designate and approve the survey area as recommended by staff.

On motion of RALPH PESQUEIRA, seconded by CHRIS CALKINS, the Commission voted 5-0 (BENN and LARSEN not present) to direct staff to prepare the preliminary redevelopment plan and an interim ordinance for the Mercado District to be considered at a subsequent public hearing and recommend the consultants be retained to prepare a final redevelopment plan following approval of a preliminary redevelopment plan.

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 5-0 (LARSEN and BENN not present)

to acknowledge receipt of the consultant's study with reservations on the subjects of land prices, vacancy rates and existence of a new competitive market at 22nd and Imperial.

RECESS, RECONVENE

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

ITEM-6 PROPOSED HISTORIC RESOURCE BOARD ORDINANCE

Staff recommended a continuance of this workshop.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 4-0 (ZOBELL, LARSEN and BENN not present) to continue this workshop to May 25, 1989 at 9:30 a.m.

ITEM--6A WORKSHOP - SIDEWALK CAFE ORDINANCE UPDATE

PAT GRABSKI presented Planning Department Report No. 89-237.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 4-0 (ZOBELL, BENN and LARSEN not present) to set this item for public hearing.

ITEM-7 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 3:10 p.m.