

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
MAY 11, 1989  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Commissioner Larsen at 9:30 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-not present  
Commissioner Edward Reynolds-present  
Commissioner Scott Bernet-present  
Commissioner Lynn Benn-present  
Commissioner Chris Calkins-present  
Michael J. Stepner, City Architect-present  
Fred Conrad, Chief Deputy City Attorney-present  
Joe Flynn, Deputy Director, Regulatory Division-present  
Allisyn Thomas, Deputy City Attorney-present  
Tom Salgado, Principal Planner-present  
Mark Cano, Acting Principal Planner, Development  
Planning-present  
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF APRIL 20, 1989

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (ZOBELL, PESQUEIRA and CALKINS not present) to approve the minutes of April 20, 1989.

ITEM-2 COASTAL DEVELOPMENT PERMIT NO. 89-0157. PROJECT NAME: BYC SENIOR APARTMENTS. THE PROJECT PROPOSES THE CONSTRUCTION OF AN ELEVEN (11) UNIT SENIOR HOUSING APARTMENT PROJECT (SEE ATTACHMENT 1, FIGURE 1 SITE PLAN). THE PROJECT INCLUDES TWO (2) ONE-BEDROOM UNITS AND NINE (9) TWO-BEDROOM UNITS RANGING IN AREA FROM 525 SQUARE FEET TO 865 SQUARE FEET. THE PROJECT SITE IS LOCATED ON NEWTON AVENUE BETWEEN SICARD AND 26TH STREETS IN BARRIO LOGAN (SEE ATTACHMENT 2, LOCATION MAP). A CONDITIONAL USE PERMIT (NO. 88-0608) WAS APPROVED BY THE PLANNING DIRECTOR ON OCTOBER 14, 1988, FOR THIS PROJECT. LOCATION: 2320 NEWTON AVENUE. APPLICANT: BARRIO STATION, INC.

ITEM-3 COASTAL DEVELOPMENT PERMIT NO. 89-0197. PROJECT NAME: SINGH RESIDENCE. THE PROJECT PROPOSES THE CONSTRUCTION OF A 4,925 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE (SEE ATTACHMENT 1, FIGURE 1- SITE PLAN). THE PROJECT IS LOCATED ON HILLSIDE DRIVE IN THE LA JOLLA SHORES AREA (SEE ATTACHMENT 2, LOCATION MAP). THE PROJECT WAS REVIEWED AND APPROVED BY THE LA JOLLA SHORES ADVISORY BOARD ON APRIL 12, 1989. THE PLANNING DIRECTOR HAS APPROVED THE LA JOLLA SHORES PLANNED DISTRICT PERMIT FOR THIS PROJECT. LOCATION: 7585 HILLSIDE DRIVE. APPLICANT: DR. S. SINGH.

ITEM-4 COASTAL DEVELOPMENT PERMIT NO. 89-0268. PROJECT NAME: NIAGARA AND BACON COMMERCIAL CENTER. THE PROJECT PROPOSES THE DEMOLITION OF FOUR (4) COMMERCIAL STRUCTURES AND CONSTRUCTION OF A TWO-STORY 10,505-SQUARE-FOOT COMMERCIAL OFFICE AND RETAIL CENTER (SEE ATTACHMENT 1, FIGURE 1-SITE PLAN). THE PROJECT SITE IS LOCATED IN THE NEWPORT AVENUE COMMERCIAL DISTRICT AT THE SOUTHEAST CORNER OF BACON STREET AND NIAGARA AVENUE IN OCEAN BEACH (SEE ATTACHMENT 2, LOCATION MAP). LOCATION: SOUTHEAST CORNER OF BACON STREET AND NIAGARA AVENUE. APPLICANT: WESTMOUNT PROPERTIES.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (ZOBELL, PESQUEIRA and CALKINS not present) to approve the consent agenda.

- ITEM--5 AMENDING SECTIONS 101.0501.A AND 101.0501.B OF THE MUNICIPAL CODE TO ALLOW FOR AN ALTERNATE APPOINTMENT TO THE BOARD OF ZONING APPEALS.

KEVIN MCGEE presented Planning Department Report No. 89-258.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (ZOBELL, PESQUEIRA and CALKINS not present) to approve the amendment to the Municipal Code to provide for an alternate member to serve on the Board of Zoning Appeals.

- ITEM--6 STEIMAN REZONE NO. 88-1122; REQUEST TO REZONE A 0.91-ACRE SITE FROM M-1B TO M-1A. LOCATED ON THE WEST SIDE OF MERCURY STREET BETWEEN CLAIREMONT MESA BOULEVARD AND RAYTHEON ROAD IN THE SERRA MESA COMMUNITY. EQD NO. 88-1122. LEGAL DESCRIPTION: LOT NO. 2, EMPIRE DEVELOPMENT, UNIT NO. 6, MAP NO. 8813. OWNER: MORRIS I. STEIMAN TRUST 1984. APPLICANT: MORRIS I. STEIMAN.

The Commission trailed this item.

- ITEM--7 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

- ITEM--8 COX CABLE COWLES MOUNTAIN CONDITIONAL USE PERMIT NO. 89-0160. LOCATED EAST OF GOLFCREST DRIVE, NORTH OF NAVAJO ROAD, WEST OF COWLES MOUNTAIN BOULEVARD IN THE A-1-10 ZONE IN THE NAVAJO COMMUNITY. EQD NO. 89-0160. LEGAL DESCRIPTION: LOT NO. 70, PORTION OF A, G, H, I AND J, RANCHO MISSION SUBDIVISION MAP NO. 15191. OWNER: CITY OF SAN DIEGO.

BOB DIDION requested an indefinite continuance on this item.

BARBARA MASSEY, representing San Carlos, wanted to be assured that this item would be renoticed when rescheduled for Commission consideration.

MARTIN ALTBAUM, representing Chula Vista Cable, stated he was in opposition to the lease.

JOSEPH ROSALES indicated he had a question about the proposed lease amendment.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 5-0 (PESQUEIRA and ZOBELL not present) to continue this item indefinitely.

ITEM-6 STEIMAN REZONE NO. 88-1122; REQUEST TO REZONE A 0.91-ACRE SITE FROM M-1B TO M-1A. LOCATED ON THE WEST SIDE OF MERCURY STREET BETWEEN CLAIREMONT MESA BOULEVARD AND RAYTHEON ROAD IN THE SERRA MESA COMMUNITY. EQD NO. 88-1122. LEGAL DESCRIPTION: LOT NO. 2, EMPIRE DEVELOPMENT, UNIT NO. 6, MAP NO. 8813. OWNER: MORRIS I. STEIMAN TRUST 1984. APPLICANT: MORRIS I. STEIMAN.

The Commission continued discussion of Item 6 which was trailed earlier.

SCOTT BERNET abstained from discussion and vote on this item.

HOWARD GREENSTEIN presented Planning Department Report No. 89-252.

VOYD BEIGHTS, representing the applicant, concurred with staff's recommendation.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (BERNET abstaining with ZOBELL and PESQUEIRA not present) to certify the negative declaration and approve the rezoning as recommended by staff.

ITEM--8A CLOVERDALE AUCTION CONDITIONAL USE PERMIT NO. 88-1098. LOCATED NORTH OF HIGHWAY 78, WEST OF VIA RANCHO PARKWAY AND EAST OF CLOVERDALE ROAD IN THE A1-10 ZONE IN THE SAN PASQUAL/LAKE HODGES COMMUNITY. EQD NO. 88-1098. LEGAL DESCRIPTION: SW 1/4 OF SECTION 30, T12S, R1W, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA. OWNER: CLOVERDALE STABLES INC., AND CITY OF SAN DIEGO. APPLICANT: 3-2 LIVESTOCK AND AUCTION COMPANY.

PAUL McNEIL presented Planning Department Report No. 89-257.

JEANNIE STEELE, applicant, spoke in support of the project and answered questions raised by the Commission.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 5-0 (ZOBELL and PESQUEIRA not present) to certify the negative declaration and approve the conditional use permit as recommended by staff.

RECESS, RECONVENE

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

ITEM-9 GASLAMP QUARTER GENERAL DESIGN CRITERIA FOR INFILL BUILDINGS - AMENDMENTS FOR PLANNED DISTRICT ORDINANCE.

MIKE STEPNER commented on the proposed Gaslamp Quarter PDO.

ART DUNCAN presented Planning Department Report No. 89-264.

MAX SCHMIDT, representing the staff of Centre City Development Corporation, stated they were in support of the proposed PDO amendments including the 60-foot height limit with a 15-foot variance.

JIM MILCH, representing the COBB family stated his client wished to developed residential units on their site and felt the proposed land use was inappropriate for his client's property.

RALPH RASLING, Gaslamp Quarter Council, stated his group was in support of staff's recommended changes to the PDO with the exception of the 60-foot height limit.

CRAIG LEE, representing the Gaslamp Quarter Council, spoke in opposition to the proposed height limit in the area.

JUDY CARROLL stated she was a property owner as well as a member of the Gaslamp Quarter Council. She was in opposition of the proposed height limit for the area.

ED MURPHY urged that the Planning Commission endorse the recommendation of the Gaslamp Quarter Council.

#### COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 5-0 (ZOBELL and PESQUEIRA not present) to set this item for public hearing.

#### RECESS, RECONVENE

The Commission recessed at 11:55 a.m. and reconvened at 1:45 p.m.

#### ITEM-10 WORKSHOP - PERMITTED USES IN SINGLE-FAMILY ZONES AND DEFINITION OF "FAMILY".

PAT GRABSKI presented Planning Department Report No. 89-251.

The Commission held a discussion of proposed language to define "family", and to increase the off-street parking requirements in single-family neighborhoods that are used for multi-family purposes.

The Commission accepted comments from those attending the workshop as possible resolutions to the problems cited in earlier workshops on this issue.

COMMISSION ACTION

On motion of LYNN BENN, seconded by YVONNE LARSEN, the Commission voted 5--0 (CALKINS and PESQUEIRA not present) to set this item for public hearing.

ITEM-11 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE PLANNING DIRECTOR OR PLANNING COMMISSION SECRETARY AT THE TIME OF THE MEETING.

No one appeared to speak at this time.

ADJOURNMENT

The Commission adjourned at 3:10 p.m.