

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

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice Chairman Pesqueira at 9:00 a.m. The Planning Commission adjourned at 2:20 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-not present  
Commissioner Yvonne Larsen-not present  
Commissioner Ralph Pesqueira-present  
Commissioner Albert Kercheval-present  
Commissioner Scott Bernet-present  
Commissioner Lynn Benn-present  
Commissioner Chris Calkins-present  
Fred Conrad, Chief Deputy City Attorney-present  
George Arimes, Deputy Director, Development  
Planning-present  
Mary Lee Balko, Deputy Director, Long Range  
Planning Division-present  
Tom Salgado, Principal Planner, Community  
Planning-present  
Recorder Janet MacFarlane-present

ITEM A City Architect MICHAEL STEPNER introduced GEORGE ARIMES newly appointed Deputy Director in the Development Planning Division.

ITEM--1 APPROVAL OF MINUTES OF MAY 18, 1989

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (ZOBELL and LARSEN not present) to approve the minutes of May 18, 1989.

ITEMS-2 COASTAL DEVELOPMENT PERMIT NO. 89-0415. PROJECT  
3 & 3A NAME: NOB AVENUE RESIDENCE. THE PROPOSED PROJECT INVOLVES A COASTAL DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING, SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW, 3627-SQUARE-FOOT, SINGLE-FAMILY RESIDENCE. THE 6000-SQUARE-FOOT, PROJECT SITE IS LOCATED AT 13681(A) NOB AVENUE. APPLICANT: THOM FARLEY. COASTAL DEVELOPMENT PERMIT NO. 89-0365. PROJECT NAME: ASTRO-PAK FACILITY. COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF AN EXISTING DILAPIDATED INDUSTRIAL BUILDING AND CONSTRUCTION OF A NEW, 5565-SQUARE-FOOT INDUSTRIAL BUILDING. THE 10,640-SQUARE-FOOT PROJECT SITE IS LOCATED AT 1936 NATIONAL AVENUE. APPLICANT: ASTRO-PAK. COASTAL DEVELOPMENT PERMIT NO. 89-0188. PROJECT NAME: WALKER RESIDENCE. THE PROJECT PROPOSES THE DEMOLITION OF ONE RESIDENTIAL UNIT AND CONSTRUCTION OF A NEW 2,692-SQUARE-FOOT RESIDENTIAL UNIT WITH AN ATTACHED TWO-CAR GARAGE. A SECOND EXISTING RESIDENTIAL UNIT IS TO REMAIN. THE PROJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF PESCADERO AVENUE AND FROUDE STREET IN OCEAN BEACH. LOCATION: 4603 PESCADERO AVENUE. APPLICANT: CHARLES AND JANET WALKER.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (ZOBELL and LARSEN not present) to approve the consent agenda.

ITEM--4 GOLDEN HILL COMMUNITY PLAN AMENDMENTS AND IMPLEMENTATION. THIS PROJECT INCLUDES THE REVISING OF THE GOLDEN HILL PLANNED DISTRICT ORDINANCE TO IMPLEMENT THE RECENTLY ADOPTED COMMUNITY PLAN, REFINEMENTS TO THE GOLDEN HILL COMMUNITY PLAN, THE REZONING OF PROPERTIES WITHIN THE GOLDEN HILL COMMUNITY PLAN AREA AND APPLYING THE HILLSIDE REVIEW OVERLAY ZONE (HR) TO PROPERTIES WITHIN THE GOLDEN HILL COMMUNITY PLAN AREA.  
APPLICANT: CITY OF SAN DIEGO.

HEIDI WAKHAM presented Planning Department Report No. 89-263.

MATT WEATHERSBY, area resident, indicated his support of the planned district ordinance with the exception of the downzoning proposed for the slope area.

WALTER McDONOUGH, President of the Golden Hill Neighborhood Association, spoke in support of the implementation of the plan with the exception of the proposed rezoning for the area from 21st to 24th street.

BEVERLY McDONOUGH, representing GAIL McLEOD, spoke in support of the planned district ordinance as recommended by the community planning group.

ONALEE SHIRK spoke in support of the Planned District Ordinance as recommended by the community planning group.

PAT MARTIN, area resident, indicated they were against the recommended zone change from GH-2500 to GH-1500.

DR. STEVEN LARSEN, area resident, spoke in support of the PDO amendments but felt the area from 21st to 24th Street should be zoned GH-2500, not GH-1500.

CHRIS CELENTE, representing the Golden Hill Planning Committee, spoke in support of the amendment with the exception of the area from 21st to 24th street which he recommended being rezoned to GH-2500.

CONNIE McDONOUGH spoke in support of the plan amendment as recommended by the planning group.

DAVID MOORE spoke in support of the community plan recommendation of GH-2500 on the slopes. He felt the slope was an integral part of the downtown area and multi-family development should be discouraged in this specific area.

DAVID ENGSTSON spoke in support of the plan amendment with a recommendation of GH-2500 zoning on the slope.

BRUCE DAMMANN, area resident, stated he was in favor of the plan with the exception of the recommended zoning for the slope area.

RICHARD ESPOSITO, area property owner, requested that his property at 24th and A Street be maintained at the R-1000 zoning. He explained that he had proposed a 27-unit building on the site and the changes to the PDO would preclude its development at that density.

ANNE RIEDMAN, member of the Golden Hill Planning Committee, indicated her opposition to the staff recommendation of R-1500 zoning on the slope area.

ELENI GAGON stated her opposition to the proposed downzoning of property under her ownership.

MAX DEREZINSKI, area property owner, spoke in opposition to the proposed down zoning he stated he would support a higher density to accommodate more people in the area.

EDWARD MURPHY, representing MRS. GAGON, stated that his client agreed that the property on 21st to 24th should be zoned GH-2500, but the area on 19th to 21st should remain as R-1500 or R-1000 with bonus density.

#### COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by CHRIS CALKINS the commission voted 5-0 (ZOBELL and LARSEN not present) to certify the negative declaration and approve the Golden Hill Planned District Ordinance, modifying the recommended rezoning of property from 21st to 24th to the GH-2500 Zone.

#### RECESS, RECONVENE

The Commission recessed at 10:35 a.m. and reconvened at 10:40 a.m.

ITEM-5 GASLAMP QUARTER GENERAL DESIGN CRITERIA FOR INFILL BUILDINGS - AMENDMENTS FOR PLANNED DISTRICT ORDINANCE. REFERENCE MAY 4, 1989 PLANNING COMMISSION WORKSHOP AND PLANNING REPORT 89-264. THE PLANNING COMMISSION WILL REVIEW BUILDING DESIGN CRITERIA AND TWO MAXIMUM HEIGHT PROPOSALS FOR NEW INFILL CONSTRUCTION IN THE GASLAMP QUARTER. FINAL DESIGN CRITERIA AND HEIGHT LIMITS WILL BE INCORPORATED INTO THE GASLAMP QUARTER PLANNED DISTRICT ORDINANCE AND THE URBAN DESIGN AND DEVELOPMENT MANUAL, REPLACING SECTION 103.047 OF THE PLANNED DISTRICT ORDINANCE.

The commission trailed discussion of Item 5.

ITEM-6 REVIEW OF BASIC CONCEPT DRAWINGS FOR ROGER MORRIS PLAZA, BLOCK BOUNDED BY MARKET, RAILROAD TRACKS, FRONT AND FIRST. OWNER/APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

MARIANNE MUNSELL presented Planning Department Report No. 89-309.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS seconded by CHRIS CALKINS, the Commission voted 4-1 (BENN voting in the negative with ZOBELL and LARSEN not present) to approve the basic concept drawings for Roger Morris Plaza.

ITEM-7 PROJECT REVIEW OF CONCEPT DRAWING FOR MARINA COURT; A MIXED-USE DEVELOPMENT PROPOSING 37 RESIDENTIAL UNITS WITH GROUND FLOOR RETAIL USES. LOCATED AT THE SOUTHEAST CORNER OF MARKET STREET AND THIRD AVENUE IN THE MARINA REDEVELOPMENT AREA OF THE CENTRE CITY COMMUNITY. OWNER: MARINA ASSOCIATES. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

TOM WILLIAMS presented Planning Department Report No. 89-316.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by SCOTT BERNET, the Commission voted 5-0 (ZOBELL and LARSEN not present) to approve the basic concept drawings for Marina Court.

ITEM-5 GASLAMP QUARTER GENERAL DESIGN CRITERIA FOR INFILL BUILDINGS - AMENDMENTS FOR PLANNED DISTRICT ORDINANCE. REFERENCE MAY 4, 1989 PLANNING COMMISSION WORKSHOP AND PLANNING REPORT 89-264. THE PLANNING COMMISSION WILL REVIEW BUILDING DESIGN CRITERIA AND TWO MAXIMUM HEIGHT PROPOSALS FOR NEW INFILL CONSTRUCTION IN THE GASLAMP QUARTER. FINAL DESIGN CRITERIA AND HEIGHT LIMITS WILL BE INCORPORATED INTO THE GASLAMP QUARTER PLANNED DISTRICT ORDINANCE AND THE URBAN DESIGN AND DEVELOPMENT MANUAL, REPLACING SECTION 103.047 OF THE PLANNED DISTRICT ORDINANCE.

ARTHUR DUNCAN presented Planning Department Report No. 89-318.

MICHAEL STEPNER clarified the position of the Centre City Planning Committee regarding the proposed Gaslamp Quarter PDO.

RALPH ROESLING, representing Gaslamp Quarter Council, spoke in favor of the Planned District Ordinance with the exception of the recommended height limit. He then made a slide presentation showing various developments within the area.

HOWARD GREENBERG, Gaslamp Quarter Council, stated they wish to have more flexibility on the vacant parcels in the Gaslamp Quarter and recommended the height limit as proposed by the Council.

PAM HAMILTON, representing staff at Centre City Development Corporation, indicated her support for staff recommendation including the proposed height limit. She further explained that the height limit in the redevelopment area in close proximity to the Gaslamp Quarter would be integrated with and compatible with the lower height limit for the Gaslamp Quarter.

JIM WATKINS, representing Horton Park Plaza Hotel, indicated his support of the position of the Gaslamp Quarter Council as he felt more flexibility and the plan should be encouraged.

ED MURPHY spoke in opposition to the staff recommendation relative to the height limit in the planned district.

JIM MILCH, attorney representing the COBB Block encouraged flexibility in the southern most parcel so that a planned commercial/residential project of approximately four to five stories could be constructed.

COMMISSION ACTION

On motion of ED REYNOLDS, seconded by LYNN BENN, the Commission voted 4-1 (PESQUEIRA voting in the negative with ZOBELL and LARSEN not present) to certify the environmental impact report and recommend approval of staff recommendation subject to modifying the ordinance to provide flexibility to which the 75-foot maximum height limit could be allowed.

RECESS, RECONVENE

The Commission recessed at 12:00 noon and reconvened at 1:35 p.m.

- ITEM-8 SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE - PROPOSED REVISIONS. REVISIONS TO THE ADOPTED SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE ARE PROPOSED TO INCORPORATE THE SHERMAN HEIGHTS HISTORIC DISTRICT ORDINANCE, TO FURTHER IMPLEMENT THE RECOMMENDATIONS OF THE SOUTHEAST SAN DIEGO COMMUNITY PLAN AND TO CORRECT MAPPING ERRORS. APPLICANT: CITY OF SAN DIEGO.

Staff requested a continuance on this item due to a problem with noticing.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the commission voted 5-0 (ZOBELL and LARSEN not present) to continue this item to June 29, 1989 at 1:30 p.m.

- ITEM-9 CAPITAL IMPROVEMENTS PROGRAM, FISCAL YEAR 1990.

BOB BROCATO presented Planning Department Report No. 89-304.

EMILY DURBIN, representing the Sierra Club, stated those projects funding work relative to Pauma Dam were inconsistent with the General Plan.

VERNON TAYLOR stated that the zoning relative to the Farnum School site was consistent with the general plan.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the commission voted 4-1 (BENN voting in the negative with ZOBELL and LARSEN not present) to find the proposed Fiscal 1990 CIP consistent with the General Plan and identified certain items that were inconsistent with the plan as recommended by staff with the exception of the Farnum School Site. The Commission found that the proposed development contained in the capital improvements program for the Farnum School Site was consistent with the General Plan.

MISCELLANEOUS

MIKE STEPNER introduced STEVE TALLIAN, retiring employee, within the Planning Department. Chairman RALPH PESQUEIRA presented MR. TALLIAN with a resolution commending him on his 27 years of service with the City of San Diego.

ITEM-10 SINGLE-FAMILY NEIGHBORHOOD PROTECTION ORDINANCE  
EXTENSION OF TIME.

CHRIS JACOBS presented Planning Department Report No. 89-289.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 5-0 (ZOBELL and LARSEN not present) to approve the extension of time for the Interim Single-family Neighborhood Protection Ordinance.



ITEM-11 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 2:20 p.m.