

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
AUGUST 10, 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 10:35 a.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-present
Commissioner Chris Calkins-present
George Arimes, Assistant Planning Director-present
Fred Conrad, Chief Deputy City Attorney-present
Jim McLaughlin, Engineering and Development-present
Tom Salgado, Principal Planner-present
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF JULY 20, 1989.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 6--0 (BENN not voting) to approve the minutes of July 20, 1989.

ITEM-2 STREET ACTION SA 89-519 --- THE VACATION OF COLLIER AVENUE WEST OF WINONA AVENUE. APPLICANT: JOHN AND STACEY SCARBOROUGH AND RICHARD AND MARIE LINVILLE.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted to 7-0 to approve the street action as recommended by the Department.

ITEM-3 APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF ARCO/1875 GRANT AVENUE CONDITIONAL USE PERMIT AMENDMENT AND COASTAL DEVELOPMENT PERMIT CASE NO. 88-0656. LOCATED ON THE SOUTHEAST CORNER OF GRAND AVENUE AND LAMONT STREET AT 1875 GRAND AVENUE IN THE C-1 ZONE IN THE PACIFIC BEACH COMMUNITY. EQD NO. 88-0656. LEGAL DESCRIPTION: LOTS 16-20, BLOCK 249, PACIFIC BEACH, MAP 854, CITY OF SAN DIEGO. OWNER/APPLICANT: BEST CALIFORNIA CAS/ATLANTIC RICHFIELD COMPANY. APPELLANTS: ATLANTIC RICHFIELD COMPANY (APPLICANT) AND JAMES LESTER (NEIGHBOR).

GLENN GARGAS presented Planning Department Report No. 89-411.

ANNE MOORE, attorney representing ARCO, spoke in support of the permit. She explained that the violation concerning the existing conditional use permit had been corrected. She indicated they were not in agreement with the condition that would limit the service station hours. She explained they currently operated the service station 24 hours a day.

JIM LESTER, appellant, indicated his initial concern was the lack of adequate buffered landscaping along the property line. He noted that ARCO had agree to provide additional 36-inch box trees on the site.

Commission ACTION

On motion by YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 4-3 (BENN, REYNOLDS, and the CHAIR voting in the negative) to deny the appeal and approve the permit modifying Condition 21 to allow the service station to operate 24-hours a day. Further conditioned was an informational report back to the Commission in six months on the operation of the facility's operation.

ITEM-4 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-5 CLASSIFICATION OF PROTECTED SINGLE-FAMILY NEIGHBORHOODS AND RELATED REZONES AND PLAN AMENDMENTS, GREATER NORTH PARK.

ANNA McPHERSON presented Planning Department Report No. 89-410.

SUSAN HOEKENGA, representing the North Park Planning Group, stated they were not in support of staff's modified recommendation.

LYNDA FUENTEZ stated she was strongly opposed to downzoning of her property. She stated her property was zoned R-2 and she felt she should be able to add a second unit to the property.

FRANK WOLSKI stated he purchased his home with the understanding that he could develop another unit on the property. He was opposed to the single-family designation on his property.

SANDRA NADAL spoke in opposition to a single-family designation for her property on Texas near Meade. She explained she had four units on the site which was initially recommended for single-family zoning.

STEPHEN DIXON stated he owned property on Vancouver Street and would be opposed to any downzoning of his property.

RAY GOMEZ recommended a continuance on this item so that his group could further review the proposal.

CLARA MacLAREN indicated she had an apartment at Louisiana and Meade, which been in the family for

forty-five years. She was against any downzoning of her property.

CYNTHIA MEINHARDT stated her property was surrounded by commercial and multi-family zoning and was in support of the Department's amended recommendation.

Commission ACTION

On motion of LYNN BENN, seconded by KARL ZOBELL, the Commission voted 7-0 to continue this matter to September 7, 1989, at 1:30 p.m.

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 6-1 (LARSEN voting in the negative) to rescind the previous motion and continue this item so the matter could be renoticed.

RECESS, RECONVENE

The Commission recessed at 10:00 a.m. and reconvened at 10:05 a.m.

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

ITEM-7 APPEAL OF THE PLANNING DIRECTOR'S CONDITION OF APPROVAL LIMITING THE SIZE AND LOCATION OF WALL IDENTIFICATION SIGNS FOR SYMPHONY TOWERS COMPREHENSIVE SIGN PLAN PERMIT NO. 89-0417. LOCATED AT 750 "B" STREET ON THE BLOCK BOUNDED BY "B" AND "A" STREETS AND SEVENTH AND EIGHT AVENUES IN THE CENTRAL BUSINESS DISTRICT ZONE IN THE CENTRE CITY SAN DIEGO COMMUNITY. LEGAL DESCRIPTION: LOTS A THROUGH L, BLOCK 7 OF HORTON'S ADDITION. OWNER/APPLICANT: KNIGHTSBRIDGE ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP. APPELLANTS: KNIGHTSBRIDGE ASSOCIATES.

TOM WILLIAMS presented Planning Department Report No. 89-408.

MICHAEL WILLIAMS, representing Symphony Towers, spoke in support of the proposed sign plan for the building.

Commission ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 2-5 (BENN, BERNET, REYNOLDS, CALKINS and the CHAIR voting in the negative) to approve the appeal and approve the permit. This motion failed for lack of four affirmative votes; therefore, the appeal was denied.

- ITEM--8 PUBLIC HEARING ON EXCEPTIONS TO THE MARINA PLANNED DISTRICT ORDINANCE AND CONDITIONAL USE PERMIT: CONSIDERATION OF BASIC CONCEPT/SCHEMATIC DRAWINGS, DISPOSITION AND DEVELOPMENT AGREEMENT AND ENVIRONMENTAL IMPACT SECONDARY STUDY -- CHINESE MISSION.

TOM WILLIAMS presented Department memorandum dated August 4, 1989.

TOM HOM made a presentation on the proposed development of the Chinese Mission.

Commission ACTION

On motion by YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 7-0 to approve the basic concept drawing for the Chinese Mission.

- ITEM--9 DESIGN COMPATIBILITY WORKSHOP

This workshop will be rescheduled to another meeting.

- ITEM--10 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 10:35 a.m.