

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
NOVEMBER 8, 1990
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 9:05 a.m.
The Planning Commission adjourned at 11:30 a.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Tom La Vaut-present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Michael J. Stepner, City Architect-present
George Arimes, Assistant Planning Director-present
Fred Conrad, Chief Deputy City Attorney-present
Jeff Strohming, Engineering and Development-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Tom Salgado, Principal Planner-present
Ron Friedman, Principal Planner-present
Linda Johnson, Principal Planner-present
Janet MacFarlane, Recorder-present

ITEM-1 REPORT FROM THE PLANNING DIRECTOR

Assistant Planning Director GEORGE ARIMES explained the changes in the Planning Commission agenda format.

Chairman ZOBELL stated as a clarification of procedure, work programs requested by the Commission during its hearing will be referred to staff for report back the following week. This report will include costs associated with its staff review.

ITEM-2 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

No one appeared to speak at this time.

ITEM-3 APPROVAL OF MINUTES OF OCTOBER 4, 1990

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-0 (ZOBELL, PESQUEIRA and CALKINS abstaining) to approve the minutes of October 4, 1990.

ITEM-4 STREET ACTION SA 90-504--THE VACATION OF THE EASTERLY EXCESS PORTION OF AVOCADO PLACE NORTH AND SOUTH OF AVOCADO POINT AND ADJACENT TO MAP 12177.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 7-0 to approve the street action as recommended by the department.

ITEM-5 REVIEW OF BASIC CONCEPT DRAWINGS FOR AN OFFICE/RETAIL MID-RISE BUILDING IN THE COLUMBIA REDEVELOPMENT AREA, SOUTHEAST CORNER OF INDIA AND A STREETS. THE PROPOSED BUILDING IS A 10-STORY (140 FEET ABOVE GRADE) MIXED USE DEVELOPMENT WITH 106,898 SQUARE FEET OF OFFICE SPACE AND 9,920 SQUARE FEET OF RETAIL SPACE, LOCATED ON A 15,000 SQUARE FOOT LOT AT THE SOUTHEAST CORNER OF INDIA AND A STREETS. PARKING FOR APPROXIMATELY 140 VEHICLES IS PROVIDED IN 2.5 LEVELS BELOW GRADE. PEDESTRIAN ORIENTED ACTIVITY IS INDICATED ALONG INDIA STREET AND PARTIALLY ALONG A STREET. OWNER/APPLICANT: POINTE DEVELOPMENT INVESTORS; POINTE DEVELOPMENT, INC.

COREY BRAUN presented Planning Department Report No. 90-358.

The architect for the project reviewed the street frontage design.

No one appeared in opposition to the street action.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 7-0 to recommend approval of the basic concept drawings, modified to require that the east facing facade contain glass windows according to Building Inspection specifications or architectural detailing to mitigate the appearance of a blank wall; and that the ground floor retail space have vision glass and direct access from the street on the A Street facade.

ITEM-6 CHILDREN'S HOSPITAL CONDITIONAL USE PERMIT AMENDMENT NO. 87-1096. OWNER/APPLICANT: CHILDREN'S HOSPITAL AND HEALTH CENTER.

It was explained this item would be noticed for the Planning Commission meeting of November 15, 1990.

ITEM-7 APPEAL OF THE CASTAGNOLA RESIDENCE COASTAL DEVELOPMENT PERMIT NO. 90-0061. OWNER/APPLICANT: LOUIS CASTAGNOLA, JR.

SHELLY KILBOURN presented Planning Department Report No. 90-265.

JENNIFER WILSON, representing MARTIN DICKINSON, spoke in opposition to the project based on the height of the building.

JOHN HENDERSON, representing the appellant, spoke in opposition.

JENNIFER WILSON spoke in opposition and stated the environmental report was inadequate.

MARTIN DICKINSON, appellant, stated he was opposed to the project because the proposed house was too large for the neighborhood.

GERALD SPERRY stated they were opposed to the project because the proposed home was not in character with the neighborhood.

STACEY SULLIVAN, attorney representing the applicant, spoke in support of the project indicating the project was compatible with the neighborhood and all guidelines for development were followed in its planning.

STEPHEN RAY, architect, reviewed the proposed development.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-3 (REYNOLDS, PESQUEIRA and ZOBELL voting in the negative to uphold the appeal and deny the permit.

RECESS, RECONVENE

The Commission recessed at 10:20 a.m. and reconvened at 10:25 a.m.

ITEM-8 APPEAL OF THE SEAWALL REPAIR. LOCATED ON THE WEST-FACING BLUFF ADJACENT TO 1773 OCEAN FRONT STREET IN THE R-1750 ZONE IN THE OCEAN BEACH COMMUNITY. DEP NO. 90-0141. LOTS 7 AND 8, BLOCK 70, MAP 279, OCEAN BEACH SUBDIVISION. OWNER/APPLICANT: JAY KNOHL. APPELLANTS: JAY KNOHL

KEVIN MCGEE presented Planning Department Report No. 90-360.

JAY KNOHL, applicant, explained the repair was done in order to protect his home from storm damage. He explained an environmental impact report required by permit would cost \$50,000, and, therefore, was not done.

STEVE GOINS, representing the applicant, explained the work that was performed on the wall and what corrective measures should be taken.

RICHARD FERGIN spoke in support of the permit.

Public Testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 7-0 to deny the permit based on the lack of the required environmental impact report.

RECESS, RECONVENE

The Commission recessed at 10:50 a.m. and reconvened at 10:55 a.m.

ITEM-9 STREET VACATION WORKSHOP

JEFF STROHMINGER reviewed Engineering and Development Department memorandum dated October 26, 1990.

No action was required.

ITEM-10 PROJECT MANAGEMENT AND APPLICATION REVIEW

This item will be rescheduled to another date.

ITEM-11 WORKSHOP/WORK FURLOUGH FACILITIES

This item was removed from the agenda.

MISCELLANEOUS/MULTI-FAMILY DESIGN ORDINANCE

Commissioner BERNET reviewed the recommendations of the Task Force on Multi-family Design and solicited comments from the Commission.

ADJOURNMENT

This meeting adjourned at 11:30 a.m.