

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
AUGUST 2, 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 1:40 p.m.  
The Planning Commission adjourned at 5:25 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Tom La Vaut-not 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  
Mary Lee Balko, Deputy Director, Long Range  
Planning-present  
Fred Conrad, Chief Deputy City Attorney-present  
Hossein Ruhi, Engineering and Development-present  
Karen Lynch-Ashcraft, Acting Principal Planner-present  
Janet MacFarlane, Recorder-present

ITEM-1 FIELD TRIP - NAS MIRAMAR

Not conducted.

ITEM-2 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-4 APPEAL OF THE REGENTS CLUB, PROPOSED PLANNED RESIDENTIAL DEVELOPMENT PERMIT (AMENDMENT) NO. 89-1403. THE PROJECT SITE IS BOUNDED BY LA JOLLA VILLAGE DRIVE, GENESEE AVENUE, NOBEL DRIVE AND REGENTS ROAD IN THE R-1500 ZONE IN THE UNIVERSITY COMMUNITY (DEP NO. 89-1403). OWNER/APPLICANT: GSC REALTY CORPORATION.

PAUL ROBINSON, attorney representing the applicant, requested a one-week continuance on the item based on anticipated Council action which would resolve the issue related to the permit.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (LA VAUT and CALKINS not present) to continue this item to August 9, 1990, at 9:00 a.m.

ITEM-3 REVIEW OF BASIC CONCEPT DRAWINGS FOR ONE PACIFIC PLAZA RESIDENTIAL CONDOMINIUM TOWER LOCATED IN THE MARINA REDEVELOPMENT AREA. THE PROPOSED PROJECT IS A 47-STORY RESIDENTIAL CONDOMINIUM DEVELOPMENT WITH 181 UNITS. PARKING FOR 379 VEHICLES IS PROVIDED BELOW GRADE ON TWO LEVELS. A PUBLIC PLAZA MEASURING 23,000 SQUARE FEET IS LOCATED ON MARKET STREET FRONTAGE. THE PARCEL SIZE IS 67,000 SQUARE FEET INCLUDING A TRIANGULAR PIECE FRONTING ON THE MARINA LINEAR PARK. THE SITE IS BOUNDED BY MARKET STREET, FRONT STREET, ISLAND AVENUE AND UNION STREET. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

MARIANNE MUNSELL presented Planning Department Report No. 90-243.

KIPLAND HOWARD, applicant, spoke in support of the project. He explained all variances proposed were in accord with provisions of the Marina Planned District Ordinance.

CRAIG ADAMS spoke in opposition based on the scale of the project. He stated the plan encouraged small scale development.

PAT O'CONNOR reviewed the linear park in the area.

COMMISSION ACTION

Main Motion

RALPH PESQUEIRA moved to approve the basic concept drawing per staff recommendation. EDWARD REYNOLDS seconded the motion.

Amended Motion

CHRIS CALKINS amended the motion to delete any recommendation with respect to height. Seconded by LYNN BENN, the Commission voted 5-0 (ZOBELL abstaining with LA VAUT not present) to approve the amended motion.

Main Motion

The question was called and the Commission voted 5-0 (ZOBELL abstaining with LA VAUT not present) to approve the main motion.

RECESS/RECONVENE

The Commission recessed at 2:45 p.m. and reconvened at 2:50 p.m.

ITEM-3A COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, PLANNED COMMERCIAL DEVELOPMENT PERMIT. LOCATED ON THE EAST SIDE OF BAYARD STREET BETWEEN GARNET AVENUE AND HORNBLEND STREET IN THE C-1 ZONE IN THE PACIFIC BEACH COMMUNITY. DEP NO. 89-1120. LOTS 1-6 AND 27-40, BLOCK 224, PACIFIC BEACH, MAP NOS. 697 AND 854. OWNER: GARNET PROPERTIES, INC. APPLICANT: PACIFIC DEVELOPMENT.

KIRK DAKAN presented Planning Department Report No. 90-244.

DAVID REINKER, SGPA, reviewed the proposed project. He stated contrary to staff recommendation, their consultant came to the conclusion a traffic signal at Bayard and Garnet was not warranted and asked that the condition be deleted from the permit.

JOHN KEATING, traffic consultant for the project, stated his study did not conclude a need for a traffic signal at Bayard and Garnet.

BRUCE JOHNSON, representing the Pacific Beach Planning Committee, stated they were in support of the project and were not in favor of the traffic signal as required by the City Engineer.

PATRICIA KENT stated a left turn lane was desirable to increase public safety.

KITTY DUGAN indicated her support for the project.

RANDALL WILLIAMS spoke in favor of the theater project.

AL STROHLEIN spoke in opposition. He stated excess cars would park on adjacent streets because not enough parking was being provided by the project.

MAX TREECE stated not enough parking was being provided for the project.

#### COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 5-1 (BENN voting in the negative with LA VAUT not present) to certify the mitigated negative declaration and approve the permit as recommended by staff, and further noted the issue of the traffic signal, left turn lanes and parking be addressed to the satisfaction of the City Engineer.

#### ITEM-4A EXTENSION OF TIME OF THE SINGLE-FAMILY NEIGHBORHOOD PROTECTION ORDINANCE O-17250.

BILL MACKEY presented Planning Department Report No. 90-248.

AL STROHLEIN stated he was in favor of the extension of time for the ordinance.

MAX TREECE stated he supported the extension of time for the Single-Family Protection Ordinance.

MATT PETERSON, representing Home Federal, stated he was opposed to any rezoning and questioned the need for the emergency ordinance.

GEORGE HETZEL, representing ACDW Properties, stated he was opposed to any downzoning of property and not in favor of an extension of time. He asked if projects in plan check would be allowed to continue as it was a hardship to the small developer.

PAT O'CONNELL stated he had a project in plan check and had received an early release for his project. He questioned how this would affect his project.

MARK RICHARDS stated he was an investor in one of the pipeline projects. He was not in favor of the proposal if it would keep him from going forward with his project.

KIM FOWLER stated she was opposed to any downzoning of property.

PATRICIA KENT, representing the Lionalle and Mcconnell Family Trust, recommended that as an alternative to downzoning the property that the ordinance be extended to allow the planning group, and councilman for the district to develop an alternative to downzoning.

BRUCE JOHNSON, representing the Pacific Beach Planning Group, stated they were strongly opposed to any rezoning from R-1500 to R-3000. He stated they were also opposed to the extension of time for the emergency ordinance, but if required to choose between the two, they would favor the extension of time on the ordinance.

KITTY DUGAN recommended against either the downzoning or extension of time for the ordinance.

RANDY WILLIAMS stated he was opposed to the downzoning and not in favor of extending the single-family protection ordinance in the area.

Public testimony was closed on this item.

#### COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the commission voted 3-3 (PESQUEIRA, REYNOLDS and ZOBELL voting in the negative) to approve the extension of time for the emergency ordinance. This motion failed for lack of four affirmative votes.

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (CALKINS not voting with LA VAUT not present) on a motion to communicate to the City Council a request to delay action on the extension of time until the Planning Department and Commission has time to fully analyze the impacts of extending the ordinance.

#### RECESS, RECONVENE

The Commission recessed at 4:00 p.m. and reconvened at 4:05 p.m.

ITEM-5 MIDWAY/PACIFIC HIGHWAY CORRIDOR COMMUNITY PLAN UPDATE; AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN, CENTRE CITY LOCAL COASTAL PROGRAM LAND USE PLAN; INTRODUCTION OF PROPOSED CITY-WIDE MANUFACTURING-SMALL INDUSTRY ZONE; AND INITIATION OF ASSOCIATED REZONINGS AND AMENDMENTS TO THE LOCAL COASTAL PROGRAM IMPLEMENTING ORDINANCES.

KERRY VARGA presented Planning Department Report No. 90-230.

KAYE HOBSON, representing the Midway/Pacific Planning Group, stated her group overall was pleased with the plan. She stated the emphasis of the plan was to accept the permanency of the traffic congestion in the area. She stated it was their belief that traffic mitigation not be the driving force behind their community plan.

KATHY KENTON stated they were supportive of many of the recommendations made by City Traffic Engineering. She noted it was not feasible to suggest that the small property owners bear the impact or have the ability to pay for the types of traffic improvements recommended.

ERIC GRIFFITHS spoke in opposition to the land use designation proposed for the small area adjacent to the Sharp Cabrillo Hospital.

PAUL KENIS stated he was opposed to the proposed downzoning of his property on St. Charles currently developed with six residential units.

#### COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the commission voted 5-0 (LA VAUT and REYNOLDS not present) to initiate the rezonings.

KARL ZOBELL left the meeting. RALPH PESQUEIRA assumed Chair.

ITEM-6 CLEAN WATER PROGRAM - INITIATION OF AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE EAST ELLIOTT, MIDWAY, MIRA MESA, MISSION VALLEY, NAVAJO, OTAY MESA, PENINSULA, SAN YSIDRO, TIERRASANTA, AND UNIVERSITY COMMUNITY PLANS AND THE SAN PASQUAL VALLEY AND TIA JUANA RIVER VALLEY PLANS. CITY-INITIATED GENERAL PLAN AND TWELVE COMMUNITY AND RIVER VALLEY PLAN AMENDMENTS TO ADDRESS THE PROPOSED MODIFICATIONS TO THE METROPOLITAN SEWERAGE SYSTEM, INCLUDING THE CONSTRUCTION OF SECONDARY TREATMENT, WATER RECLAMATION, SLUDGE MANAGEMENT FACILITIES, AND ASSOCIATED PUMP STATIONS. OWNER/APPLICANT: CITY OF SAN DIEGO CLEAN WATER PROGRAM.

ANNA McPHERSON presented Planning Department Report No. 90-229.

SUSAN HAMILTON made a presentation on the program.

CAROLYN WARNER, representing Navajo Community Planners, spoke in support of the plan initiations.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 4-0 (ZOBELL, LA VAUT and REYNOLDS not present) to initiate the plan amendments as recommended by staff.

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 5:25 p.m.