

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
SEPTEMBER 13, 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 9:20 a.m.
The Planning Commission adjourned at 3:50 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Ralph Pesqueira-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
Fred Conrad, Chief Deputy City Attorney-present
Joe Flynn, Deputy Director, Neighborhood Services-present
Sheri Carr, Zoning Administrator-present
Jeff Strohming, Engineering and Development-present
Larry Monserrate, Principal Planner-present
Linda Johnson, Principal Planner-present
Karen Lynch-Ashcraft, Acting Principal Planner-present
Janet MacFarlane, Recorder-present

ITEM-1 APPROVAL OF THE PRELIMINARY REDEVELOPMENT PLAN FOR THE CENTRE CITY PROJECT AREA AND ESTABLISHING BOUNDARIES FOR THE CENTRE CITY REDEVELOPMENT PROJECT.

PAUL DEROSCHERS reviewed CCDC Memorandum dated September 13, 1990.

JOHN HALSTED explained he lived in a small hotel in the area proposed for redevelopment and asked if his residence would be removed under the redevelopment plan for the area.

Public testimony was closed.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 7-0 to approved the preliminary redevelopment plan and project boundaries for the Centre City Redevelopment Project.

ITEM-5 SUNSET CLIFFS PLAZA - COASTAL DEVELOPMENT PERMIT NO. 89-0843.

Staff requested a continuance on this item.

COMMISSION ACTION

On motion of TOM LA VAUT, seconded by SCOTT BERNET, the Commission voted 7-0 to continue this item to October 4, 1990, at 9:00 a.m.

ITEM-1A RECONSIDERATION OF THE BASIC CONCEPT/SCHEMATIC DRAWINGS FOR THE HUNTINGTON RESIDENTIAL TOWER

SCOTT BERNET abstained from discussion and vote on this item.

FRED CONRAD reviewed the procedure for reconsideration of items before the Planning Commission.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by KARL ZOBELL, the Commission voted 6-0 (BERNET abstaining) to reconsider the action taken by the Planning Commission on September 6, 1990, for the basic concept drawing for the Huntington Residential Tower.

ITEM-1B REVIEW OF BASIC CONCEPT DRAWINGS FOR THE HUNTINGTON, A RESIDENTIAL CONDOMINIUM TOWER IN THE COLUMBIA REDEVELOPMENT AREA, SOUTHWEST CORNER OF BROADWAY AND STATE STREET. "THE HUNTINGTON" IS A 36-STORY (449 FEET ABOVE GRADE) RESIDENTIAL CONDOMINIUM DEVELOPMENT WITH 168 UNITS LOCATED AT THE SOUTHWEST CORNER OF BROADWAY AND STATE STREET. PARKING FOR 350 VEHICLES IS PROVIDED BOTH BELOW AND ABOVE GRADE. RETAIL LEASE SPACE IS INDICATED ALONG THE BROADWAY FRONTAGE AND PARTIALLY ALONG COLUMBIA STREET. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION. DEVELOPER: KILL COMPANY/DAVIDSON COMMUNITIES. ARCHITECT: LORIMER CASE.

PAM HAMILTON reviewed CCDC Memorandum dated September 7, 1990, regarding the Huntington Residential Tower.

SANDOR SHAPERY stated that he was concerned about the process and the fact he did not receive notice regarding the reconsideration. He spoke in opposition to the project.

C.W. KIM review the design of the tower.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-2 (PESQUEIRA and REYNOLDS voting in the negative with BERNET abstaining) to deny the concept drawing based on the bulk and scale of the project.

RECESS/RECONVENE

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

ITEM-2 REVIEW OF BASIC CONCEPT DRAWINGS FOR "THE COURTYARD" A RESIDENTIAL APARTMENT AND RETAIL DEVELOPMENT IN THE MARINA REDEVELOPMENT AREA. "THE COURTYARD" IS A MIXED-USE DEVELOPMENT LOCATED ON THE BLOCK BOUNDED BY "G, MARKET AND FRONT STREETS, AND FIRST AVENUE. THE PROJECT CONTAINS 400 UNITS WITH ONE AND TWO BEDROOMS AND 58,000 SQUARE FEET OF RETAIL SPACE ON THE FIRST AND THIRD LEVELS. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION. ARCHITECT: JOHNSON FAIR AND PEREIRA ASSOCIATES.

MARIANNE MUNSELL presented Planning Department Report No. 90-285.

MR. VINCE review the plans for the structure.

No one appeared in opposition of the item.

Public testimony was closed.

COMMISSION ACTION

CHRIS CALKINS moved to find the concept drawings for the Courtyard consistent with the Marina Plan. SCOTT BERNET seconded the motion and requested that staff monitor the development of the public courtyard area to be sure the public nature of the space is maintained.

The question was called and the Commission voted 6-0 (PESQUEIRA not present) to approve the motion.

ITEM-2A CLAIR BURGNER ESTATES COASTAL DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT NO. 89-1157 (AMENDS CONDITIONAL USE PERMIT NO. 444-PC). LOCATED ON SHASTA STREET BETWEEN FORTUNA AVENUE AND LA PLAYA IN THE R-1500 ZONE IN THE PACIFIC BEACH COMMUNITY. DEP NO. 89-1157. LOTS 30-48, BLOCK 16; LOTS 1-24, BLOCK 17; AND LOTS 1-6, BLOCK 27, FORTUNA ADDITION, MAP NO. 894. OWNER/APPLICANT: ASSOCIATION FOR RETARDED CITIZENS.

MICHELLE FELL-CASALE presented Planning Department Report No. 90-270. She indicated the applicant modified their proposal to exclude one building and staff was now in support of the project.

PATRICK COMER, representing ARC, spoke in support of the project and reviewed the proposed development.

WALTER COLLINS spoke in support of the project.

DR. RICHARD FARMER explained the proposed use of the site.

CHARLES HOFFMAN stated he lived at Kendall and Fortuna, approximately 140 feet from the property. He stated he was in support of this kind of facility but questioned selection of this particular area. He explained there had been noise problems at this location in the past.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 6-0 (PESQUEIRA not present) to continue this item to October 4, 1990, at 9:00 a.m. The purpose of the continuance was for preparation of staff report based on the revised plans.

ITEM-3 CONDITIONAL USE PERMIT NO. 89-0873 (AMENDMENT NO. 6 OF CUP NO. 292). A PROPOSAL TO EXPAND SCRIPPS MEMORIAL HOSPITAL. A 41-ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF GENESEE AVENUE AND I-5 IN THE R-1-5 ZONE IN THE UNIVERSITY COMMUNITY. DEP NO. 89-00873. PARCELS 1 THROUGH 5, PARCEL MAP NO. 11644; PARCELS 1 AND 3, PARCEL MAP NO. 1020 AND PARCEL 2 OF MAP NO. 8195. OWNER/APPLICANT: SCRIPPS MEMORIAL HOSPITAL.

KARL ZOBELL abstained from discussion and vote on this item. CHRIS CALKINS assumed Chair of the meeting.

DOUG MCHENRY presented Planning Department Report No. 90-291. Mr. MCHENRY noted minor modifications to Conditions No. 2 and No. 16 of the permit shown as Attachment 4.

JAMES LEARY, architect representing the applicant, stated he was in agreement with staff's recommendation for approval and available for Commission questions.

No one appeared in opposition.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-0 (ZOBELL abstaining with PESQUEIRA not present) to certify the addendum to the environmental impact report, adopt findings and statement of overriding consideration and approve the conditional use permit, modifying: 1) Condition 2 to read, "a. The existing "and approved" 588-bed hospital, ... b. Future addition... 65,000-square-foot addition to the previously approved 120,000-square-foot

medical office building..." Condition 16 to read, "Prior to the issuance of any building permit for the tunnel, the applicant shall..." and further added a requirement to require that the tunnel be completed prior to occupancy of the three-story Whittier Building approved by this amendment (Amendment No. 6).

KARL ZOBELL resumed Chair of the meeting.

ITEM-4 CARROLL CANYON CONDITIONAL USE PERMIT AMENDMENT. LOCATED NORTH AND SOUTH OF THE PLANNED EXTENSION OF CARROLL CANYON ROAD BETWEEN EL CAMINO MEMORIAL PARK AND CAMINO RUIZ IN THE A1-10 (HR) ZONE IN THE MIRA MESA COMMUNITY. DEP NO. 89-0585. PORTIONS OF SECTIONS 2 AND 3, T15S, R3W, SBM. OWNER/APPLICANT: H.G. FENTON MATERIAL COMPANY.

PAUL McNEIL presented Planning Department Report No. 90-290. Mr. McNEIL further noted modification to Condition 16.

DOUG BOYD, Turini & Brink, spoke in support of the conditional use permit and reviewed the facility operation.

MARK BOND, area resident, stated he was concerned about the maintenance of open space as well as the mining operation, and the noise that it will generate.

PEGGY CARTER stated she was opposed to the quarry being in her backyard.

RANDY NEWHART stated he was opposed to the operation because of the dust that settles on the cars parked at his place of business at Miralante Bluffs II.

Public testimony was closed.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 4-2 (BENN AND LA VAUT voting in the negative with PESQUEIRA not present) to certify the supplemental environmental impact report and adopt findings and statement of overriding consideration, and approve the conditional use permit amendment, modified to require as mitigation that in lieu of the proposed community park that the mitigation be maintenance of an open space linkage system and that the area be

revegetated consistent with the balance of Rattlesnake Canyon and to further modify Condition 16, as recommended by staff to read as follows:

"16. The Reclamation Plan and Landscaped for each operating phase, including screen plantings, finish slope plantings, and hydroseeding, shall be submitted and reviewed by the Planning Director for approval prior to mining operations continuing on to subsequent phases. The plans shall be insubstantial conformity to Exhibit "A," dated September 13, 1990 on file in the office of the Planning Department. All plantings shall be approved and installed before issuances of any occupancy permit on any buildings. Such planting shall not be modified or altered unless this permit has been amended or administrative approval is granted for minor amendments by the Planning Director. All landscape and irrigation shall conform to the City of San Diego Landscape Technical Manual and all other applicable City and regional standards for landscape installation and maintenance."

RECESS/RECONVENE

The Commission recessed at 1:00 p.m. and reconvened at 2:10 p.m.

ITEM-6 REGENTS CLUB, PLANNED RESIDENTIAL DEVELOPMENT PERMIT AMENDMENT CASE NO. 89-1403, COMMISSION AGENDA OF SEPTEMBER 13, 1990.

BOB KORCH explained the applicant had withdrawn his appeal based on prior action by the City Council in modifying permit conditions consistent with City Attorney direction. Therefore, the item would not be heard.

ITEM-7 PROPOSED AMENDMENTS TO THE DEFINITION OF FLOOR AREA RATIO AND RELATED DEFINITIONS. THE PROPOSED AMENDMENTS TO FLOOR AREA RATIO AND RELATED DEFINITIONS WOULD REVISE THE METHOD OF CALCULATING THE GROSS FLOOR AREA AND INCREMENTAL YARD PROVISIONS OF INDIVIDUAL LAND USE ZONES.

GENE LATHROP presented Planning Department Report No. 90-276.

RECESS/RECONVENE

The Commission recessed at 2:20 p.m. and reconvened at 2:25 p.m. for the purpose of reviewing additional material submitted by staff.

KEN KELLOGG spoke in opposition to the method of calculating thickness of walls above the ground floor.

BILL HEDENKAMP state he was opposed to changing the definitions. He felt the zoning ordinance should be amended. He stated the proposed amendments needed further study.

TONY CIANI spoke in opposition to the proposed changes.

MARK FEHLMAN, representing the AIA, spoke in opposition to changes being proposed.

TONI HALPERN spoke in support of the recommended changes.

JIM ENGELKE, representing the Ocean Beach Planning Board, indicated general support for the proposed changes.

JAMES BARRY stated there were different problems with commercial and residential development and questioned the proposed definition changes being applied uniformly throughout the zones.

DAVE O'DELL stated he supported the recommendations of the T&LU Committee.

Public testimony was closed.

COMMISSION ACTION

SCOTT BERNET moved to recommend approval in concept but requested that the issue not go forward to the full City Council until Planning Commission had adequate time to make specific recommendations, which would include: (1) How atrium, lobby, pitched roof is defined? (2) Twenty-(20)-foot-high ceiling allowed on first floor only in commercial zones. (3) Measurement from glass wall on commercial for gross FAR. (4) Dimension of flat roof. (5) Two-foot, six inches (2'6") on basement. (6) More discussion on pitched roof/half-story further, setting this item for another hearing on October 18, 1990, at 1:30 p.m. Seconded by KARL ZOBELL, the Commission voted 3-2 (BENN and LA VAUT voting in the negative with PESQUEIRA and CALKINS not present) to approve the motion. This motion failed for lack of four affirmative votes.

On motion of SCOTT BERNET, seconded by KARL ZOBELL, the Commission voted 5-0 (PESQUEIRA and CALKINS not present) to continue this item to October 4, 1990, at 1:30 p.m. Further, no additional public testimony will be taken at the continued hearing.

ITEM-8 A PROPOSED AMENDMENT TO THE MULTI-FAMILY PARKING ORDINANCE REGARDING TANDEM PARKING IN PACIFIC BEACH.

JOHN WILHOIT presented Planning Department Report No. 90-263.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (PESQUEIRA and CALKINS not present) to recommend denial of the proposed amendment to the Municipal Code until such time as it can be considered in relation to the FAR and Multi-family Parking Standards on a city-wide basis.

ITEM-9 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

KARL ZOBELL asked that projects not be brought to the Commission until the time when the report, exhibits and staff recommendations are consistent. He cited examples when staff changed its recommendation based on new designs not available to the Commission until the day of the hearing.

LYNN BENN explained that some years ago, City Council changed the rear yard setbacks from 20 feet to four feet. She asked that the issue be reviewed for possible workshop.

ADJOURNMENT

THE PLANNING COMMISSION ADJOURNED AT 3:50 P.M.