

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
SEPTEMBER 6, 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 2:45 p.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  
Tom Story, Deputy Director, Development and  
Environmental Services-present  
Fred Conrad, Chief Deputy City Attorney-present  
Jeff Strohming, Engineering and Development-present  
Karen Lynch-Ashcraft, Acting Principal Planner-present  
Linda Johnson, Principal Planner-present  
Janet MacFarlane-present, Recorder

ITEM-1 APPROVAL OF MINUTES OF AUGUST 9, 1990

COMMISSION ACTION

On motion of TOM LA VAUT, seconded by SCOTT BERNET, the Commission voted 5-0 (REYNOLDS abstaining with CALKINS not present) to approve the minutes of August 9, 1990.

ITEM-2 APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF A REQUEST FOR A COASTAL DEVELOPMENT TO CONSTRUCT A SINGLE FAMILY HOME ON A VACANT LOT IN THE PENINSULA COMMUNITY PLAN. LOCATED ON SUNSET CLIFFS BOULEVARD BETWEEN ADAIR STREET AND OSPREY STREET IN THE R1-5000 ZONE IN THE PENINSULA COMMUNITY PLAN. DEP NO. 89-0945. PARCEL 1, MAP NO. 11610, A DIVISION OF LOTS 21 AND 22, BLOCK 11 OF SUNSET CLIFFS. OWNER/APPLICANT: GLOBUS DEVELOPMENT, INC. APPELLANT: DALE NESS EGGARS.

ROBERT GREEN presented Planning Department Report No. 90-252.

DALE EGGERS, appellant, stated she was opposed to the project because of its height, bulk and scale. Further, the proposed garage off the alley would give a "walled off" look to the alley.

DAN WATKINS, representing Globus Properties, stated they had gone to great lengths to satisfy the concerns of the appellant and had followed the requirements of the Planning Department in designing this home.

Public testimony was closed.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 4-2 (BENN and LA VAUT voting in the negative with CALKINS not present) to deny the appeal and approve the permit as recommended by staff.

ITEM-3 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. ARCHITECT: LORIMER CASE.

SCOTT BERNET abstained from discussion and vote on this item.

MARIANNE MUNSELL presented Planning Department Report No. 90-280.

LARRY CASE, Lorimer & Case, concurred with staff's recommendation of support and stated he had prepared a summarized presentation should the Commission choose.

SANDOR SHAPERY spoke in opposition to the project and stated the project was inconsistent with the plan based on height and excessive FAR.

Public testimony was closed.

#### COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 4-2 (REYNOLDS and PESQUEIRA voting in the negative with BERNET abstaining) to find the project inconsistent with the Columbia Redevelopment Plan based on the height of the structure and the definition of FAR as applied to the project.

RECESS, RECONVENE

The Commission recessed at 10:15 and reconvened at 10:20 a.m.

ITEM-4 TELEDYNE RYAN ELECTRONICS HELISTOP CONDITIONAL USE PERMIT. LOCATED AT 8650 BALBOA AVENUE BETWEEN KEARNY VILLA ROAD AND DALEY CENTER ROAD IN THE M1-B ZONE IN THE SERRA MESA COMMUNITY. DEP NO. 89-0644. LOTS 2 AND 3, CITY OF SAN DIEGO INDUSTRIAL PARK UNIT NO. 1, MAP NO. 3978 IN THE CITY OF SAN DIEGO. OWNER/APPLICANT: TELEDYNE INDUSTRIES, INC.

PAUL McNEIL presented Planning Department Report No. 90-273.

RICARDA BENNETT, representing Teledyne Ryan, reviewed the proposal to locate a helistop at their facility and the conditions being imposed on its operation.

No appeared in opposition to this item.

Public testimony was closed.

#### COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 6-1 (LA VAUT voting in the negative) to certify the mitigated declaration and recommend approval of the permit, noting the required log would contain detailed information on the types of helicopters used and the percentage of daytime versus nighttime flights.

ITEM-5 TENTATIVE PARCEL MAP NO. 89-1378, EMPLOYMENT CENTER 2A, LOT 2. THIS IS A PROPOSED TWO-PARCEL DIVISION OF A 5.43-ACRE SITE, LOCATED AT 12730 AND 12750 HIGH BLUFF DRIVE BETWEEN DEL MAR HEIGHTS BOULEVARD AND EL CAMINO REAL AND DESCRIBED AS LOT 2, EMPLOYMENT CENTER DEVELOPMENT UNIT 2A, MAP NO. 10394. THIS EC (EMPLOYMENT CENTER) ZONED SITE IS LOCATED WITHIN THE NORTH CITY WEST PLANNED DISTRICT. OWNER/APPLICANT: PARDEE CONSTRUCTION COMPANY.

KEN TEASLEY presented Planning Department Report No. 90-257.

CHUCK CORUM, representing Pardee Construction, explained the requested map was being processed for financial purposes as they were separate buildings on separate lots.

No one appeared in opposition to the map.

Public testimony was closed.

#### COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 7-0 to approve the map as recommended by staff.

ITEM-6 AND 7 NCW 4A PARCEL H PROPOSED VESTING TENTATIVE MAP AND NORTH CITY WEST DEVELOPMENT PLAN PERMIT (90-0325) FOR THE CREATION OF TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS LOCATED WITHIN THE NORTH CITY WEST NEIGHBORHOOD 4A PRECISE PLAN. OWNER: PARDEE CONSTRUCTION COMPANY. APPLICANT: PARDEE CONSTRUCTION COMPANY.

GEORGIA SPARKMAN presented Planning Department Report No. 90-274.

CHUCK CORUM, representing Pardee Construction, indicated he was available for Commission questions.

No one appeared in opposition.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 7-0 to approve the map and permit as recommended by staff.

ITEM-8 SOUTHEAST DEVELOPMENT/CONDITIONAL USE PERMIT NO. 90-0116

It was explained this item had not been noticed and would be scheduled at a later date.

ITEM-9 APPEAL OF THE DENIAL OF COASTAL DEVELOPMENT PERMIT NO. 90-0462. LOCATED AT 1150 THOMAS AVENUE IN THE R-1500 ZONE IN THE PACIFIC BEACH COMMUNITY PLAN AREA. LOTS 27 AND 28 IN BLOCK 256, MAP NOS. 697 AND 854. OWNER/APPLICANT: PHILIP J. SILVA. APPELLANTS: PHILIP J. SILVA.

BRIAN FISH presented Planning Department Report No. 90-271.

PHILIP SILVA, applicant, spoke in support of the project stating it was in keeping with the surrounding area.

JOE MARRONE spoke in opposition based on the design of the units and felt the project should have a lower density.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 7-0 to deny the appeal and deny the permit as recommended by staff.

ITEM-10 APPEAL OF THE MERINO RESIDENCE COASTAL DEVELOPMENT PERMIT CASE NO. 90-0494. LOCATED AT 7323 MONTE VISTA AVENUE, SOUTH OF MARINE STREET, WEST OF VISTA DEL MAR, NORTH OF SEA LANE, AND WEST OF OLIVETAS AVENUE IN THE R-1-5000 ZONE IN THE LA JOLLA COMMUNITY. LOT 10, BLOCK 7, LA JOLLA BEACH, MAP NO. 893. OWNER/APPLICANT: DR. RICHARD A. MERINO. APPELLANTS: DR. RICHARD A. MERINO.

GLEN GARGAS presented Planning Department Report No. 90-277. Mr. GARGAS explained the department was now recommending approval based on revised plans.

#### COMMISSION ACTION

On motion of SCOTT BERNET, seconded by TOM LA VAUT, the Commission voted 7-0 to continue this item to October 18, 1990, at 9 a.m. for the purpose of preparing a staff report based on the revised plans and in order to allow for additional community review. It was also indicated this item would be renoticed.

ITEM-11 APPEAL OF THE LA JOLLA STRAND COASTAL DEVELOPMENT PERMIT. LOCATED AT 6663-6671 NEPTUNE PLACE IN THE R-3000 ZONE IN THE LA JOLLA COMMUNITY. DEP NO. 90-0245. LOTS 2 THROUGH 8, BLOCK 9, LA JOLLA STRAND, MAP NO. 1216. OWNER/APPLICANT: LEE CLARK, OWNER; HERITAGE WEST DEVELOPMENT COMPANY, APPLICANT. APPELLANTS: RICHARD H. LUBAN, WILLIAM R. H. SMITH.

#### MOTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 3-4 (BENN, LA VAUT, REYNOLDS and ZOBELL voting in the negative) on a motion to continue this item for 90 days at the request of the property owner. This motion failed for lack of four affirmative votes.

KEVIN MCGEE presented Planning Department Report No. 90-272.

JOSEPH PETRILLO spoke in opposition based on neighborhood compatibility.

#### COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 6-0 (BERNET not voting) to approve the appeal and deny the permit.

RECESS, RECONVENE

The Commission recessed at 11:55 a.m. and reconvened at 1:45 p.m.

ITEM-12 CLEAN WATER PROGRAM - INITIATION OF AMENDMENTS TO THE OCEAN BEACH PRECISE PLAN - LOCAL COASTAL PLAN AND THE MISSION BAY PARK MASTER PLAN. CITY-INITIATED PLAN AMENDMENTS TO ADDRESS THE PROPOSED MODIFICATIONS OF THE METROPOLITAN SEWERAGE SYSTEM, INCLUDING THE CONSTRUCTION OF AN EXCESS RECLAIMED WATER DISCHARGE PIPELINE IN THE SAN DIEGO RIVER. OWNER/APPLICANT: CITY OF SAN DIEGO CLEAN WATER PROGRAM.

BYRON ESTES presented Planning Department Report No. 90-266.

No one appeared to speak on this item.

Public testimony was closed.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 6-0 (CALKINS not present) to initiate the plan amendment as recommended by the department.

ITEM-13 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-14 PUBLIC ART, HISTORIC PRESERVATION AND URBAN DESIGN PRESENTATION.

MICHAEL STEPNER introduced staff involved in the project.

VICTORIA HAMILTON gave a background on the City's Commission on Arts and Culture.

ELLA PARIS presented Planning Department Report No. 90-282 and made a slide presentation on public art.

No action was required of the Commission.

ITEM-15 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

SCOTT BERNET asked for a review of required off-street parking and the fact that many of these spaces are rented and are not provided for apartment occupants.

Mr. BERNET proposed a workshop on the matter of Commission review of redevelopment area projects, what exactly is in the process and what is the Planning Commission's role?

RALPH PESQUEIRA suggested the Commission reinstitute the informal workshop held in a conference room to allow for a better exchange of ideas between staff and the Commission.

KARL ZOBELL stated there needed to be more review on the types of issues coming before the Commission and Council with a view of reducing the burden on staff and the public because of the multiple hearings required before the discretionary committees on the same project.

ADJOURNMENT

The Commission adjourned at 2:45 p.m.