

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
MARCH 7, 1991  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice Chairman Pesqueira at 9:15 a.m. The Planning Commission adjourned at 1:50 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Tom La Vaut-not present  
Commissioner Ralph Pesqueira-present  
Commissioner Edward Reynolds-not present  
Commissioner Scott Bernet-present  
Commissioner Lynn Benn-present  
Commissioner Chris Calkins-present  
Fred Conrad, Chief Deputy City Attorney-present  
Tom Story, Deputy Director, Development and  
Environmental Services-present  
Mary Lee Balko, Deputy Director, Long Range  
Planning-present  
Joe Flynn, Deputy Director, Neighborhood Services-present  
Jeff Strohming, Engineering and Development  
Department-present  
Ron Friedman, Principal Planner-present  
Tom Huffman, Principal Planner-present  
Janet Fairbanks, Principal Planner-present  
Linda Johnson, Principal Planner-present  
Janet MacFarlane, Recorder-present

ITEM-1 REPORT FROM THE PLANNING DIRECTOR

No report was given.

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

Planning staff MICHAEL STEPNER, MARY LEE BALKO and TOM STORY introduced newly assigned staff to their divisions.

ITEM-3 APPROVAL OF MINUTES OF JANUARY 24 and FEBRUARY 7, 1991

This item was trailed to March 14, 1991.

ITEM-7 APPEAL OF THE NIAGARA AVENUE CONDOMINIUMS COASTAL DEVELOPMENT PERMIT NO. 89-1018. LOCATED AT 4561 NIAGARA AVENUE IN THE R-3000 ZONE IN THE PENINSULA COMMUNITY. DEP NO. 89-1018. THE NORTHWESTERLY TEN FEET OF LOT 38 AND ALL OF LOTS 39 THROUGH 42, BLOCK 6 OF OCEAN BEACH MAP 279. APPLICANT: SALVATORE DIANO.

KEVIN MCGEE explained that since the Planning Director hearing, the applicant had submitted revised drawings for the project. Staff, therefore, requested a continuance to review the drawings.

JOHN TAINER spoke in opposition to the requested continuance.

MARIO LEALCALA, representing the applicant, spoke in support of the continuance.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4-0 (LA VAUT, REYNOLDS and ZOBELL not present) to continue this item to April 4, 1991, at 9:00 a.m.

ITEM-8 CONDITIONAL USE PERMIT NO. 90-1017. THIS ITEM HAS BEEN REMOVED FROM MARCH 7, 1991, PLANNING COMMISSION AGENDA. THE PLANNING DEPARTMENT HAS DETERMINED THAT THE PROPOSAL TO INSTALL AN UNMANNED, COMMUNICATION EQUIPMENT FACILITY, FOR CELLULAR TELEPHONE TRANSMISSION INCLUDING FOUR (4) THREE-INCH DIAMETER, TEN-FOOT-HIGH (10), ROOF-MOUNTED ANTENNAS ON AN EXISTING BUILDING, WILL NOT NEED THE APPLIED FOR CONDITIONAL USE PERMIT.

It was explained the item was withdrawn from the agenda and would not be heard.

ITEM-9 CITY STAFF IS REQUESTING A CONTINUANCE OF PROPOSED COASTAL DEVELOPMENT PERMIT 90-0327 TO MARCH 28, 1991 IN ORDER FOR CITY STAFF, CALTRANS AND THE APPLICANT TO NEGOTIATE NECESSARY REVISIONS TO THE ENVIRONMENTAL IMPACT REPORT AND COASTAL DEVELOPMENT PERMIT PROPOSED FOR THIS PROJECT (EL CAMINO REAL ALIGNMENT).

KEVIN SULLIVAN explained staff was requesting a continuance in order to negotiate an agreement regarding the environmental mitigation for the project.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 4-0 (LA VAUT, REYNOLDS and ZOBELL not present) to continue this item to April 11, 1991, at 9:00 a.m.

ITEM-4 INITIATION OF THE PROPOSED 905 SOUTH PRECISE PLAN WITHIN THE COMMUNITY OF OTAY MESA. THIS IS A PROPOSED PRECISE PLAN OF APPROXIMATELY 103 ACRES OF LAND LOCATED EAST OF INTERSTATE 805 AND SOUTH OF STATE ROUTE 905.

GAIL GOLDBERG presented Planning Department Report No. 91-075.

No one appeared to speak on this item.

COMMISSION ACTION

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

ITEM-5 REVIEW OF BASIC CONCEPT DRAWINGS, BENTALL OFFICE TOWER, LOCATED IN THE COLUMBIA REDEVELOPMENT AREA. THE PROPOSED PROJECT IS A 24-STORY, 540,000-SQUARE-FOOT OFFICE TOWER WITH PARKING FOR 630 VEHICLES. THE PREDOMINANT LAND USE IS OFFICE (457,000-SQUARE-FOOT) WITH A MAJOR PORTION OF THE GROUND FLOOR AREA (13,000-SQUARE-FOOT) DEVOTED TO RETAIL USE. THE 54,000-SQUARE-FOOT PARCEL IS LOCATED ON THE BLOCK BOUNDED BY BROADWAY, STATE, UNION AND "C" STREETS. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

MARIANNE MUNSELL presented Planning Department Report No. 91-029.

The architect for the project reviewed the elevations of the proposed project.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL, LA VAUT and REYNOLDS not present) to approve the basic concept drawing for the Bentall Office Tower subject to further refinement of the C Street elevation, and, in particular, that the street level elevation should receive the same design emphasis as the Broadway frontage.

ITEM-6 THE FIRST AMENDMENT TO THE MERCY MIRA MESA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND AMERICAN NEWLAND ASSOCIATES, CASE NO. 89-0841.  
APPLICANT: AMERICAN NEWLAND ASSOCIATES.

BOB KORCH presented Planning Department Report No. 91-060.

BILL SCHEMPERS spoke regarding the development agreement.

ALAN PERRY, attorney representing American Newland, spoke in favor of the agreement and stated he was available for Commission questions.

No one appeared in opposition to the item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL, REYNOLDS and LA VAUT not present) to approve the amendment as recommended by staff with the stipulation that Paragraph 10.7 not apply to the environmental mitigations in Section 6.1.3 and to request that any minor changes to the environmental mitigation be referred to the Planning Commission as an informational or consent item.

RECESS, RECONVENE

The Commission recessed at 10:05 a.m. and reconvened at 10:30 a.m.

ITEM-10 ESTABLISHMENT OF AN INCLUSIONARY HOUSING PROGRAM THROUGH ADOPTION OF THE "REALIZING THE AMERICAN DREAM" (RAD) ORDINANCE.

STEVE MIKELMAN presented Housing Commission memorandum dated March 7, 1991.

TOM SHEFFER, representing the Construction Industry Federation, spoke about the problems associated with inclusionary zoning ordinances. He recommended a task force be initiated to develop the ordinance.

COMMISSION ACTION

By consensus, the Commission directed staff to prepare a letter to the City Council expressing the Commission's observations and views regarding the proposed ordinance.

RECESS, RECONVENE

The Commission recessed at 11:30 a.m. and reconvened at 1:45 p.m.

ITEM-11 SINGLE FAMILY RENTAL BUSINESS REGULATIONS AND LOCAL COASTAL PROGRAM AMENDMENT

It was noted that a letter received from the Community Planners Committee had requested a continuance on this item until after their meeting of March 26, 1991.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 5-0 (LA VAUT and REYNOLDS not present) to continue this item to March 14, 1991, at 2:00 p.m.

ADJOURNMENT

The Commission adjourned at 1:50 p.m.