

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
AUGUST 3, 1995  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:02 a.m. The meeting was recessed at 11:00 a.m. and reconvened at 1:35 p.m. Vice-Chairperson McElliott adjourned the meeting at 5:38 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present  
Commissioner Karen McElliott-present  
Commissioner William Anderson-present  
Commissioner Christopher Neils-not present  
Commissioner Verna Quinn-present  
Commissioner Andrea Skorepa-present  
Commissioner Frisco White-present  
Ernest Freeman, Planning Director-present  
Mike Stepner, Urban Design Coordinator-present  
Hal Valderhaug, Chief Deputy City Attorney-not present  
Rick Duvernay, Deputy City Attorney-present  
Tina Christiansen, Department Director-not present  
Ed Oliva, Assistant Director, Development Services  
Department-present  
Jeff Washington, Deputy Director, Long Range and Facilities  
Planning-not present  
Mohammad Sammak, Development Coordinator, Engineering and  
Development-present  
Linda Lugano, Recorder-present

ITEM-1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.**

No one present to speak.

ITEM-1A: **REQUESTS FOR CONTINUANCE.**

None.

ITEM-1B: **DIRECTOR'S REPORT - none given.**

ITEM-2: **APPROVAL OF THE MINUTES OF JULY 20, 1995.**

**COMMISSION ACTION:**

MOTION BY SKOREPA TO APPROVE THE MINUTES OF JULY 20, 1995. Second by Quinn. Passed by a 6-0 vote with Commissioner Neils not present.

ITEM-2A: **PROPOSED AMENDMENT TO THE LIVE/WORK QUARTERS (LOFTS) ORDINANCE (SAN DIEGO MUNICIPAL CODE SECTION 101.0570)**

Greg Wade of Centre City Development Corporation presented staff report, dated July 12, 1995.

No one present to speak.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PROPOSED AMENDMENT WITH THE CORRECTION TO THE BOUNDARY LINE ON THE MAP ON ATTACHMENT II, FIGURE 1. Second by White. Passed by a 6-0 vote with Commissioner Neils not present.

ITEM-2B: **PROPOSED FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN CATELLUS DEVELOPMENT CORPORATION AND THE CITY OF SAN DIEGO.**

Pam Hamilton, Senior Vice President, Centre City Development Corporation presented staff report, dated July 21, 1995.

**Louis E. Goebel, attorney representing Tim Lichty was present but did not speak.**

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO RECOMMEND APPROVAL OF STAFF'S RECOMMENDATION TO THE CITY COUNCIL OF THIS PROPOSED FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT. Second by Anderson. Passed by a 6-0 vote with Commissioner Neils not present.

**ITEM-5: GENERAL PLAN AMENDMENT TO CHANGE THE NAVAL TRAINING CENTER FROM THE FUTURE URBANIZING AREA DESIGNATION TO THE URBANIZED AREA DESIGNATION.**

Due to a noticing error, this item could not be heard and was rescheduled for the agenda of August 17, 1995.

**ITEM-4: TREENA MESA PID 94-0064. This item was pulled from the docket by staff.**

**ITEM-5: VARIANCE/GOLDEN HILL DEVELOPMENT PERMIT NO. C-2154; ARCHIVES OF AMERICA.**

Bob Didion presented Report to the Planning Commission No. P.95-120.

Testimony in opposition by:

**Bruce Dammann, representing the Golden Hill Planning Committee.** Gave history of the building and how I-15 was going to play a big part in this project. Acknowledged that the job he has done on the building makes the building, and the area look great. Explained the history of the billboards on the building, as well and the community's feelings of same. Agreed with the community that the sign is necessary and the impact it has on the other side of Interstate 15. Requests that the owner look to make sure that the sign does not

create a problem to anyone on the other side of the freeway. Request the owner change the fence from a chain link to wrought iron.

Testimony in favor by:

**Frank Gallagher, representing Matt Rinder of Archives America.** Advised the Commission that the billboards are a very large portion of the income for the building. There is approximately \$30,000 of income from the billboards, and this was one of the ways they could get a loan on the building. Feels the bank might not refinance the loan if the billboards are removed. He advised that the sign cannot be seen by any resident in Golden Hill. They feel they have complied with all the rules and regulations requested of them for this property.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO APPROVE THE APPEAL AND ACKNOWLEDGE PREVIOUS ACTION TAKEN BY THE BOARD OF ZONING APPEALS; APPROVE STAFF'S RECOMMENDATION, WITH THE FOLLOWING MODIFICATIONS: THAT THE APPLICANT REPLACE THE CHAIN LINK FENCE IN FIVE YEARS OR HAVE A LANDSCAPING PLAN, APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT TO COVER THE FENCE. THIS LANDSCAPING HAS TO BE IN PLACE, COVERING THE FENCE AT THE FIVE YEAR PERIOD; LANDSCAPING MUST BE MAINTAINED, AND IF NOT MAINTAINED, THEN THE CHAIN LINK FENCE MUST BE REMOVED AND A WROUGHT IRON FENCE HAS TO BE PUT UP. IMPLEMENTATION OF THE LANDSCAPING PLAN MUST BE SUBMITTED AND BEGUN WITHIN NINETY DAYS OF THIS HEARING (FOR THE FRONT YARD). APPROVE THE 240 SQUARE FOOT WALL SIGN; DELETE CONDITION NO. 1 REQUIRING NO EXTENSION OF THE BILLBOARD LEASES; ADD LANGUAGE THAT THERE BE NO UPLIGHTING OF THE WALL SIGN ONLY, AND IT BE TURNED OFF AT MIDNIGHT; CLEAN UP LANGUAGE TO DELETE REFERENCES TO THE ZONING BOARD OF APPEALS AND THE ZONING ADMINISTRATOR; Second by White. Passed by a 6-0 vote with Commissioner Neils not present.

ITEM-6: **TORREY PINES EXHIBIT HALL - Pulled from the docket as the appeal was withdrawn.**

ITEM-7: **WORKSHOP - LAND DEVELOPMENT/ZONING CODE UPDATE-HISTORICAL RESOURCES REGULATIONS.**

Workshop held.

ITEM-8: **APPROVAL OF TENTATIVE SUBDIVISION MAP EXTENSIONS.**

Gary Halbert presented Report to the Planning Commission No. P-95-128.

No one present to speak.

**COMMISSION ACTION:**

MOTION BY NEILS TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF STAFF'S ALTERNATIVE NO. 3 TO CONTINUE CURRENT CITY POLICY IN APPROVING TENTATIVE MAPS AND TENTATIVE MAP EXTENSIONS AS A PROCESS FOUR DECISION. ADOPT A COUNCIL POLICY AS SUGGESTED IN ALTERNATIVE NO. 1 IN THE STAFF REPORT IN ORDER TO DEFINE, MORE CLEARLY THE CRITERIA THAT WILL BE UTILIZED AND NARROW THE SCOPE OF REVIEW AT THE TIME THAT AN EXTENSION REQUEST IS MADE. Second by Quinn. Passed by a 5-0 vote with Chairperson Bernet and Commissioner White not present.

The Planning Commission was adjourned at 5:38 p.m. by Vice-Chairperson McElliott.