

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
OCTOBER 15, 1992
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 9:00 a.m.
The Planning Commission adjourned at 2:10 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Ralph Pesqueira-present
Commissioner Lynn Benn-present
Commissioner Scott Bernet-present
Commissioner Verna Quinn-present
Commissioner Edward Reynolds-present
Ernest Freeman, Planning Director-not present
George Arimes, Assistant Planning Director-not present
Michael J. Stepner, City Architect-present
Janis Sammartino, Chief Deputy City Attorney-present
Frank Ducote, Principal Planner,
Strategic Planning-present
Tom Story, Deputy Planning Director, Development and
Environmental Planning-present
Ann Hix, Principal Planner, Development and
Environmental Planning-present
Dave Twomey, Assistant Park and Recreation
Director-present
Jeff Strohminger, Engineering and Development-present
Jeannette Santos, Recorder-present
Catherine Meyer, Recorder-present

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

COMMISSION ACTION

No one appeared to speak at this time.

ITEM-1A INFORMATION ITEM: ENVIRONMENTAL DOCUMENT CERTIFICATION PROCEDURE.

ANN HIX presented Planning Department memorandum dated October 9, 1992.

COMMISSION ACTION

On motion of LYNN BENN, seconded by VERNA QUINN, the Commission voted 5-1 (ZOBELL voting in the negative) to continue this item to a later date. the issue of statute of limitations, when it goes into effect and how it affect the public and their participation in the process.

ITEM-2 APPROVAL OF MINUTES OF SEPTEMBER 17, 1992.

This item removed from agenda.

ITEM-3 BALBOA PARK CENTRAL MESA PRECISE PLAN.

This item continued from August 6 and 13, 1992.

Chairman ZoBell stated his firm represents the Zoological Society, and will be abstaining from this item. Vice Chairman Pesqueira chaired the meeting. He stated that did listen to the tapes and will participate. Vice Chairman Pesqueira stated this item be accepted as a consent item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 5-0 (ZOBELL abstaining) to hear as a consent item, and staff to answer questions.

Catherine Meyer continued recordation of minutes.

DAVE TWOMEY presented Planning and Park and Recreation Departments Report No. P-92-177.

STEVE ESTRADA answered questions.

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No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **SCOTT BERNET**, the Commission voted 5-0 (**ZOBELL** abstaining) to approve the plan.

Chairman ZoBell resumed chair of the meeting.

Jeannette Santos continued recordation of the minutes.

ITEM-4
& 4A

COASTAL DEVELOPMENT/CONDITIONAL USE PERMIT AMENDMENT AND BIENNIAL REVIEW PERMIT NO. 92-0136. PACIFIC FURLOUGH FACILITY. PROJECT DESCRIPTION: PRIVATE WORK FURLOUGH FACILITY. LEGAL: REED AND HUBBELS ADD., BLK TO 19 LOT 13-24 MAP 327. LOCATION: 2727 BOSTON AVENUE BETWEEN: MAIN STREET AND: NEWTON AVENUE. ZONE: BLPD *AREA. APPLICANT: SIRAAJ ENTERPRISES, INC.

This item continued from September 24, 1992. Public Testimony was closed and not taken. Discussion by Commissioners and staff.

Chairman ZoBell stated questions were raised at the last meeting: 1. the existence of a contract with the County of San Diego with respect to the service or activity that is contemplated; and 2. the existence and definition of a full time supervisory officer employed by the City of San Diego.

Vice Chairman Ralph Pesqueira stated did listen to tapes and will participate.

JUDY BRASWELL presented Planning Department Report No. P-92-236. Ms. Braswell stated that the County of San Diego is still negotiating with respect to the contract as well as the work furlough administrator. There will be meeting on November 3, 1992 to conclude their negotiations, and recommending approval to that particular contract.

COMMISSION ACTION

On motion of **RALPH PESQUEIRA**, seconded by **SCOTT BERNET**, the Commission voted 4-2 to approve staff recommendation, and Environmental Negative Declaration, EQD No. 92-0136.

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ITEM-5 STREET ACTION SA 91-521-000. THE VACATION OF A SOUTHERLY EXCESS PORTION OF WALNUT AVENUE WEST OF GLENWOOD DRIVE. PROJECT DESCRIPTION: GLENWOOD DRIVE-EXCESS SLY 15 FEET. LEGAL: SLY 15' OF WALNUT AVENUE ADJACENT TO LOTS 1 & 2 OF MAP 1169. LOCATION: WEST OF WALNUT AVENUE BETWEEN: COLUMBIA STREET AND: GLENWOOD DRIVE. APPLICANT: SRT ENGINEERING.

This item continued from October 1, 1992. Public Testimony was closed and not taken.

Commissioners Scott Bernet and Ralph Pesqueira stated did listen to the tapes and will participate.

JEFF STROHMINGER presented Engineering and Development Department memorandum dated August 24, 1992.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-2 (PESQUEIRA and ZOBELL voting in the negative) to deny against the partial vacation.

ITEM-6 STREET ACTION SA 92-520-000. THE VACATION OF SHAWLINE COURT AND A DRAINAGE EASEMENT FOR TENTATIVE PARCEL MAP NO. 92-0374. PROJECT DESCRIPTION: WATER EASEMENT FOR TPM 92-0374. LEGAL: SHAWLINE COURT ADJACENT TO LOTS 8, 9, 10 IN MAP 9882. LOCATION: SHAWLINE STREET BETWEEN: RONSON ROAD AND: CLAIREMONT MESA BLVD. APPLICANT: MCGRATH DEVELOPMENT, INC.

PAUL BUEHLER presented Engineering and Development memorandum dated October 6, 1992.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by VERNA QUINN, the Commission voted 6-0 to approve staff recommendation.

RECESS, RECONVENE

The Planning Commission recessed at 10:30 a.m. and reconvened at 10:35 a.m.

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ITEM-7
7A&8
PLANNED INDUSTRIAL DEVELOPMENT (PID)/ALLRED-COLLINS BUSINESS AND INDUSTRIAL PARK EAST TENTATIVE MAP (TM) NO. 88-0565 AND REZONE (RZ) NO. 90-0377. ALLRED-COLLINS BUSINESS PARK EAST. PROJECT DESCRIPTION: LOT INDUSTRIAL PROJECT; 6-LOT, 22-ACRE SUB. MAP; AND REZONING FROM M1-B/A1-10 TO CV. LEGAL: KEARNY IND. PARK LOT 18 MAP 6241. LOCATION: CONVOY STREET BETWEEN: CONVOY CT AND: CONVOY STREET; CONVOY STREET BETWEEN: CONVOY CT AND: SD-52. ZONE: M-1B A1-10 TO M-1A, M-1B A1-10; M-1B A1-10 TO CV. APPLICANT: COLLINS DEV. & DOUGLAS ALLRED COMPANY AND NAS CONVOY PARTNERSHIP (GENE GERITZ).

This item continued from October 8, 1992. Public Testimony was closed and not taken.

Vice Chairman Ralph Pesqueira stated did listen to the tape and will participate.

MARCELA ESCOBAR-OLIVER presented Planning Department Report No. P-92-224.

EUGENE GARRETT stated in complete agreement with staff, only one correction to the report, the deletion of park fees which staff does agree will be deleted. There is no residential component to this particular project. Condition #33.

Public testimony was closed.

COMMISSION ACTION

On motion of **EDWARD REYNOLDS**, seconded by **SCOTT BERNET**, the Commission voted 6-0 to approve and recommend to City Council as amended by **SCOTT BERNET** adding the language that staff has the ability under E-1 under articulations need to follow the suggested guidelines in illustration 5 and 8 will be the determination for meeting the articulation.

ITEM-9
101 CALIFORNIA. MARINA PLANNED DISTRICT PERMIT, MARINA PLANNED DISTRICT EXCEPTION PERMIT AND COASTAL DEVELOPMENT PERMIT. APPROVAL OF BASIC CONCEPT/SCHEMATIC DRAWINGS FOR 101 CALIFORNIA - MARINA SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT.

This item continued from October 8, 1992.

Commissioners Ralph Pesqueira and Edward Reynolds stated did listen to the tapes and will participate.

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PAMELA HAMILTON presented Centre City Development Corporation memorandum dated September 29, 1992.

RICKY MAVEETY spoke in opposition to the project. She addressed concerns about the solar study, that it over shadows her entire building complex, cover the entire pool and recreation areas.

STEVEN EDDY representing himself and wife. He stated moved her a year ago, that this are to remain low rise. Mr. Eddy spoke in opposition to the sun study, and height of the building.

JAMES TREFREN lives in the Park Row complex. He spoke in opposition that this project does not conform to the height limit and FAR requirements.

RONALD DUPUIUS lives in the Park Row complex and in support of Ms. MaVeety and Mr. Eddy comments. He stated the sun is not our only lost, but we loose the skyview, air movement, gain traffic noise, and the trolleys go by every 7 minutes.

PATRICK McPARTLAND lives in the Park Row complex. He stated the project does not conform to the neighborhood.

ELAINE McMANUS lives in the Park Row complex. She addressed concerns about eh air quality during the construction if this project is approve. When the construction of the Sea Bridge Apartments and the American Centre buildings were underway, had black sand in my patio.

JERMANIE COHEN, representing SD Malcom Properties stated this project had been properly noticed and in the newspapers. He gave a brief background of this project from 1989 to present and worked closely with staff.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **RALPH PESQUEIRA**, the Commission voted 2-4 (**BENN**, **REYNOLDS**, **QUINN**, and **ZOBELL** voting in the negative) to recommend to City Council to approve the schematic drawings for 101 California of the Centre City Redevelopment Agency. This motion failed not having 4 affirmative votes.

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COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **VERNA QUINN**, the Commission voted 4-2 (**BERNET** and **PESQUEIRA** voting in the negative) to recommend to City Council to deny the schematic drawings for 101 California of the Centre City Redevelopment Agency.

RECESS, RECONVENE

The Planning Commission recessed at 12:10 p.m. and reconvened at 1:35 p.m.

ITEM-10 BROADWAY NAVY COMPLEX. PROPOSED AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND THE UNITED STATES OF AMERICA (NAVY) ADOPTING A DEVELOPMENT PLAN AND URBAN DESIGN GUIDELINES FOR THE REDEVELOPMENT OF THE NAVY BROADWAY COMPLEX - MARINA AND COLUMBIA SUB AREAS OF THE CENTRE CITY REDEVELOPMENT PROJECT.

This item continued from October 8, 1992. That C-3 to present slides.

Commissioners Ralph Pesqueira and Edward Reynolds stated did listen to tapes, the presentation done by William Robinson well done, and will participate.

FREDERICK MARKS, President of Citizens Coordinate for Century 3. He showed a slide presentation and presented aa model showing all of the water front and different districts within the downtown area. Mr. Marks opposed to the height and FAR limitation, there is very little land left at the water edge.

Public testimony was closed.

COMMISSION ACTION

On motion of **RALPH PESQUEIRA**, seconded by **KARL ZOBELL**, the Commission voted 6-0 to approve and recommend to City Council enter into the proposed agreement with the Navy.

ADJOURNMENT

The Commission adjourned at 2:10 p.m.