

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
OCTOBER 8, 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 9:10 a.m.
The Planning Commission adjourned at 11:45 a.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Ralph Pesqueira-not present
Commissioner Lynn Benn-present
Commissioner Scott Bernet-present
Commissioner Verna Quinn-present
Commissioner Edward Reynolds-not present
Ernest Freeman, Planning Director-present
George Arimes, Assistant Planning Director-present
Michael J. Stepner, City Architect-present
Janis Sammartino, Chief Deputy City Attorney-present
Mike Stang, Principal Planner,
Community Planning-present
Tom Salgado, Development and
Environmental Planning-present
Jeff Strohming, Engineering and Development-present
Pamela Hamilton, Centre City Development
Corporation-present
Jeannette Santos, Recorder-present

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

ERNEST FREEMAN, Planning Director, introduced and acknowledged the Zoning Code Update staff for a job well done.

ITEM-2 APPROVAL OF MINUTES OF SEPTEMBER 10, 1992.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **VERNA QUINN**, the Commission voted 4-0 (**PESQUEIRA** and **REYNOLDS** not present) to approve the minutes of September 10, 1992.

Chairman ZoBell stated only 4 Commissioners present, and it takes 4 affirmative votes to move an item forward to City Council. If anyone would like to continue an item to a later date when there will be more Commissioners present.

ITEM-5
5A&5B

CONDITIONAL USE/COASTAL DEVELOPMENT/PLANNED DEVELOPMENT PERMIT NO. 91-0840. CARMEL VALLEY INN (NCW). CERTIFY ENVIRONMENTAL MITIGATED NEGATIVE DECLARATION NO. 91-0840. PROJECT DESCRIPTION: ADD GAS STATION/MINI-MART TO HOTEL/REVISE PREVIOUS HOTEL. LEGAL: LOT 1, CARMEL VALLEY INN MAP NO. 11697. LOCATION: EL CAMINIO REAL BETWEEN: INTERSTATE 5 AND: EL CAMINIO REAL. ZONE: N-VC TO N-VC. APPLICANT: FRED J. OLIVER.

GREGORY GARRATT, representing the applicant requested a continuance to November 5, 1992. Letter from Lynne Heidel, Peterson and Price dated October 2, 1992 requested a continuance to November 5th.

No one spoke in opposition to a continuance.

Public testimony was closed.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **VERNA QUINN**, the Commission voted 4-0 (**PESQUEIRA** and **REYNOLDS** not present) to continue these items to November 5, 1992 at 9:00 a.m.

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ITEM-3 OMNIBUS GENERAL PLAN AMENDMENT (1992). CONSENT ITEM.

JENNIFER CHAMPA presented Planning Department Report No. P-92-220.

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 4-0 (**PESQUEIRA** and **REYNOLDS** not present) to approve, and recommend to City Council to adopt the amendments to the General Plan.

ITEM-4 STREET ACTION SA 92-513-00. THE VACATION OF JUNIPER STREET BETWEEN CALIFORNIA STREET AND THE AT&SF RIGHT-OF-WAY. PROJECT DESCRIPTION: CALIFORNIA STREET. LEGAL: JUNIPER STREET ADJ TO ELY 53' OF CALIF STREET AND POR. LOT 1. LOCATION: PACIFIC HIGHWAY BETWEEN: CALIFORNIA STREET AND: CALIFORNIA STREET. APPLICANT: MTDB - DAVID RAGLAND. CONSENT ITEM.

JEFF STROHMINGER presented Engineering and Development Department memorandum dated August 28, 1992.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **LYNN BENN**, the Commission voted 4-0 (**PESQUEIRA** and **REYNOLDS** not present) to approve staff recommendation.

ITEM-6 PLANNED INDUSTRIAL DEVELOPMENT (PID)/ALLRED-COLLINS BUSINESS AND INDUSTRIAL PARK EAST TENTATIVE MAP (TM) NO. 88-0565 AND REZONE (RZ) NO. 90-0377. ENVIRONMENTAL IMPACT REPORT AND THE MITIGATION MONITORING AND REPORTING PROGRAM NOS. 88-0565 AND 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).

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

SUSAN LAY, representing Allred-Collins Partnership spoke in favor of project. She presented a memo dated October 8, 1992, and requested changes to TM and PID conditions.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **LYNN BENN**, the Commission voted 4-0 (**PESQUEIRA** and **REYNOLDS** not present) to continue this item to October 15, 1992, at 9:00 a.m., that staff and Ms. Lay meet and go over the changes before the next hearing.

ITEM-8
8A&8B

TENTATIVE MAP (TM)/REZONE (RZ) PERMIT NO. 91-0602. RESOURCE PROTECTION ORDINANCE NO. 91-0602. CARROLL MESA BUSINESS PARK. MITIGATED NEGATIVE DECLARATION NO. 91-0602. CARROLL MESA BUSINESS PARK. PROJECT DESCRIPTION. 2 LOT, 20 ACRE TENTATIVE SUBDIVISION MAP. LEGAL: A PORTION OF PARCEL 2 OF PARCEL MAP 7131. LOCATION: CAM SANTA FE NEAR: MESA RIDGE ROAD. APPLICANT: H.G. FENTON MATERIAL COMPANY.

SHELLY KILBOURN presented Planning Department Report No. P-92-218.

THOMAS FARRAR, representing the applicant, Fenton Western Properties. He gave a brief background of the project, presented a chart of the site.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **LYNN BENN**, the Commission voted 4-0 (**PESQUEIRA** and **REYNOLDS** not present) recommend to City Council approval of the Resource Protection Ordinance, Rezone and Tentative Map No. 91-0602; and recommend certification of Mitigated Negative Declaration No. 91-0602.

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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.

PAMELA HAMILTON presented Centre City Development Corporation memorandum dated October 8, 1992.

RICKY MAVEETY spoke in opposition to the project. She stated destroying the other buildings in the community because of the height of this project.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by, the Commission voted - (PESQUEIRA and REYNOLDS not present) to approve the project. No second to this motion.

On motion of LYNN BENN, seconded by VERNA QUINN, the Commission voted 4-0 (PESQUEIRA and REYNOLDS not present) to continue this item to October 15, 1992, at 9:00 a.m.

RECESS, RECONVENE

The Planning Commission recessed at 10:25 a.m. and reconvened at 10:35 a.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.

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

WILLIAM ROBINSON, representing the U.S. Navy presented a slide presentation of the project.

PATRICK KRUER, representing CCDC spoke in favor of the project.

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DON WOOD, Development Committee Chairman for Citizens Coordinate for Century 3. He requested that this item be continued to October 15, 1992, that President Fred Marks of C-3 did a slide presentation that shows an impact of 500-foot buildings on San Diego Waterfront.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **KARL ZOBELL**, the Commission voted 2-2 (**BENN** and **QUINN** voting in the negative with **PESQUEIRA** and **REYNOLDS** not present) to recommend to City Council approval. This motion failed not having 4 affirmative votes.

On motion of **SCOTT BERNET**, seconded by **KARL ZOBELL**, the Commission voted 4-0 (**PESQUEIRA** and **REYNOLDS** not present) to continue to October 15, 1992 at 1:30 p.m., to review and hear the slide presentation from C-3.

ADJOURNMENT

The Commission adjourned at 11:45 a.m.