

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
AUGUST 6, 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 9:15 a.m.  
The Planning Commission adjourned at 10:20 a.m.

**ATTENDANCE DURING THE MEETING:**

Chairman Karl ZoBell-present  
Commissioner Ralph Pesqueira-present  
Commissioner Lynn Benn-present  
Commissioner Scott Bernet-present  
Commissioner Chris Calkins-not present  
Commissioner Verna Quinn-present  
Commissioner Edward Reynolds-present  
Ernest Freeman, Planning Director-present  
George Arimes, Assistant Planning Director-present  
Michael J. Stepner, City Architect-present  
Fred Conrad, Chief Deputy City Attorney-present  
Tom Story, Deputy Planning Director, Development and  
Environmental Planning-present  
Dave Twomey, Assistant Director, Park and  
Recreation-present  
Jeff Strohming, Engineering and Development-present  
Jeannette Santos, Recorder-present

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

DAVE ODELL stated that on February 27, 1992 the Planning Commission approved a fence on the ocean side of the Museum of Contemporary Art in La Jolla. The museum had asked for a closed fence with only paid admission to the garden on the ocean side of the museum. A condition imposed by the Commission that the ocean side gate was to remain open to the public during normal museum business hours. Mr. Odell was informed by a museum official that the museum might charge the public for admission through that gate to the garden. Mr. Odell said this gate should remain free public access to the garden.

TOM STORY, Deputy Planning Director, Development and Environmental Planning stated will have staff follow up, contact applicant, and schedule for a future discussion item.

Commissioner Bernet stated there is a project in his neighborhood that met the classification of remodeling, and ended up as a new house. He addressed the issue to review the conditions in which we grant exemption to remodel to ensure that a 50% remodel rule, a 50% permanent wall applies to the concept of what a remodel should be as opposed to a brand new home.

TOM STORY said his staff reviewing this very issue, to brief Planning Director as to whether we want to address this issue immediately or to let the Zoning Code Update proceed if that would be a more appropriate vehicle for addressing that issue.

ITEM-2 APPROVAL OF MINUTES OF JULY 30, 1992.

COMMISSION ACTION

On motion of VERNA QUINN, seconded by LYNN BENN, the Commission voted 6-0 (CALKINS not present) to approve the minutes of July 30, 1992.

ITEM-4 252 CORRIDOR PRELIMINARY CONCEPT REVIEW.

This item removed from agenda indefinitely.

ITEM-4A INITIATION REQUEST - SOUTHEAST SAN DIEGO COMMUNITY PLAN AMENDMENT - SOUTHCREST NEIGHBORHOOD.

This item removed from agenda indefinitely.

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RECESS, RECONVENE

The Planning Commission recessed at 9:30 a.m. and reconvened at 9:35 a.m.

ITEM-3 BALBOA PARK CENTRAL MESA PRECISE PLAN.

COMMISSION ACTION

On motion of **RALPH PESQUEIRA** to hear this project and accept the decision of the Planning Department staff, Park and Recreation Board, The Commission for Arts and Culture, and the Historic Site Board all approved the plan, and review it at that level. Motion failed no second.

On motion of **VERNA QUINN**, seconded by **EDWARD REYNOLDS**, the Commission voted 5-1 (**PESQUEIRA** voting in the negative with **CALKINS** not present) to continue this item to August 13, 1992 at 1:30 p.m.

ITEM-5 PRELIMINARY PLAN AND PROJECT AREA BOUNDARIES FOR THE COLLEGE COMMUNITY REDEVELOPMENT PROJECT.

Chairman ZoBell stated previously was counsel for the developer of this project and that developer is no longer involved. Mr. ZoBell felt had no conflict of interest.

Commissioner Pesqueira stated when this issue came before Planning Commission in the past, he indicated is a Trustee for the California State University System. Mr. Pesqueira felt there no conflict of interest and will participate.

No one objected to either Mr. ZoBell or Mr. Pesqueira participating on this item.

**KEITH SCOTT**, Redevelopment Program Manager gave a brief background on the Redevelopment plan project.

**RON SMITH** presented Planning Department Report No. P-92-185.

**PAUL ROBINSON** representing San Diego State University Foundation stated the resolution is acceptable and continuing to work with all of the groups on a regular basis.

No one spoke in opposition to this item.

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Public testimony was closed.

**COMMISSION ACTION**

On motion of LYNN BENN, seconded by VERNA QUINN, the Commission voted 6-0 (CALKINS not present) to approve a resolution selecting the project area boundaries, and recommend to City Council the proposed preliminary redevelopment plan.

**ADJOURNMENT**

The Commission adjourned at 10:20 a.m.