

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JANUARY 19, 1989
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 11:40 a.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-present
Commissioner Albert Kercheval-present
Commissioner Scott Bernet-absent
Commissioner Lynn Benn-present
Commissioner Chris Calkins-absent
Tom Salgado, Acting Deputy Director, Development
Planning-present
Fred Conrad, Chief Deputy City Attorney-present
Frank Belock, Engineering and Development-present
Bob Didion, Acting Principal Planner, Development
Planning-present
Recorder Janet MacFarlane-present

ITEM-1 CALIFORNIA CURL CORPORATION - DISPOSITION AND DEVELOPMENT AGREEMENT, CONCEPTUAL DESIGN REVIEW -- SOUTHEAST ECONOMIC DEVELOPMENT CORPORATION. LOCATED IN THE GATEWAY CENTER EAST REDEVELOPMENT PROJECT IN THE SOUTHEAST SAN DIEGO COMMUNITY. LOTS 7-9 OF THE GATEWAY CENTER EAST BUSINESS PARK, UNIT NO. 1, MAP NO. 11512 ON THE EAST SIDE OF GATEWAY CENTER WAY, NORTH OF MARKET STREET, WEST OF BOUNDARY STREET. OWNER/APPLICANT: SOUTHEAST ECONOMIC DEVELOPMENT CORPORATION (SEDC). DEVELOPER: CALIFORNIA CURL CORPORATION.

CHAIRMAN ZOBELL indicated only four Commissioners were eligible to participate and vote on this item. He asked if there were those wishing a continuance on this item.

CAROLYN SMITH, representing SEDC, requested a one-week continuance.

JOSHUA VON WOLFOK asked that the Commission hear the item.

MARIA PETERSEN stated she was against granting a continuance.

ROYCE JONES spoke in favor of the continuance.

CLARENCE McCOY requested a continuance so that a full Commission could participate in this issue.

REYNALDO PISANO spoke in opposition to the requested continuance.

ANNA MAJOR indicated she would not be opposed to a continuance if it were for a short period of time.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission 4-0 (BERNET and CALKINS not present with KERCHEVAL abstaining) to continue this item to January 26, 1989 at 10:30 a.m.

ITEM 1A COASTAL DEVELOPMENT PERMIT NO. 88-1160. DR. SHIHATA RESIDENCE.

OPAL TRUEBLOOD requested the item be pulled from the consent agenda because of the highly sensitive area proposed for development.

DANIEL DETLEFSEH, representing Cal-Alta Construction, spoke in support of the item remaining on the consent calendar.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 4-1 (BENN voting in the negative with CALKINS and BERNET not present) to approve the LDP consent calendar.

In a related matter, the Commission requested a workshop to discuss the consent agenda for Coastal Development Permits.

ITEM-2 CONDITIONAL USE PERMIT NO. 88-0498. TO ALLOW AUTOMOBILE DISMANTLING AND RECYCLING ON A 10-ACRE LOT FOR FIVE YEARS WITH ANNUAL REVIEW. A 10-ACRE, A-1-10 ZONED SITE LOCATED NORTH OF OTAY MESA ROAD AND WEST OF OTAY VALLEY ROAD AND BROWN FILED IN THE OTAY MESA COMMUNITY PLAN, SE 1/4 OF SW 1/4 OF NE 1/4 OF SECTION 29, T18S, R1W, SBM. APPLICANT: MELVYN INGALLS.

MARK CANO presented Planning Department Report No. 89-032.

PHILLIP LOWE, representing Ingalls Enterprises, stated they were in agreement with staff's recommendation of approval.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BERNET and CALKINS not present) to certify the mitigated negative declaration and approve the conditional use permit as recommended by staff.

ITEM-3 RANCHO BERNARDO SWIM AND TENNIS CLUB CUP AM NO. 88-0577; AMENDMENT TO CONDITIONAL USE PERMIT (NO. 5002). LOCATED ON THE NORTH SIDE OF RANCHO BERNARDO ROAD, EAST OF BERNARDO OAKS DRIVE, WEST OF POMERADO ROAD, AND SOUTH OF FRONTERA ROAD IN THE R1-5000 ZONE IN THE RANCHO BERNARDO COMMUNITY. EQD NO. 88-0577. LEGAL DESCRIPTION: LOT 1, MAP NO. 5203, CITY OF SAN DIEGO. OWNER/APPLICANT: RANCHO BERNARDO SWIM AND TENNIS CLUB.

GLENN GARGAS presented Planning Department Report No. 89-033.

EVERETT DAHLQUIST, representing the Swim and Tennis Club, spoke in support of the requested conditional use permit amendment. He questioned the staff's requirement to include hours of operation that the adjacent church could use their parking area.

PAUL COOPER, area resident, spoke in support of the revised site development plan for the Swim and Tennis Club. He indicated his opposition to Condition 17 which would set out hours that the church members could use their parking lot. He explained for many years the church had used the parking lot with no problem.

NORMAN PEARSON, area resident, spoke in opposition to the expansion of the northwest parking lot.

COMMISSION ACTION

On motion of LYNN BENN, seconded by AL KERCHEVAL, the Commission voted 5-0 (BERNET and CALKINS not present) to certify the negative declaration and approve the conditional use permit without the expansion of the existing northwest parking lot and proposed new exit to Bernardo Oaks Drive.

RECESS, RECONVENE

The Commission recessed at 10:20 a.m. and reconvened at 10:30 a.m.

ITEM-4 APPEAL OF THE PLAYA VISTA PLANNED RESIDENTIAL DEVELOPMENT, CASE NO. 88-0934. LOCATED AT THE NORTHEAST CORNER OF VILLA LA JOLLA DRIVE AND GILMAN AVENUE IN THE R-1000 ZONE IN THE UNIVERSITY COMMUNITY. EQD NO. 88-0934. OWNER/APPLICANT: WESTERN NATIONAL PARTNERS. APPELLANTS: RUTH AND BURTON STEIN, SCOTT M. MARCUS, SHIRLEY A. ZIRKEL.

The Commission trailed this item.

ITEM--5 APPEAL OF THE DECISION OF THE PLANNING DIRECTOR TO DENY LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 88-1105 FOR CONSTRUCTION OF A SIX-FOOT-HIGH SOLID MASONRY WALL ALONG THE FRONT PROPERTY LINE. LOCATION: LOCATED 7960 ROSELAND AVENUE IN THE SINGLE-FAMILY ZONE IN THE LA JOLLA SHORES PLANNED DISTRICT. OWNER/APPLICANT: BILL SNYDER AND GLORIA PENNER. APPELLANTS: BILL SNYDER AND GLORIA PENNER.

It was explained that the applicant had withdrawn their appeal on the permit.

ITEM-4 APPEAL OF THE PLAYA VISTA PLANNED RESIDENTIAL DEVELOPMENT, CASE NO. 88-0934. LOCATED AT THE NORTHEAST CORNER OF VILLA LA JOLLA DRIVE AND GILMAN AVENUE IN THE R-1000 ZONE IN THE UNIVERSITY COMMUNITY. EQD NO. 88-0934. OWNER/APPLICANT: WESTERN NATIONAL PARTNERS. APPELLANTS: RUTH AND BURTON STEIN, SCOTT M. MARCUS, SHIRLEY A. ZIRKEL.

KEVIN SULLIVAN presented Planning Department Report No. 89-034.

SCOTT MARCUS, area resident, spoke in opposition to the proposed PRD. He questioned whether the project met the minimal standards relating to parking and open space. He stated they were also concerned about the adverse impact on the surrounding buildings and the impact this project would have on their property values. He noted this was the only three-story structure in the area.

BRIAN NORTH, representing the Villas Mallorca Homeowners' Association, spoke in opposition to the project. He questioned the effect this development would have on their property values. He said the project would impact their views.

SHIRLEY ZIRKEL, representing the La Jolla Terrace Homeowners' Association, spoke in opposition to the project based on inadequate parking in the area.

SUSAN BOE, resident of La Jolla Terrace, stated her property would face the proposed development. She was concerned about the parking and noise because the project would house a majority of college students.

LARRY LEONARD, representing the Villas Mallorca Homeowners' Association, spoke in opposition to the project. He stated there were parking problems in the area and this project would have an adverse affect on his investment.

GENE LOUISE MORHANGE, area resident, spoke in opposition to the proposed project. He stated the building should be two-stories in height.

CHARLOTTE BRAZELL, representing La Jolla Village Estates, spoke in opposition to the permit.

JIM LANTRY, representing Western National, spoke in support of the project. He stated that it was developed under a PRD and believed they were providing ample parking for the project. He noted extensive open space was included in the project.

PETER JACOBS, representing Western National Properties, spoke in support of the project.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BERNET and CALKINS not present) to deny the appeal and certify the negative declaration and approve the project as recommended by the Department.

ITEM-6 VISTA HILL FOUNDATION CONDITIONAL USE PERMIT NO. 88-0447. A REQUEST TO ALLOW OPERATION OF A 16-BED, INPATIENT CHEMICAL DEPENDENCY RECOVERY HOSPITAL. LOCATION: LOCATED ON THE EAST SIDE OF LINDA VISTA ROAD BETWEEN BALTIC STREET AND STALMER STREET IN THE CO ZONE IN THE LINDA VISTA COMMUNITY. LEGAL DESCRIPTION: PARCEL 40, LOT 4, PUEBLO LANDS LOT, MAP NO. 690. OWNER: MARY AND VINCENZO TARANTINO. APPLICANT: VISTA HILL FOUNDATION.

TOM WILLIAMS presented Planning Department Report No. 89-029.

CELIA BALLESTEROS, representing the Vista Hill Foundation, spoke in support of the permit.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 5-0 (BERNET and CALKINS not present) to certify the negative declaration and approve the conditional use permit as recommended by staff.

ITEM-7 ANNOUNCEMENT/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

AL KERCHEVAL suggested that attempts be made to notify the local homeowners' associations of developments adjacent to their projects.

ADJOURNMENT

The Commission adjourned at 11:40 a.m.