

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MARCH 30, 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 9:00 a.m.
The Planning Commission adjourned at 3:40 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-present
Commissioner Albert Kercheval-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Michael J. Stepner, City Architect-present
Hal Valderhaug, Deputy City Attorney-present
Tom Salgado, Acting Deputy Director, Development
Planning-present
Jim Ragsdale, Principal Planner, Community
Planning-present
Tom Murphy, Acting Principal Planner, Development
Planning-present
Recorder Janet MacFarlane-present

- ITEM-1 COASTAL DEVELOPMENT PERMIT NO. 88-1270. PROJECT NAME: VIA CAPRI GUEST COTTAGE. THE PROJECT CONSISTS OF A COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A 671-SQUARE-FOOT GUEST COTTAGE, POOL AND SPA. THE 20,819-SQUARE-FOOT PROJECT SITE IS LOCATED AT 7164 VIA CAPRI. APPLICANT: MURLI AND RONI HATHIRAMAN.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 6-0 (KERCHEVAL not present) to approve the consent item.

- ITEM-2 COASTAL DEVELOPMENT PERMIT NO. 89-0072. PROJECT NAME: YIP RESIDENCE. THE PROJECT INVOLVES A COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A TWO-STORY, 4,397-SQUARE-FOOT, SINGLE-FAMILY RESIDENCE WITH A BUILT-IN, THREE-CAR, 672-SQUARE-FOOT GARAGE AND A POOL. THE 14,639-SQUARE-FOOT PROJECT SITE IS LOCATED ON MIRA MONTANA PLACE IN THE TORREY PINES/HENEGAR HOMES PLANNED RESIDENTIAL DEVELOPMENT. APPLICANT: HARRY AND ELSIE YIP.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 6-0 (KERCHEVAL not present) to approve the consent item.

- ITEM-3 COASTAL DEVELOPMENT PERMIT NO. 88-1257. PROJECT NAME: PELAN RESIDENCE. CONSTRUCTION OF A SINGLE FAMILY HOUSE. LOCATION: 8619 RUET MONTE CARLO. APPLICANT: MR. PELAN.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (KERCHEVAL not present) to approve the consent item.

- ITEM-4 COASTAL DEVELOPMENT PERMIT NO. 89-0109. PROJECT NAME: BERYL STREET CONDOMINIUMS. CONSTRUCTION OF TWO CONDOMINIUM DWELLING UNITS THAT CONTAIN THREE BEDROOMS AND 2.5 BATHS EACH. EACH UNIT HAS A DETACHED TWO-CAR GARAGE. SOUTH SIDE OF BERYL STREET BETWEEN CASS AND BAYARD STREETS. APPLICANT: J. PATRICK FLEMING.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (KERCHEVAL not present) to approve the consent item.

- ITEM-4A NORTH CITY WEST SUBSTATION, NORTH CITY WEST DEVELOPMENT PLAN NO. 88-1027, FOR A PORTION OF THE SW QUARTER OF THE NW QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SBM, LOCATED ON THE NORTH SIDE OF LANSDALE DRIVE, NEIGHBORHOOD SEVEN PRECISE PLAN. OWNER/APPLICANT: SAN DIEGO GAS AND ELECTRIC COMPANY.

KEVIN SULLIVAN presented Planning Department Report No. 89-167.

DAVID SINO, representing SDG&E, spoke in support of the permit.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSON, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (KERCHEVAL not present) to certify the mitigated negative declaration and approve the permit as recommended by staff.

- ITEM-5 PAYDAR RESIDENCE HILLSIDE REVIEW PERMIT/COASTAL DEVELOPMENT PERMIT NO. 88-0923. LOCATED AT THE WESTERLY TERMINUS OF CLEMSON CIRCLE, WEST OF RUTGERS ROAD IN THE R1-20,000 ZONE IN THE LA JOLLA COMMUNITY. PARCEL 2, LOT 14 OF MUIRLANDS VISTA MAP NO. 3133. OWNER/APPLICANT: REZA PAYDAR.

KAREN LYNCH-ASHCRAFT presented Planning Department Report No. 89-172.

ROBERT GREEN commented on the coastal development and hillside review permits associated with the project.

MATT PETERSEN, attorney representing the applicant, spoke in support of the appeal and project. He gave a slide presentation showing residential development in the La Jolla area.

BARBARA NESS, area resident, stated she was opposed to the permit because of the size of the structure in relation to the buildable area and further the fact that it was not a compatible development with the neighborhood.

SEDGEWICK FRASER spoke in opposition to the project. He indicated the grade of the house would be much higher than those of his neighbors.

DOROTHY FRASER spoke in opposition, stating the size of the building was completely out of scale with anything near it.

YOLANDA MCKENZIE, area resident, stated the proposed home was not incompatible with other homes in the area.

MARILYN BENSTEAD indicated her opposition to the proposed residence, stating the structure was much too high and contained two- and three-story elements.

KEN MCKENZIE spoke in opposition to the project.

WILLIAM ZOUNES stated the proposed structure, because of its height, would block his view.

HUGH NESS indicated his opposition to the development based on its bulk and scale.

RON OWENS, area resident, spoke in opposition to the project.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (KERCHEVAL not present) to certify the negative declaration and deny the appeal and deny the project as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 10:05 a.m. and reconvened at 10:10 a.m.

ITEM-6 APPEAL OF THE DECISION OF THE PLANNING DIRECTOR TO DENY LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 88-1150 FOR A 1,248-SQUARE-FOOT, SECOND-STORY ADDITION TO A SINGLE-FAMILY RESIDENCE. LOCATED AT 2335 PASEO DORADO IN THE SINGLE-FAMILY (SF) ZONE IN THE LA JOLLA SHORES PLANNED DISTRICT. OWNER/APPLICANT: HOWARD SCHIFFMAN & JOY DELMAN.

DENNI SHEFRIN presented Planning Department Report No. 89-094.

LYNNE HEIDEL, attorney representing the applicant, spoke in support of the appeal containing a two-story addition to an existing residence.

W.W. FINLEY, Vice Chairman of the La Jolla Shores Association, spoke in opposition to the project. He based the opposition on its nonconformance with the La Jolla Planned District Ordinance.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by KARL ZOBELL, the Commission voted 6-1 (BENN voting in the negative) to approve the appeal and approve the permit.

ITEM-7 SIXTH AND CEDAR REZONE NO. 88-0433; A REQUEST TO REZONE FIVE LOTS TOTALING 0.55 ACRES FROM R-400 TO CBD (CENTRAL BUSINESS DISTRICT). LOCATED ON THE WEST SIDE OF SEVENTH AVENUE BETWEEN CEDAR AND DATE STREETS IN THE CENTRE CITY, (CORTEZ SUBAREA) COMMUNITY. LOTS 7, 8, 9, 10 AND 11, BLOCK 8, BAYVIEW HOMESTEAD, MAP NO. 1050. OWNER/APPLICANT: SIXTH AND CEDAR LTD.

MATT PETERSEN, attorney representing the applicant, requested a continuance on this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to continue this item to May 4, 1989, at 9:00 a.m.

ITEM-8 APPEAL OF THE DECISION OF THE PLANNING DIRECTOR TO DENY A DRIVE-THRU FACILITY KENTUCKY FRIED CHICKEN, GOLDEN HILL PLANNED DISTRICT PERMIT NO. 88-1003. LOCATED AT 2496 BROADWAY STREET ON THE NORTHWEST CORNER OF BROADWAY AND 25TH STREET IN THE SUBAREA 5 ZONE IN THE GOLDEN HILL PLANNED DISTRICT. OWNER/APPLICANT: CLAUS PROPERTIES, SAN DIEGO, CA.

TIM PAWLAK presented Planning Department Report No. 89-155.

JIM LANTRY, representing the applicant, spoke in support of the project.

RICHARD MORANTZ, representing the Golden Hill Neighborhood Association, spoke in opposition to the project.

CONNIE McDONOUGH spoke in opposition to the drive-thru window associated with the project.

JERRY McDONOUGH, President of the Golden Hills Neighborhood Association, spoke in opposition to the project.

COMMISSION ACTION

On motion of LYNN BENN, seconded by KARL ZOBELL, the Commission voted 7-0 to deny the appeal and deny the permit as recommended by staff.

ITEM-9 THE MCBRAYER ESTATES REZONE NO. 88-0732. A REQUEST TO REZONE FROM R1-20000 TO R1-8000. LOCATED AT THE SOUTHWEST INTERSECTION OF PALM AVENUE AND MY WAY IN THE OTAY MESA-NESTOR COMMUNITY. OWNER/APPLICANT: CLARENCE H. AND PAULINE MCBRAYER.

KAREN LYNCH-ASHCRAFT presented Planning Department Report No. 89-175.

RUTH SCHNEIDER, representing Otay Mesa Nestor Planning Committee, spoke in opposition of the rezoning based on the density not being in conformance with the community plan.

CELIA ARELLANO stated her opposition to the project because of the additional traffic that would come from the development.

MICHAEL BURDEN, representing the applicant, spoke in support of the rezone.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to certify the negative declaration and recommend approval of the rezone as recommended by the department.

ITEM-10 APPEAL OF THE PLANNING DIRECTOR APPROVAL OF THE MOSHTAGHI DEVELOPMENT HILLSIDE REVIEW/RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 88-0854. LOCATED ON RACETRACK VIEW ROAD, SOUTH AND EAST OF JIMMY DURANTE WAY, WEST OF INTERSTATE 5, AND NORTH OF MANGO WAY IN THE R1-40000 ZONE IN THE TORREY PINES COMMUNITY. EQD NO. 88-0854. OWNER/APPLICANT: CAMERON MOSHTAGHI/MOSHTAGHI DEVELOPMENT.

The Chair indicated that Councilwoman WOLFSHEIMER had requested a continuance on this item.

RICHARD HYME, representing the owner, indicated his opposition to a continuance.

OPAL TRUEBLOOD requested a continuance so they could be afforded an opportunity to make plans to acquire the property.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to continue this item to April 13, 1989 at 2:30 p.m.

ITEM-11 THE BUIE COURTYARD REZONE NO. 88-0850; FROM M-IP TO THE CR ZONE. LOCATED ON THE EAST SIDE OF WEST BERNARDO DRIVE (AT 16935 WEST BERNARDO DRIVE) NORTH OF BERNARDO CENTER DRIVE, WEST OF I-15, AND SOUTH OF RANCHO BERNARDO ROAD IN THE M-IP ZONE IN THE RANCHO BERNARDO COMMUNITY. EQD NO. 88-0850. OWNER/APPLICANT: RANCHO BERNARDO COMMERCIAL I/THE BUIE CORPORATION.

GLENN GARGAS presented Planning Department Report No. 89-169.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to certify the negative declaration and recommend approval of the rezoning as recommended by the department.

RECESS/RECONVENE

The Commission recessed at 11:45 a.m. and reconvened at 1:30 p.m.

ITEM-12 PUBLIC FACILITIES FINANCING PLAN AND FACILITIES BENEFIT ASSESSMENT, NORTH UNIVERSITY CITY. DRAFT NORTH UNIVERSITY CITY-PUBLIC FACILITIES FINANCING PLAN AND FACILITIES BENEFIT ASSESSMENT, JANUARY 1989 (REVISED MARCH, 1989).

KEN WEINBERG, Engineering and Development Department, presented Planning Department Report No. 89-183.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 6-0 (KERCHEVAL not present) to approve the Financing Plan and Facilities Benefit Assessment for the North University City area.

ITEM-13 NORTH CITY WEST PUBLIC FACILITIES FINANCING PLAN AND FACILITIES BENEFIT ASSESSMENT. 4300 ACRES, LOCATED IMMEDIATELY EAST OF INTERSTATE I-5 AND NORTH AND SOUTH OF CARMEL VALLEY ROAD.

KEN WEINBERG, Engineering and Development Department, presented Planning Department Report No. 89-182.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to approve the Financing Plan and Facilities Benefit Assessment for North City West for North City West.

ITEM--14 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

RECESS, RECONVENE

The Commission recessed at 1:45 p.m. and reconvened at 2:30 p.m.

ITEM-15 SEGAL TOWNHOMES, (KETTNER-7 LTD.) SEVEN TOWNHOMES LOCATED ON THE SOUTHWEST CORNER OF KETTNER BOULEVARD AND "F" STREET. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

AL KERCHEVAL abstained from discussion and vote on this item.

MARIANNE MUNSELL presented Planning Department Report No. 89-178.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 6-0 (KERCHEVAL abstaining) to approve the concept drawings for Segal Townhouses as recommended by staff.

ITEM-16 ROUTE 15 COVER CONCEPT.

JIM RAGSDALE presented Planning Department Report No. 89-184.

JIM LABEU, Engineering and Development Department, reviewed the history of the project.

ALLEN MARSHALL, President of the El Cajon Boulevard Business Associates, spoke in support of the project but in opposition to the covers. He felt in terms of the

project they were too costly for the return to the community. He felt they money could be better spent elsewhere in the community.

JIM MERRIK, President of the City Heights Improvement District, stated that the Interstate 15 needed to go through but the covers were a big concern because of the \$18 million per cover that the project would cost.

JAMES GUTHERIE indicated his opposition to the concept plan because of its neglect to the Normal Heights area. He felt the covers should also be constructed in the Adams Avenue area.

JAKE JACOBS, City Heights Executive Director, indicated his opposition to the Route 15 cover concept. He stated they were strongly opposed to any use of redevelopment funds to finance the covers.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not present) to approve the I-15 cover project in concept recommending that parks be developed on the cover sites.

ITEM-17 OMNIBUS GENERAL PLAN AMENDMENT 1989-1.

BOB BROCATO requested a continuance on this matter.

COMMISSION ACTION

On motion of LYNN BENN, seconded by a RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not present) to continue this item to April 6, 1989 at 3:00 p.m.

ITEM-17A COMMUNICATION FROM JERYL CORDELL REGARDING STATUS OF COMPLIANCE WITH CONDITIONS ON THE V.R. DENNIS PROPERTY ON MISSION GORGE ROAD.

TOM WILLIAMS presented Planning Department Memorandum dated March 24, 1989.

JERRY CORDELL stated his concern regarding the status of the V.R. Dennis Conditional Use Permit.

JIM MADAFFER, Tierrasanta Community Council, stated that his group was receiving complaints regarding the V.R. Dennis operation and suggested that the Commission take a field trip to the site.

ITEM-18 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

No one appeared to speak at this time.

ITEM-19 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

No one appeared to speak at this time.

ADJOURNMENT

The Commission adjourned at 3:40 p.m.