

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
APRIL 13, 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 5:00 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  
Fred Conrad, Chief Deputy City Attorney-present  
Hal Valderhaug, Deputy City Attorney-present  
Jim McLaughlin, Engineering & Development-present  
Tom Salgado, Acting Deputy Director, Development  
Planning-present  
Jerry Hittleman, Acting Principal Planner, Development  
Planning-present  
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF MARCH 23, 1989

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 6 to 0 (CALKINS not present) to approve the minutes of March 23, 1989.

ITEM-2 COASTAL DEVELOPMENT PERMIT NO. 89-0163, PROJECT NAME: BARRIO LOGAN WAREHOUSE. COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A 5,600-SQUARE-FOOT WAREHOUSE/OFFICE BUILDING WITH LANDSCAPING AND 5 OFF-STREET PARKING SPACES.

ITEM-3 INITIATION OF A SERRA MESA COMMUNITY PLAN AMENDMENT--HIGHLANDS CORPORATE CENTER. INITIATION OF AN AMENDMENT TO THE SERRA MESA COMMUNITY PLAN TO PROVIDE FOR THE CONSIDERATION OF A CHANGE IN LAND USE FROM LIGHT INDUSTRIAL TO GENERAL COMMERCIAL, TO ACCOMMODATE AN EIGHT-STORY, 300 ROOM HOTEL. THE PROJECT SITE IS A 4.2-ACRE PARCEL LOCATED ON THE SOUTHEAST CORNER OF CLAIREMONT MESA BOULEVARD AND SHAWLINE STREET, IN THE SERRA MESA COMMUNITY PLANNING AREA. APPLICANT: C.W. AND S.C. MCGRATH.

ITEM-4 INITIATION OF A NORTH CITY WEST PLANNED DISTRICT ORDINANCE AMENDMENT. THE NORTH WEST COMMUNITY GROUP IS REQUESTING THE DELETION OF PRIVATE BALCONIES, PATIOS AND DECKS FROM THE DEFINITION OF USABLE OPEN SPACE. APPLICANT: THE NORTH CITY WEST COMMUNITY GROUP.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the commission voted 6 to 0 (CALKINS not present) to approve the consent items.

ITEMS 4A, REZONING CLASS NUMBERS 89-0357, 89-0358 AND 89-0359.  
4B, 4C FROM THE A-1-1 AND A-1-10 ZONES TO THE R1-5000, R-1500,  
M-1P AND M-1B ZONES, IN THE SORRENTO HILLS COMMUNITY.  
402.6 ACRES LOCATED EAST OF THE INTERSTATE 5 FREEWAY AND  
SOUTH OF CARMEL VALLEY ROAD. IT IS DESCRIBED AS  
PORTIONS OF SECTIONS 29-32, T14S, R3W, SBM.  
OWNER/APPLICANT: THE NEWLAND GROUP, INC. AND SAN DIEGO  
GAS AND ELECTRIC CO.

AL KERCHEVAL indicated that he would abstain from  
discussion and vote on this item.

NICK OSLER stated that a representative from SDG&E was  
available to discuss his company's request for removing  
their property from the proposed rezoning.

DAVID SIINO, representing SDG&E, stated that his company  
did not wish to proceed with rezoning of their property  
at this time.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA,  
the Commission voted 5 to 0 (KERCHEVAL abstaining with  
CALKINS not present) to retain the SDG&E property  
ownership in its current zone of A1-10.

ITEM 4D APPEAL OF THE CHAPPARONE AUTO CENTER OF MIRAMAR, PLANNED  
INDUSTRIAL DEVELOPMENT PERMIT NO. 88-1013 (AMENDMENT TO  
PID NO. 87-0103). LOCATED ON THE NORTH SIDE OF MIRAMAR  
ROAD BETWEEN MIRAMAR PLACE AND CAMINO SANTA FE IN THE  
M-1B ZONE IN THE MIRA MESA COMMUNITY.  
OWNER/APPLICANT: GM PROPERTIES.

TOM WILLIAMS presented Planning Department memorandum  
dated April 13, 1989.

RECESS, RECONVENE

The Commission recessed at 9:20 a.m. and reconvened at  
9:30 a.m. for the purpose of reviewing additional  
documentation.

GARY KAKU, representing the applicant, spoke in support  
of the permit.

GARY BOSSTICK, representing GM Properties, spoke in  
support of the project indicating they wished to do  
automotive repair services at the facilities but not  
retail sales of parts.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by YVONNE LARSEN, the Commission voted 7 to 0 to certify the negative declaration and approve the appeal and approve the permit modifying Condition 2 of the permit to read:

"The facility shall consist of on site automotive repair services, but shall not permit over-the-counter retail sales."

- ITEM-5 CONCEPT REVIEW OF THE CARMEL MOUNTAIN RANCH POST OFFICE. GENERALLY LOCATED SOUTH OF CAMINO DEL MAR, EAST OF RANCHO CARMEL DRIVE AND WEST OF CARMEL MOUNTAIN ROAD IN THE CA ZONE IN THE CARMEL MOUNTAIN RANCH COMMUNITY. OWNER: CARMEL MOUNTAIN RANCH. DEVELOPER: UNITED STATES POSTAL SERVICE.

BOB DIDION presented Planning Department Report No. 89-203. He indicated no Commission action was necessary on this item.

No one appeared to speak on this item.

- ITEM-6 PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE PARKING REGULATIONS FOR THE LA JOLLA PLANNED DISTRICT ORDINANCE AND LOCAL COASTAL PROGRAM. THE AREA IS LOCATED WITHIN THE BEACH IMPACT AREA OF THE LA JOLLA PLANNED DISTRICT ORDINANCE (ATTACHMENT 1).

PATRICK LOWE presented Planning Department Report No. 89-213.

MARY JANE OARS indicated her support for the amendments to the planned district ordinance.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6 to 0 (CALKINS not voting) to continue this item to May 18, 1989 at 9:30 a.m.

- ITEM-7 SECTION 6 (BRUSH MANAGEMENT), LANDSCAPE TECHNICAL MANUAL AND LOCAL COASTAL PROGRAM AMENDMENT.

TOM STORY presented Planning Department Report No. 89-216.

JOHN SIMO indicated his support for a continuance on this item. He stated they had expressed alternatives to the Fire Department that they might be able to support and felt additional time was need to review these suggestions.

CHUCK COOM requested a 30-day continuance.

In response to an issue raised, FRED CONRAD indicated the item had been properly noticed.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7 to 0 to continue this item to May 18, 1989 at 10:00 a.m.

ITEM-8 SAN DIEGO ICE AREA CONDITIONAL USE PERMIT NO. 88-1186; (AMENDMENT TO CUP NO. 286-PC). LOCATED ON THE EAST SIDE OF BLACK MOUNTAIN ROAD BETWEEN GALVIN AVENUE AND CAPRICORN WAY IN THE A-1-10 ZONE IN THE MIRA MESA COMMUNITY. EQD NO. 88-1186. OWNER: ICE ASSOCIATES. APPLICANT: MICHAEL J.R. KIRBY.

BOB MANIS presented Planning Department Report No. 89-204.

MICHAEL KIRBY, applicant, spoke in support of the amendment. He stated that the amendment would enhance the facility and provide a recreational opportunity for the people in the area.

FRANK PERL, representing the applicant, recommended Commission approval of the CUP.

HOWARD WEINER stated he was available for Commission questions regarding the facility's operation.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 7 to 0 to certify the negative declaration and approve the conditional use permit as recommended by staff.

ITEM--9 APPEAL OF THE DECISION OF THE PLANNING DIRECTOR DENYING LA JOLLA SPECIAL USE PERMIT NO. 88-0319, A SIX-UNIT APARTMENT BUILDING ON EADS AVENUE. LOCATED AT 7572-7580 EADS AVENUE, ON THE SOUTHWEST CORNER OF EADS AVENUE AND SILVER STREET IN ZONE 5 IN THE LA JOLLA COMMUNITY. EQD NO. 88-0319, NEGATIVE DECLARATION. OWNER/APPLICANT: McMURPHY DEVELOPMENT. APPELLANTS: METRO ARCHITECTS.

The Commission trailed this item to 3:00 p.m.

RECESS, RECONVENE

The Commission recessed at 11:15 a.m. and reconvened at 2:30 p.m.

ITEM-10 WORKSHOP - SIDEWALK CAFE ORDINANCE UPDATE.

It was indicated this item would be rescheduled.

ITEM-10A 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, EAST 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. APPELLANT: OPAL TRUEBLOOD.

GLENN GARGAS presented Planning Department Report No. 89-205

JACK BOLLA, Water Utilities Department, spoke regarding water service to the project.

OPAL TRUEBLOOD spoke in opposition to the project and questioned whether the appropriate findings were before the Commission.

ALICE GOODKIND read a letter from the San Dieguito Recreational Committee from the City of Del Mar in opposition to the project.

ANN DEMPSEY, representing friends of San Dieguito River Valley, spoke in opposition to the project.

VICTORIA BRADSHAW indicated her opposition to the project stating she lived across the street from Crest Canyon.

SARAH DUBIN-VAUGHN recommended that a land development plan be developed for the area.

COMMISSION ACTION

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

RECESS, RECONVENE

The Commission recessed at 3:25 p.m. and reconvened at 3:30 p.m.

ITEM-10B APPEAL OF THE VALDES PARTNERSHIP COASTAL DEVELOPMENT PERMIT AND VARIANCES (NO. 88-1108).

KARL ZOBELL abstained from discussion and vote on this item. RALPH PESQUEIRA assumed chair of the meeting.

MARY WRIGHT presented Planning Department Report No. 89-190.

PHIL OBERHANSLEY attorney representing the appellant, spoke in opposition to the project and the requested variances.

DR. NICHOLAS SCHENK, appellant, stated he lived across the street from the proposed house and was opposed to the height and variances proposed by the project.

TOM CAYWOOD, representing the applicant, spoke in support of the project.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 4 to 1 (BENN voting in the negative, with ZOBELL abstaining and CALKINS not present) to certify the negative declaration and deny the appeal and approve the permit modified to require a five-foot side yard setback and approving all other variances associated with the project.

ITEM-9 APPEAL OF THE DECISION OF THE PLANNING DIRECTOR DENYING LA JOLLA SPECIAL USE PERMIT NO. 88-0319, A SIX-UNIT APARTMENT BUILDING ON EADS AVENUE. LOCATED AT 7572-7580 EADS AVENUE, ON THE SOUTHWEST CORNER OF EADS AVENUE AND SILVER STREET IN ZONE 5 IN THE LA JOLLA COMMUNITY. EQD NO. 88-0319, NEGATIVE DECLARATION. OWNER/APPLICANT: McMURPHY DEVELOPMENT. APPELLANTS: METRO ARCHITECTS.

The Commission continued discussion of this item that was trailed earlier.

MIKE TUDURY presented Planning Department Report No. 89-196.

BOB EVANS gave a history of the project and spoke in support of its development.

MIKE McMURPHY spoke in support of the project.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by YVONNE LARSEN, the Commission voted 6 to 0 (CALKINS not present) to certify the negative declaration and approve the appeal and approve the permit, finding that the proposed project was in conformance with the La Jolla Community Plan.

ITEM-11 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 5:00 p.m.