

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
APRIL 20, 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 3:30 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
Tom Salgado, Acting Deputy Director-present
Betsy McCullough, Principal Planner, Community
Planning-present
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF MARCH 30, 1989

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 5-0 (PESQUEIRA and CALKINS not present) to approve the minutes of March 30, 1989.

ITEM-2 COASTAL DEVELOPMENT PERMIT NO. 89-0236. PROJECT NAME: TALBOT STREET RESIDENCE. THE PROPOSAL IS TO RAZE THE MAJORITY OF A SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE OF 3,234 SQUARE FEET INCLUDING GARAGE. LOCATION: 3435 TALBOT STREET. APPLICANT: DANIEL JOHNSTON AND STEPHEN JONES.

RICH HATCHER requested the Commission pull this item for Planning Director hearing.

DAN JOHNSON spoke in support of the project.

COMMISSION ACTION

Commissioner ZOBELL and BENN pulled this item from the consent calendar.

ITEM-2A COASTAL DEVELOPMENT PERMIT NO. 89-0347. PROJECT NAME: 7-ON-KETTNER. CONSTRUCTION OF SEVEN TOWNHOMES. LOCATION: THE SOUTHWESTERN CORNER OF KETTNER BOULEVARD AND "F" STREET. APPLICANT: KETTNER-7 LTD. (JONATHAN SEGAL).

COMMISSION ACTION

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

ITEM-2B COASTAL DEVELOPMENT PERMIT NO. 89--0129. PROJECT NAME: GRAND AVENUE CONDOMINIUMS. THE PROJECT PROPOSES THE DEMOLITION OF THREE SINGLE-FAMILY STRUCTURES AND CONSTRUCTION OF ELEVEN TWO-BEDROOM CONDOMINIUMS WITH ATTACHED GARAGES (SEE ATTACHMENT 1, FIGURE 1, SITE PLAN). THE RESIDENTIAL UNITS RANGE IN AREA FROM 1358 SQUARE FEET TO 1414 SQUARE FEET. THE PROJECT SITE IS LOCATED ON THE SOUTH SIDE OF GRAND AVENUE BETWEEN LAMONT STREET AND KENDALL STREET IN PACIFIC BEACH (SEE ATTACHMENT 2, LOCATION MAP). LOCATION: 1835-53 GRAND AVENUE. APPLICANT: JAMES LESTER.

A continuance on this item was requested.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not present) to continue this item to May 4, 1989, at 9:00 a.m.

ITEM-3 STREET ACTION SA 88-516 - THE VACATION OF CAPELLA STREET SOUTHEASTERLY OF MARIPOSA STREET.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not present) to approve the street action according to staff recommendation.

ITEM-4 STREET ACTION SA 88-543--THE VACATION OF THE SOUTHERLY EXCESS PORTION OF LINDA VISTA ROAD BETWEEN COLUSA STREET AND JOSEPHINE STREET AND ADJACENT TO LOTS 4 THROUGH 6, BLOCK 11A.

JIM McLAUGHLIN explained a letter in opposition sent to the Commission did not relate to this specific street closing but to another.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not present) to approve the street action according to staff recommendation.

ITEM-5 MID CITY COMMUNITY PLAN AMENDMENT

JEAN CAMERON requested an indefinite continuance on this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 7-0 to continue this item indefinitely.

RECESS, RECONVENE

The Commission recessed at 9:25 a.m. and reconvened at 10:00 a.m.

ITEM-6 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEMS-7 APPEAL OF THE THIRD AND REDWOOD PLANNED RESIDENTIAL
8 AND 9 DEVELOPMENT (PRD 87-1043), RESOURCE PROTECTION OVERLAY
ZONE (RPOZ 87-1043), REZONE (RZ 87-1043). LOCATED ON
THE EAST SIDE OF THIRD AVENUE, BETWEEN REDWOOD STREET
AND SPRUCE STREET IN THE R-600 AND HILLSIDE REVIEW
OVERLAY ZONE IN THE UPTOWN COMMUNITY. EQD NO. 87-1043.
OWNER/APPLICANT: CHARLES K. FLETCHER, III. APPELLANT:
FERDINAND T. FLETCHER.

KEVIN SULLIVAN stated the applicant had requested a continuance on this item to May 25, 1989.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by YVONNE LARSEN, the Commission voted 7-0 to continue these items to May 25, 1989, at 9:00 a.m.

RECESS, RECONVENE

The Commission recessed at 10:05 a.m. and reconvened at 10:30 a.m.

ITEM-10 ACCOUNTING AND PUBLIC RELATIONS OFFICE FOR THE SAN
YSIDRO HEALTH CENTER, CONDITIONAL USE PERMIT
NO. 88-1065. LOCATED ON THE NORTH SIDE OF FOOTHILL ROAD
BETWEEN SMYTHE AVENUE AND COTTONWOOD ROAD IN THE R-1500
ZONE IN THE SAN YSIDRO COMMUNITY. LEGAL DESCRIPTION:
LOT A, 213 OF CARMEL HEIGHTS SUBDIVISION MAP NO. 1324.
OWNER/APPLICANT: SAN YSIDRO HEALTH CENTER

TOM WILLIAMS presented Planning Department Report No. 89-222.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 7-0 to certify the negative declaration and approve the conditional use permit as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 10:35 a.m. and reconvened at 11:00 a.m.

ITEM-11 APPEAL OF THE PLANNING DIRECTOR'S DECISION FOR THE CHILCOTE RESIDENCE, HILLSIDE REVIEW AND RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 88-0216. LOCATED AT THE EASTERLY TERMINUS OF ELMHURST DRIVE, EAST OF COLLEGE AVENUE, NORTH OF DEL CERRO BOULEVARD IN THE R1-10000 ZONE IN THE NAVAJO COMMUNITY. EQD NO. 88-0216. LEGAL DESCRIPTION: PARCELS 1 AND 2 OF PARCEL MAP NO. 12739. OWNER/APPLICANT: M.L. CHILCOTE. APPELLANTS: M.L. CHILCOTE.

KAREN LYNCH-ASHCRAFT indicated that the applicant had requested a continuance on this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 7-0 to continue this item to May 18, 1989, at 11:00 a.m.

MISCELLANEOUS

CHAIRMAN ZOBELL presented AL KERCHEVAL a resolution commending him for his service as City Planning Commissioner.

RECESS, RECONVENE

The Commission recessed at 11:15 a.m. and reconvened at 3:00 p.m.

ITEM-12 PUBLIC FACILITIES FINANCING PLAN AND FACILITIES BENEFIT ASSESSMENT, SCRIPPS MIRAMAR RANCH.

JIM FAWCETT presented Planning Department Report No. 89-223.

GUS THEBERGE, representing ITEC Properties, indicated his opposition to a portion of the FBA and financing plan.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 6-0 (BENN not present) to approve the FBA and financing plan for Scripps Miramar Ranch.

ITEM-13 PUBLIC FACILITIES FINANCING PLAN AND FACILITIES BENEFIT ASSESSMENT, MIRA MESA

JIM FAWCETT presented Planning Department Report No. 89-143.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-0 (BERNET and BENN not present) to approve the financing plan for Mira Mesa as recommended by staff.

ITEM--14 SABRE SPRING PUBLIC FACILITIES FINANCING PLAN AND FACILITIES BENEFIT ASSESSMENT

JIM FAWCETT presented Planning Department Report No. 89-230.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-0 (BENN and BERNET not present) to approve the financing plan and FBA for Sabre Springs Community Plan area.

- ITEM-15 DISPLAY OF COMMUNITY PLAN LAND USE DESIGNATION MAPS AND PUBLIC FACILITY FINANCING PLANS AT TEMPORARY HOUSING SALES OFFICES AND MODEL HOMES.

JOAN HARPER presented Planning Department Report No. 89-201.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-0 (BENN and BERNET not present) to approve the proposed requirement to require display of community plan land use designations and FBA's in temporary real estate offices.

- ITEM-16 ANNOUNCEMENTS/PUBLIC COMMENT -- ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

AL KERCHEVAL talked about the need for automation in the Planning Department and encouraged the CADD System be developed.

MR. KERCHEVAL further recommended that the City Architect become involved in regulating roof tops, noting that there are a great many people who view the city from the tops of buildings. He stated often roof tops have been used for storage and the accumulation of trash and debris.

MR. KERCHEVAL encouraged the department to recruit minorities in the intern program and offered his assistance to the department in this effort.

ADJOURNMENT

The Commission adjourned at 3:30 p.m.