

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MAY 18, 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 12:00 noon.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-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, Development
Planning-present
Mark Cano, Acting Principal Planner, Development
Planning-present
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF APRIL 27, 1989

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BENN not voting) to approve the minutes of April 27, 1989.

ITEM-1A REVIEW OF COUNTY LEASE SITE FOR GENERAL PLAN CONFORMANCE. LOCATION: LOCATED AT 233 "A" STREET, BETWEEN SECOND AND THIRD. OWNER/APPLICANT: COUNTY OF SAN DIEGO DEPARTMENT OF GENERAL SERVICES.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 7-0 to find the county lease site in conformance with the general plan recommended by staff.

ITEM-2 PROPOSITION G/BELMONT PARK REZONE AND AMENDMENTS TO THE MISSION BEACH PRECISE PLAN, LOCAL COASTAL PROGRAM ADDENDUM, AND PROGRESS GUIDE AND GENERAL PLAN.

KERRY VARGA presented Planning Department Report No. 89-250.

BOB MOORE, area resident, stated the Mission Beach Precise Planning Group held a special meeting which approved the amendment unanimously with the exception of wording regarding the roller coaster on page 94.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 7-0 to approve the Mission Beach Precise Plan Amendment, rezonings and Local Coastal Program Amendment as recommended by staff modifying the amendment as follows:

1. Delete the language on Replacement Page 63, of the Precise Plan second paragraph, fourth sentence, which states that "The roller coaster has been leased to the San Diego Seaside Company for

restoration and operation"; and on Replacement Page 64, seventh paragraph, third sentence which states that "The roller coaster has been preserved and is being rehabilitated with the intent of returning it to operation."

2. Modify the language on Replacement Page 64a of the Precise Plan, first paragraph, second sentence, regarding development of Mission Beach Park to add ..."until completion of the lease and any expiration rights conferred by the lease"; and further modify Replacement Page 65 with paragraph, second sentence, to add ..."and any expiration rights conferred by the lease."
3. Delete the language on Replacement Page 64a of the Precise Plan, third paragraph, third sentence, which states that "Any future development of the park site should maintain the controlled pedestrian access across Mission Boulevard linking the Bonita Cove Parking areas to Mission Beach Park"; and further delete the language on Replacement Page 10, of the Local Coastal Program Addendum, fourth paragraph, first sentence, which states "and the maintenance of the controlled pedestrian access from the Bonita Cove parking lot to the park."
4. Delete the language on Replacement Page 10, of the Local Coastal Program Addendum, second paragraph, first sentence, which states "Any proposed redevelopment of." The modified sentence will begin "The park should preserve..."

ITEM-3 PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE PARKING REGULATIONS FOR THE LA JOLLA PLANNED DISTRICT ORDINANCE AND LOCAL COASTAL PROGRAM.

PATRICK LOWE presented Planning Department Report No. 89-279.

JACK KYTE, representing the La Jolla Community Planning Association, spoke in support of the proposed amendments.

TONY CIANI spoke in opposition to the proposed amendment. He recommended that the City retain the small lot parking exemptions in order to maintain and protect the character of the community.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by YVONNE LARSEN, the Commission voted 7-0 to recommend the retention of the exemption of the parking requirement for small lots, noting that the area proposed for the exemption was unique in character.

RECESS, RECONVENE

The Commission recessed at 10:05 a.m. and reconvened at 10:15 a.m.

ITEM-4 SECTION 6 (BRUSH MANAGEMENT), LANDSCAPE TECHNICAL MANUAL, LOCAL COASTAL PROGRAM AMENDMENT AND "APPENDIX II A" OF THE UNIFORM FIRE CODE.

KARL ZOBELL abstained from discussion and vote on this matter. Vice Chairman PESQUEIRA assumed Chair of the meeting.

CHIEF SEWELL, Fire Department, commented on the proposed Brush Management Program.

TOM STORY presented Planning Department Report No. 89-260.

DAVID REED spoke in support of the Brush Management Program.

KAY STEWART spoke in support of the program.

KAREN SCARBOROUGH, Century III, spoke in support of the Landscape Manual Brush Management Program.

KEITH SIMON spoke in support of the management with a 30-foot setback requirement.

BARRY HOGAN, APA, spoke in support of the technical manual. He recommended that a consensus be reached between the building industry association and the City with regard to setback requirements.

LINDA MICHAEL, representing the Sierra Club, spoke in support of the proposal.

JOHN SEYMOUR, representing the Construction Industry Federation, spoke in opposition to the Brush Management Program as it related to setback requirements. He

further felt it should only apply to slopes of 25 percent or greater with a 25 foot vertical rise.

CHARLES VAN RICKLEY, representing the Construction Industry Federation, recommended that fire retardant materials be used in order to reduce setback requirements along edges of canyons and open-space areas.

EUGENE GERRIG spoke in opposition. He noted this did not apply to existing homes along canyon rims. He stated there was a tremendous amount of commercial and industrial buildings next to canyons.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN the Commission voted 5-1 (REYNOLDS voting in the negative with ZOBELL abstaining) to approve the Brush Management Program contained in the Landscape Manual modified to include discretionary review of proposed variances within Zone 1 upon demonstration of fire retardant materials and features being added to the structure.

ITEM-5 APPEAL OF THE PLANNING DIRECTOR'S DENIAL OF THE CHILCOTE RESIDENCE, HILLSIDE REVIEW AND RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 88-0216. LOCATION: 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.

BOB MANIS presented Planning Department Report No. 89-270.

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

RON PEKAREK, representing the applicant, reviewed the landscape proposed for the site.

BARBARA CLEAVES, area resident, indicated the neighbors were in support of the construction of the single-family residence.

WILLIAM POST, area resident, spoke in support of the project.

LILA POST, area resident, stated they were in support of the construction as they did not wish a multi-level home being built on the site.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-2 (BENN and BERNET voting in the negative) to certify the negative declaration and grant the appeal and approve the permit finding that the proposal reduced the density on the site from two to one single-family residence.

ITEM-6 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE PLANNING DIRECTOR OR PLANNING COMMISSION SECRETARY AT THE TIME OF THE MEETING.

No one appeared to speak at this time.

ADJOURNMENT

The Commission adjourned at 12:00 noon.