

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JUNE 1, 1989
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice Chairman Pesqueira at 9:00 a.m. The Planning Commission adjourned at 11:15 a.m. for the purpose of a filed trip.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-not present
Commissioner Yvonne Larsen-not 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
Jim McLaughlin, Engineering and Development-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Tom Salgado, Acting Deputy Director, Development
Planning-present
Mark Cano, Acting Principal Planner, Development
Recorder Janet MacFarlane-present

ITEM--1 APPROVAL OF MINUTES OF MAY 4 AND 11, 1989

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 5-0 (ZOBELL and LARSEN not present) to approve the minutes of May 11, 1989.

On motion of LYNN BENN, seconded by ED REYNOLDS, the Commission voted 4-0 (CALKINS abstaining with ZOBELL and LARSEN not present) to approve the minutes of May 4, 1989.

ITEM--2 COASTAL DEVELOPMENT PERMIT NO. 89-0423. PROJECT NAME: SILVERMAN RESIDENCE. DEMOLITION OF THE EXISTING SINGLE-FAMILY DWELLING UNIT AND THE CONSTRUCTION OF A 4,461-SQUARE-FOOT SINGLE-FAMILY DWELLING UNIT. THE PROPOSED 4,461-SQUARE-FOOT SINGLE-FAMILY DWELLING UNIT IS CONSISTENT WITH THE R1-10000 ZONE REQUIREMENTS, THE LA JOLLA COMMUNITY PLAN, GENERAL PLAN, AND LOCAL COASTAL PROGRAM. LOCATION: 7252 CARRIZO DRIVE. APPLICANT: MR. AND MRS. M. SILVERMAN.

ITEM--3 COASTAL DEVELOPMENT PERMIT NO. 89-0518. PROJECT NAME: SYLVESTER RESIDENCE. DEMOLITION OF A SINGLE-FAMILY RESIDENCE, AND REPLACEMENT WITH A SINGLE-FAMILY RESIDENCE. LOCATION: 7540 HIGH AVENUE. APPLICANT: JAMES SYLVESTER DEVELOPMENT.

ITEM--4 COASTAL DEVELOPMENT PERMIT NO. 89-0422. PROJECT NAME: PETER HILL RESIDENCE. THE PROPOSAL IS TO CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE TOTTALLING 4,019 SQUARE FEET. LOCATION: 7171 COUNTRY CLUB DRIVE. APPLICANT: PETER HILL.

ITEM--5 TENTATIVE SUBDIVISION MAP NO. 88-0944, NORTH CITY WEST TOWN CENTER DEVELOPMENT UNIT NO. 9. PROPOSED 2-LOT, 8.9-ACRE SUBDIVISION OF PORTIONS OF PARCELS 2 AND 3 OF PARCEL MAP NO. 11045 (ATTACHMENT 2), LOCATED IMMEDIATELY NORTHWEST CARMEL COUNTRY ROAD AND CARMEL CREEK ROAD WITHIN THE TOWN CENTER PRECISE PLANNING AREA OF THE NORTH CITY WEST COMMUNITY (ATTACHMENT 1). OWNER/APPLICANT: VILLAGE PROPERTIES.

ITEM-6 INITIATION OF AN AMENDMENT TO THE RANCHO BERNARDO COMMUNITY PLAN -- BERNARDO HEIGHTS PARCEL/3HJC PARTNERSHIP. THIS IS A REQUEST TO INITIATE AN AMENDMENT TO THE RANCHO BERNARDO COMMUNITY PLAN TO REDESIGNATE APPROXIMATELY 2.7 ACRES OF A 5.67-ACRE PARCEL IN THE BERNARDO HEIGHTS PORTION OF THE RANCHO BERNARDO PLANNING AREA, FROM PRIVATE RECREATION TO LOW DENSITY RESIDENTIAL DEVELOPMENT. APPLICANT: 3HJC PARTNERSHIP/HOWARD FREYENSEE (ATTACHMENT 4).

ITEM-7 INITIATION OF AN AMENDMENT TO THE SCRIPPS MIRAMAR RANCH COMMUNITY PLAN FOR JEROME'S RETAIL FURNITURE WAREHOUSE. REQUEST TO INITIATE AN AMENDMENT TO THE SCRIPPS MIRAMAR RANCH COMMUNITY PLAN TO CHANGE THE LAND USE DESIGNATION OF A 3.9-ACRE PARCEL FROM INDUSTRIAL PARK TO COMMUNITY COMMERCIAL. THE AMENDMENT SITE IS LOCATED BETWEEN THE INTERSECTION OF TREENA AND HIBERT STREETS AND INTERSTATE 15 (SEE ATTACHMENT 1-LOCATION MAP). OWNER/APPLICANT: CAL MIRA MESA LIMITED, JEROME'S FURNITURE WAREHOUSE INC. (SEE ATTACHMENT 3).

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by SCOTT BERNET, the Commission voted 5-0 (ZOBELL and LARSEN not present) to approve the consent agenda reflecting an amendment to Item 2 to reflect an additional condition in Coastal Development Permit No. 89-0423 as recommended by the Engineering and Development Department.

ITEMS-8
THRU 10 PLANNED RESIDENTIAL DEVELOPMENT PERMIT, REZONE AND RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 87-1043.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 5-0 (ZOBELL and LARSEN not present) to continue these items to June 29, 1989 at 9:00 a.m., as requested by the applicant.

ITEMS-11

&12 APPEAL TO THE PLANNING COMMISSION OF PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 881273 BY MR. TOM L. MOORE, REPRESENTING MR. HARRY J. KARUKAS.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (ZOBELL and LARSEN not present) to continue these items to June 29, 1989 at 9:00 a.m., as requested by the applicant.

ITEM-13 TRIANGLE SUBDIVISION REZONE: REZONE NO. 88-0973. LOCATED SOUTH OF VIA FRONTERA AND NORTH OF THE FUTURE EXTENSION OF CAMINO DEL NORTE: RANCHO BERNARDO COMMUNITY. EQD NO. 88-0973. OWNER/APPLICANT: TRIANGLE ASSOCIATES (4S PARTNERS).

BOB MANIS presented Planning Department Report No. 89-301.

DENNIS MOSER, representing the applicant, spoke in support of the rezone. He explained that the subject property was within the Rancho Bernardo Community Plan and surrounded by industrial development.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 5-0 (ZOBELL and LARSEN not present) to certify the negative declaration and recommend approval of the rezoning per staff recommendation.

ITEM-14
14A,14B
14C&14D

PROPOSED PROGRESS GUIDE AND GENERAL PLAN AMENDMENT, TIERRASANTA COMMUNITY PLAN AMENDMENT, REZONE AND APPEAL OF THE TIERRASANTA GATEWAY PLAZA, PLANNED COMMERCIAL DEVELOPMENT/CONDITIONAL USE PERMIT NO. 88-1036 AND TENTATIVE MAP NO. 88-1036. THIS PROJECT WOULD DEVELOP APPROXIMATELY 7.33 ACRES OF VACANT PROPERTY AND REDEVELOP 2.82 ACRES OF LAND OCCUPIED BY THE TIERRASANTA BAPTIST CHURCH, LOCATED AT THE SOUTHWEST CORNER OF THE STATE ROUTE 52 AND SANTO ROAD INTERSECTION IN TIERRASANTA. AN ACCOMPANYING PLANNED COMMERCIAL DEVELOPMENT/CONDITIONAL USE PERMIT AND TENTATIVE MAP PROPOSE THE DEVELOPMENT OF A MIXED USE COMMERCIAL PROJECT WITH A CHURCH. PROPOSED PLAN AMENDMENTS WOULD DESIGNATE THE 7.33-ACRE PORTION FOR SPECIALIZED COMMERCIAL USE AND REDESIGNATE THE CHURCH--OCCUPIED PROPERTY FROM NEIGHBORHOOD COMMERCIAL TO SPECIALIZED COMMERCIAL. OWNER: THE CHRISTIANA COMPANIES, INC., A DELAWARE CORPORATION. APPLICANT: DUNFEE PROPERTIES/AUSTIN PROPERTIES, A CALIFORNIA CORPORATION. APPELLANTS: SAL BUA, THOMAS J. HOLMAN, WILLIAM R. KNIGHT, AND WILLIAM F. PEET.

CHRIS JACOBS and HOWARD GREENSTEIN presented Planning Department Report No. 89-273.

DANA WALKER, area resident, stated she lived approximately two and one-half blocks from the proposed project and was opposed because of the increase in traffic that its development would generate.

BILL KNIGHT, area resident, stated his opposition to the zone change and project. He explained the proposed project bordered his residence.

SAL BUA presented a petition by area residents opposed to the shopping center. He explained the center would be constructed next to homes.

JIM MADAFFER, Chairman of the Tierrasanta Community Council, indicated their support for the project.

BILL RESCHKE, representing Tierrasanta Community Council, spoke in support of the project. He stated that the area would be enhanced and the project would serve a need in the community.

PETE BERGERT, representing the Tierrasanta Community Council, spoke in support of the project. He noted that the land abutting the single-family residence was

currently zoned CN and could be commercially developed at the present time.

NORMA McNERNEY, representing Tierrasanta Community Council, spoke in support of the project and rezoning.

WILLIAM MADDISON, member of the Tierrasanta Baptist Church, spoke in support of the rezone and plan amendment.

JOHN CARTER, spoke in support of the project. He stated that it would be an upgrade for the entire area.

GORDON DUNFEE, applicant, spoke in support of the project and indicated the architect was present to show the elevations of the proposed project.

COMMISSION ACTION

On motion of CHRIS CALKINS seconded by SCOTT BERNET, the Commission voted 5-0 (ZOBELL and LARSEN not present) to continue this item to June 22, 1989 at 9:00 a.m.

RECESS, RECONVENE

The Commission recessed at 10:30 a.m. and reconvened at 10:40 a.m.

ITEM-15
AND 15A

TIERRASANTA COMMUNITY PLAN AMENDMENT AND REZONE FOR DR. YOROBE MEDICAL OFFICE PROJECT, CASE NO. 88-1037. LOCATED ON THE SOUTHEAST CORNER OF LA CUENTA DRIVE AND BAROQUE LANE, SOUTH AND WEST OF TIERRASANTA BOULEVARD, EAST OF LA CUENTA DRIVE, AND NORTH OF BAROQUE LANE (SEE ATTACHMENT 1). THE SOUTHWESTERLY PORTION OF LOT 29, ROSEDALE TRACT, MAP NO. 825, CITY OF SAN DIEGO. OWNER: GARY A. KREITZER. APPLICANT: EDWIN M. YOROBE, M.D.

CHRIS JACOBS and GLENN GARGAS presented Planning Department Report No. 89-272.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 5-0 (ZOBELL and LARSEN not present) to recommend approval of the rezone and plan amendment as presented by staff.

ITEM-16 SIDEWALK CAFE ORDINANCE AMENDMENT.

PAT GRABSKI presented Planning Department Report No. 89-267.

HELEN ALIAS, representing Citizens for the Removal of Architectural Barriers, indicated they could support the amendment regarding the sidewalk cafe ordinance.

JOE LOPEZ, member of CRAB, spoke regarding the importance for the blind and being able to hear traffic signals. He further explained the problem experienced by those people in wheelchairs.

NOEL NUDECK presented some recommended changes to the wording of the proposed amendment.

ELIZABETH BACON, representing CRAB, indicated her support for the amendment and explained the importance of eliminating architectural barriers for the disabled persons.

SHARLENE ORNELAS, indicated she could support the ordinance change as long as it did not become a hazard to the disabled persons or impede their movements on the public right-of-way.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 5-0 (ZOBELL and LARSEN not present) to recommend approval of the amendment to the ordinance regarding Side Walk Cafe ordinance with the modifications proposed by Mr. Nudec.

ITEM-17 ANNOUNCEMENTS/PUBLIC COMMENT -- ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION.

No one appeared to speak at this time.

ADJOURNMENT

The Commission adjourned at 11:15 a.m. for the purpose of conducting a field trip to the Golden Hill and Gaslamp Quarter areas.