

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
AUGUST 17, 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 3:45 p.m.

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
George Arimes, Assistant Planning Director-present
Michael J. Stepner, Assistant Planning Director-present
Fred Conrad, Chief Deputy City Attorney-present
Frank Belock, Engineering and Development-present
Staci Plante, Engineering and Development-present
Tom Salgado, Principal Planner-present
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF JULY 27, 1989

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BERNET and BENN not present) to approve the minutes of July 27, 1989.

ITEM-2 COASTAL DEVELOPMENT PERMIT NO. 89-0421. PROJECT NAME: FLY FAMILY TRUST. THE PROJECT PROPOSES THE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE AND A TWO (2) CAR GARAGE AND THE CONSTRUCTION OF A NEW TWO (2) STORY SINGLE-FAMILY RESIDENCE WITH A DETACHED THREE (3) CAR GARAGE (SEE ATTACHMENT 1, SITE PLAN). THE PROJECT SITE IS LOCATED ON DIAMOND STREET BETWEEN EVERTS AND DAWES IN PACIFIC BEACH (SEE ATTACHMENT 2, LOCATION MAP). THE NEIGHBORHOOD CONSISTS OF A MIX OF ONE (1) AND TWO (2) STORY SINGLE-FAMILY RESIDENCES. LOCATION: 1159 DIAMOND STREET. APPLICANT: FLY FAMILY TRUST (JAMES R. FLY).

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BENN and BERNET not present) to approve the consent item.

ITEM-3 COASTAL DEVELOPMENT PERMIT NO. 89-0503. PROJECT NAME: FELSPAR STREET CONDOS. THE PROJECT PROPOSES THE DEMOLITION OF A SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF FOUR RESIDENTIAL UNITS WITH ATTACHED GARAGES (SEE ATTACHMENT 1, SITE PLAN). THE PROJECT SITE IS LOCATED ON FELSPAR STREET BETWEEN GRESHAM STREET AND HAINES STREET IN PACIFIC BEACH (SEE ATTACHMENT 2, LOCATION MAP). THE NEIGHBORHOOD CONSISTS OF A MIX OF SINGLE-STORY AND TWO-STORY MULTI-FAMILY RESIDENTIAL UNITS. LOCATION: 1451 FELSPAR STREET. APPLICANT: ALICE MCCLEARY.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 6--0 (BENN not present) to approve the consent item.

- ITEM--4 STREET ACTION SA-89-509 THE VACATION OF THE ALLEY IN BLOCK 1 OF WILSHIRE PLACE, MAP 1382. APPLICANT: FORD LEASING DEVELOPMENT CO.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARDS REYNOLDS, the Commission voted 6-1 (CALKINS voting in the negative) to approve the street action as recommended by the department.

- ITEM--4A INITIATION OF AN AMENDMENT TO THE MISSION BEACH PLANNED DISTRICT ORDINANCE - PARKING.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to initiate an amendment to the Mission Beach Planned District Ordinance as recommended by the department.

- ITEMS--5 REZONE NO. 88-1273 AND AN APPEAL OF THE PLANNING
6 AND 6A DIRECTOR AND SUBDIVISION BOARD'S APPROVAL OF THE POMERADO ESTATES PLANNED RESIDENTIAL DEVELOPMENT (PRD NO. 88-1273 AND TENTATIVE MAP (TM NO. 88-1273). FIVE (5) SINGLE-FAMILY DETACHED DWELLING UNITS ON A 1.47-ACRE SITE. THE PROJECT IS DESCRIBED AS A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 14 SOUTH, RANGE 2 WEST, SBM, LOCATED EAST OF CYPRESS CANYON ROAD, NORTH OF THE NEW ALIGNMENT OF POMERADO ROAD AND SOUTH OF THE OLD ALIGNMENT OF POMERADO ROAD WITHIN THE SCRIPPS MIRAMAR RANCH COMMUNITY PLANNING BOUNDARIES AND THE R1-40000 (PROPOSED R-3000) ZONE (ATTACHMENT NO. 1). OWNER/APPLICANT: ITEC PROPERTIES.

BILL CARBONEL presented Planning Department Report No. 89-415.

PAUL PETERSON, attorney representing the applicant, spoke in support of the rezoning and in opposition to the appeal of the permit and map.

TOM MOORE, representing the appellant, spoke in opposition to the permit. His opposition was based on the assertion that the proposed land was in future urbanizing area.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-2 (BEEN and BERNET voting in the negative) to deny the appeal and approve the map, recommend the rezoning and to certify the addendum to the environmental impact report as recommended by staff.

ITEM--7 AMENDMENT TO THE COASTAL DEVELOPMENT PERMIT ORDINANCE.

GREG KONAR presented Planning Department Report No. 89-314.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to approve the amendment to the Coastal Development Ordinance and LCP as recommended by the staff modifying Finding Three to read, "The proposed development will comply with the requirements related to biologically sensitive lands and significant prehistoric and historic resources as set forth in the Resource Protection Ordinance, Chapter X, Section 101.0462 of the San Diego Municipal Code, unless by the terms of the Resource Protection Ordinance, it is exempted therefrom."

ITEM--8 AMENDMENTS TO THE NORTH CITY WEST PLANNED DISTRICT ORDINANCE.

PAT GRABSKI presented Planning Department Report No. 89-395.

RANDI COOPERSMITT, representing PARDEE CONSTRUCTION, indicated they were in agreement with the proposed

amendment, provided that it be consistent with the City-wide PIRD Ordinance. He was in support of the amendment if the Planning Director could continue to have latitude in approving permits.

BETH BRUST, North City West resident, spoke in support of the PDO Amendment. She was opposed to the Planning Director having discretionary action over the permits.

JOHN DEAN, Chairman of the North City West Planning Group, felt it was important that balconies and private patios not be included in the calculation to meet open space requirements.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by YVONNE LARSEN, the Commission voted 5--2 (BENN and ZOBELL) voting in the negative) to approve the amendment to the North City West Planned District Ordinance, modified to eliminate barbecues as calculable for open space requirements and that the Planning Commission, not the Planning Director would have discretionary review over the permit.

ITEMS--9 AND 10 DEL MAR SUMMIT NORTH CITY WEST DEVELOPMENT PLAN PERMIT AND TENTATIVE SUBDIVISION MAP NO. 87-0560, FOR A 2.0-ACRE SITE LOCATED ON THE NORTH SIDE OF BLACK MOUNTAIN ROAD, APPROXIMATELY 0.6-MILE WEST OF CARMEL VALLEY ROAD, NEIGHBORHOOD 4A PRECISE PLAN. OWNER/APPLICANT: JAMES AND JOAN BEU.

The Commission trailed these items to 2:00 p.m.

ITEMS--11 AND 12 DEL MAR COUNTRY PLAZA NORTH CITY WEST VESTING TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN PERMIT AMENDMENT NO. 89-0348, FOR PARCEL 1 OF PARCEL MAP NO. 13449, NEIGHBORHOOD 9 PRECISE PLAN. OWNER/APPLICANT: AMERICAN ASSETS.

KEVIN SULLIVAN presented Planning Department Report No. 89-386.

MIKA MILO, representing American Assets, spoke in support of the map and permit.

No one appeared in opposition to this item.

COMMISSION ACTION

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

ITEMS-13 SERRA MESA COMMUNITY PLAN AMENDMENT AND REZONE HIGHLANDS AND 13A CORPORATE CENTER. AN AMENDMENT TO THE SERRA MESA COMMUNITY PLAN TO REDESIGNATE A 5.8 ACRE PARCEL FROM LIGHT INDUSTRY TO GENERAL COMMERCIAL, AND A REZONE ON THE SAME PARCEL FROM M-1A TO CA TO ALLOW FOR HOTEL/MOTEL USE. THE PROJECT SITE IS LOCATED ON THE SOUTHEAST CORNER OF CLAIREMONT MESA BOULEVARD AND SHAWLINE STREET, WITHIN THE HIGHLANDS CORPORATE CENTER. OWNER: C.W. AND J.C. MCGRATH, CO-TRUSTEES, MCGRATH FAMILY TRUST AGREEMENT U.T.D. NOVEMBER 6, 1986. APPLICANT: MCGRATH DEVELOPMENT, INC.

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

MIKE WESTLAKE presented Planning Department Report No. 89-397.

PAUL ROBINSON, attorney representing the applicant, indicated that he was in support of staff recommendation and was available for Commission questions.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by YVONNE LARSEN, the Commission voted 6-0 (KARL ZOBELL abstaining) to certify the mitigated negative declaration and approve the rezone and plan amendment as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 10:30 a.m. and reconvened at 2:00 p.m.

ITEMS-9 DEL MAR SUMMIT NORTH CITY WEST DEVELOPMENT PLAN PERMIT
AND 10 AND TENTATIVE SUBDIVISION MAP NO. 87-0560, FOR A
2.0-ACRE SITE LOCATED ON THE NORTH SIDE OF BLACK
MOUNTAIN ROAD, APPROXIMATELY 0.6-MILE WEST OF CARMEL
VALLEY ROAD, NEIGHBORHOOD 4A PRECISE PLAN.
OWNER/APPLICANT: JAMES AND JOAN BEU.

KEVIN SULLIVAN presented Planning Department Report
No. 89-406.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS,
the Commission voted 5-0 (CALKINS and PESQUEIRA not
present) to certify the environmental impact report and
approve the map and permit as recommended by staff,
modifying Condition 25 to state, "rounded and undulated"
rather than "rounded or undulated."

ITEMS-14 PLANNED INFILL RESIDENTIAL DEVELOPMENT PERMIT AND
AND 15, RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 88-0930. A
16 0.67-ACRE SITE PARTIALLY WITHIN THE HILLSIDE REVIEW
OVERLAY ZONE AND ZONED R1-5000 (SINGLE-FAMILY
RESIDENTIAL - ONE DWELLING UNIT PER 5,000 SQUARE FEET)
LOCATED AT 2016 GARFIELD ROAD BETWEEN CECILIA TERRACE
AND MILTON STREET WITHIN THE CLAIREMONT MESA COMMUNITY
PLAN. THE PROPERTY IS FURTHER DESCRIBED AS LOT 38,
CLAIREMONT HEIGHTS UNIT NO. 1, MAP NO. 2712.
OWNER/APPLICANT: CHARLES G. GRAY.

TRACY REED presented Planning Department Report
No. 89-417.

CHARLES GRACE, applicant, spoke in support of the
project. He stated the project was sensitive to the
environment and to the neighbors concerns.

JOHN BLAIR, resident on Garfield Road, indicated he
lived two homes away from the proposed residences and
was in support of its design and construction.

DAVID SOANS, architect for the project, explained the
design and its sensitive development to the site.

MICHAEL PALLAMARY, engineer for the project, spoke in support of the permit.

TIM GRAVES, chairman of the Clairemont Mesa Planning Committee, indicated that the planning group voted in total support of the development on three different occasions.

ROBERT RICE, attorney representing MR. GRAY, indicated he was available for Commission questions.

LAWRENCE WILDER, resident on Garfield Road, indicated his support for the development for the two homes.

RITA WATERS, Garfield Street resident, indicated she lived directly across from the project and was in support of its development.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 5-0 (CALKINS and PESQUEIRA not present) to continue this item to September 7, 1989, at 9:00 a.m. It was noted a field trip would be conducted to the site prior to the meeting.

ITEM-17 LOCAL STREET CONFIGURATION FOR MID-CITY ROUTE 15 PROJECT. CONSIDERATION OF LOCAL STREETS DESIGN ADJACENT TO THE ROUTE 15 FREEWAY CUT AND COVER PROJECT AND AN INFORMATIONAL REPORT ON THE DRAFT COOPERATIVE AGREEMENT AND MEMORANDUM OF UNDERSTANDING WITH CALTRANS.

JIM LOBUE, Property Department, presented Planning Department Report No. 89-367.

DON IRWIN, Secretary of the Business Improvement District for City Heights, indicated they were in support of the project as proposed.

MARIE CAVANAUGH, urged Commission support of the design, noting it would create cul-de-sacs on her street.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 5-0 (CALKINS and PESQUEIRA not present) to approve the street configuration for SR 15 Freeway improvement in Mid-City as recommended by staff.

ITEM--18 AMENDMENTS TO GASLAMP QUARTER PLANNED DISTRICT ORDINANCE

MICHAEL STEPNER, City Architect, indicated that the Chairman of the Gaslamp Quarter would make a presentation regarding the proposed amendment to Gaslamp Quarter Planned District Ordinance.

MIKE McDADE, Chairman of the Gaslamp Quarter Council, indicated they were in support of the amendment to the Gaslamp Quarter District and was in agreement with the proposal to regulate the sale of alcohol as recommended by the Chief of Police.

LT. DAN JOHNSON, San Diego Police Department, presented the Policed Department's proposal that would allow the sale of liquor in establishments but yet still afford control.

CAROL ARMSTRONG, Convention Center, indicated his support for the amendments as recommended by the Police Department.

There was no opposition present to the proposed amendment to the Gaslamp Quarter Planned District and those speakers present in support waived their right to speak before the Commission.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by KARL ZOBELL, the Commission voted 5-0 (CALKINS and PESQUEIRA not present) to approve amendments to the Gaslamp Quarter PDO, adopting the Chief of Police recommended language with respect to the sale of liquor which stated, "Liquor, beer, and wine sales shall not exceed 50 percent of the total gross sales of the business conducted at that location. Food may be served throughout the premises at any time. Entertainment with amplification is permitted throughout the premises." The amendment was further approved to allow comedy stores or similar clubs and the sale of off-sale liquor would be accomplished through an exception policy which would provide for Police Department review of the proposal. It was further noted that pool halls would not be specifically included as an allowable use. The Commission further requested that a copy of the revised amendment be provided to the Commission as an informational item prior to Council consideration.

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

No appeared to speak at this time.

ADJOURNMENT

The Commission adjourned at 3:45 p.m.