

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
AUGUST 3, 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 10:15 a.m. for a field trip.

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  
Fred Conrad, Chief Deputy City Attorney-present  
Tom Salgado, Principal Planner-present  
Jim McLaughlin, Engineering and Development-present  
Recorder Janet MacFarlane-present

MISCELLANEOUS

TOM SALGADO introduced BRIAN FISH, intern working in the Development Planning Division.

LARRY MONSERRATE introduced MAGDA PIETRASIAK, intern working in the City Architect's office.

ITEM-1 APPROVAL OF MINUTES OF JULY 13, 1989

COMMISSION ACTION

A motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 7-0 to approve the minutes of July 13, 1989.

ITEM-3 COASTAL DEVELOPMENT PERMIT NO. 89-0375. PROJECT NAME: DIEGO'S SOUTH PARKING LOT. DEVELOPMENT OF A 33-SPACE SURFACE PARKING LOT FOR DIEGO'S RESTAURANT AND BAR. THE PROPOSAL IS TO IMPROVE THE LOT WITH PAVING AND LANDSCAPING. LOCATION: SOUTHWEST CORNER OF FELSPAR STREET AND BAYARD STREET. APPLICANT: DIEGO'S INCORPORATED.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to approve the consent item.

ITEM-4 COASTAL DEVELOPMENT PERMIT NO. 89-0427. PROJECT NAME: VOLTAIRE MIXED-USE. THE PROJECT PROPOSES THE DEMOLITION OF EXISTING COMMERCIAL AND RESIDENTIAL STRUCTURES AND CONSTRUCTION OF 2,960 SQUARE FEET OF COMMERCIAL SPACE AND FIVE RESIDENTIAL UNITS WITH UNDERGROUND PARKING. THE PROJECT IS LOCATED ON THE SOUTH SIDE OF VOLTAIRE STREET BETWEEN BACON STREET AND CABLE STREET. LOCATION: 4933-41 VOLTAIRE STREET. APPLICANT: SHAHRAM ELIHU.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 7-0 to approve the consent item.

ITEM--5 COASTAL DEVELOPMENT PERMIT NO. 89-0272. PROJECT NAME: EL POLLO LOCO. THE PROPOSAL IS TO CONSTRUCT A 2,250-SQUARE-FOOT FAST FOOD RESTAURANT WITH A DRIVE-THRU LANE. LOCATION: 2795 MAIN STREET. APPLICANT: EL POLLO, INC.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to approve the consent item.

ITEM--5A COASTAL DEVELOPMENT PERMIT NO. 89-0513. PROJECT NAME: PERRY CONDOMINIUMS. THE PROPOSED PROJECT INVOLVES THE REMOVAL OF AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF EIGHT CONDOMINIUMS. LOCATION: THE 14,693-SQUARE-FOOT PROJECT SITE IS LOCATED AT 4704 AND 4694 WEST POINT LOMA BOULEVARD. APPLICANT: EDGAR D. PERRY.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by, RALPH PESQUEIRA, the Commission voted 7-0 to approve the consent item.

ITEM-2 STREET ACTION SA 89-526 - EVERGREEN STREET BETWEEN MACAULAY STREET AND NIMITZ BOULEVARD. APPLICANT: DAVID R. SNYDER.

JIM McLAUGHLIN presented Engineering and Development Department memorandum dated July 26, 1989.

DAVID SNYDER, representing the applicant stated he was available for Commission questions.

PHYLLIS KEEN spoke in opposition to the street closing She indicated the area was needed for parking.

CHARLOTTE HOLBERG spoke in opposition to the street closing. She indicated the area being vacated was needed for parking.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by YVONNE LARSEN, the Commission voted 5-2 (ZOBELL and PESQUEIRA voting in the negative) to deny the requested street vacation.

ITEM--6 APPEAL OF THE MOUNTAIN TO SEA DEVELOPERS COASTAL DEVELOPMENT PERMIT FOR DEMOLITION OF A SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE. LOCATION: LOCATED AT 1447 PARK ROW IN THE R1-5000 ZONE IN THE LA JOLLA COMMUNITY. EQD NO. 89-0393.

ROBERT GREEN presented Planning Department No. 89-384.

RECESS, RECONVENE

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

JAMES HUDNALL, appellant, indicated his opposition to the permit. He stated his opposition was based on the failure to follow CEQA requirements; the site would be included in a forthcoming historic district; the cottage was a scenic resource; demolition and redevelopment would be incompatible with the community plan and LCP; the application was misleading. He also noted that there was a failure to address an existing two-car garage.

MICHAEL HUDNALL stated that there should not have been a categorical exemption for this development.

PETER LUCIC indicated his opposition to the project because it was not conforming to the community plan and it was out of scale with the surrounding structures.

BILL EIGNER, attorney representing JAMES HUDNALL, indicated his opposition to the categorical exemption and spoke in opposition to the project.

JON BEAMAN spoke in opposition to the permit. He based his opposition on the large scale and bulk design of the project.

LYNNE HEIDEL, attorney representing the applicant, spoke in support of the permit and stated the issue before the Commission was the coastal findings that had to be met.

LOUISE FLENTIZER, Parkrow resident, spoke in support of the project.

A.C. PIERSON, area resident, indicated he was against the appeal and supported the project. He stated the area was in transition and many of the homes in the immediately area were obsolete and needed rebuilding in some fashion.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-2 (BERNET and BENN voting in the negative) to deny the appeal and approve the permit as recommended by staff.

ITEM-7 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-8 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-10 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 10:55 a.m. for the purposes of conducting a field trip to the Kearny Mesa and Midway Pacific areas.