

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
SEPTEMBER 14, 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 4:30 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-not 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, City Architect-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Mary Lee Balko, Deputy Director, Long Range Planning-present
Fred Conrad, Chief Deputy City Attorney-present
Michael Stang, Principal Planner-present
Stacie Plante, Engineering and Development-present
Bob Didion, Acting Principal Planner-present
Recorder Janet MacFarlane-present

ITEM-1 INITIATION OF AMENDMENTS TO THE SORRENTO HILLS COMMUNITY PLAN, NORTH CITY WEST DEVELOPMENT UNITS 1 AND 4 PRECISE PLANS AND THE NORTH CITY WEST COMMUNITY PLAN. REVISE ADOPTED LAND USE PLANS FOR THE SORRENTO HILLS COMMUNITY AND THE NORTH CITY WEST NEIGHBORHOOD 4 PRECISE PLAN TO MATCH PLANNED FREEWAY AND FLOODWAY CONSTRUCTION PROJECTS. RELOCATE OTHER PLANNED DEVELOPMENT IN THE NORTH CITY WEST NEIGHBORHOOD 1 AND 4 PRECISE PLANS. APPLICANT: BALDWIN BUILDERS CITY OF SAN DIEGO.

The Commission trailed consideration of this item.

ITEM-2 REVIEW OF THE CITY SITE 933 FOR GENERAL PLAN CONSISTENCY. LOCATED EAST OF MAST BOULEVARD, NORTH OF RUMSON DRIVE AND WEST OF MEDINA DRIVE. APPLICANT: CITY OF SAN DIEGO PROPERTY DEPARTMENT.

COMMISSION ACTION

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

ITEM-3 COASTAL DEVELOPMENT PERMIT NO. 89-0699. PROJECT NAME: MASTER'S RESIDENCE. CONSTRUCTION OF A NEW, TWO-STORY, SINGLE-FAMILY HOME ON A VACANT LOT. LOCATION: 5724 LA JOLLA CORONA DRIVE.

DONALD GANDENBERGER, representing JACQUELYN WALTHER, stated he was opposed to the project based on its visual incompatibility with the surrounding area.

HARVEY KENWALL indicated his support for the consent item.

PHIL WEATHERLY, representing the applicant, spoke in favor of the item.

COMMISSION ACTION

The Commission voted 4-1 (BENN voting in the negative with BERNET and PESQUEIRA not present) to approve the consent item.

ITEM--4 COMMUNICATION FROM MIDWAY COMMUNITY PLANNING GROUP.

KAHTY KENTON, Chairperson of the Midway Community Planning Group, gave an update of the Community Plan for their area.

ITEMS--5 DEL MAR PINES SCHOOL, NORTH CITY WEST DEVELOPMENT PLAN
AND 6 PERMIT AND VESTING TENTATIVE MAP NO. 89-0548, FOR A PORTION OF LOT 1 OF MAP NO. 11985, LOCATED ON THE SOUTH SIDE OF TORRINGTON STREET, BETWEEN HARTFIELD AVENUE AND TORREY PINES HIGH SCHOOL, NEIGHBORHOOD SEVEN PRECISE PLAN, NORTH CITY WEST PLANNED DISTRICT. OWNER: PARDEE CONSTRUCTION COMPANY. APPLICANT: PROJECT DEIGN CONSULTANT.

KEVIN SULLIVAN presenting Planning Department Report No. 89-425.

CHUCK CORUM, representing Pardee Construction, indicated his support for the permit and map and indicated he was available for Commission questions.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by YVONNE LARSEN, the Commission voted 5-0 (PESQUEIRA and BERNET not present) to certify the negative declaration and approve the permit and recommend approval of the map

RECESS, RECONVENE

The Commission recessed at 9:55 at reconvened at 10:00 a.m.

The Commission trailed Items 7, and 9.

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

ITEM-10 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM--10A AMENDMENT TO CENTRE CITY EMERGENCY ORDINANCE NO. 0-17170 EXTENDING THE EFFECTIVE DATE OF THE ORDINANCE ONE YEAR.

TOM WILLIAMS presented Planing Department Report No. 89-454.

No one appeared in opposition to this matter.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-0 (BERNET and PESQUEIRA not present) to recommend approval of the extension of time for the Centre City Emergency Ordinance.

ITEM--1 INITIATION OF AMENDMENTS TO THE SORRENTO HILLS COMMUNITY PLAN, NORTH CITY WEST DEVELOPMENT UNITS 1 AND 4 PRECISE PLANS AND THE NORTH CITY WEST COMMUNITY PLAN. REVISE ADOPTED LAND USE PLANS FOR THE SORRENTO HILLS COMMUNITY AND THE NORTH CITY WEST NEIGHBORHOOD 4 PRECISE PLAN TO MATCH PLANNED FREEWAY AND FLOODWAY CONSTRUCTION PROJECTS. RELOCATE OTHER PLANNED DEVELOPMENT IN THE NORTH CITY WEST NEIGHBORHOOD 1 AND 4 PRECISE PLANS. APPLICANT: BALDWIN BUILDERS CITY OF SAN DIEGO.

NICK OSLER presented Planning Department Report No. 89-420.

JOANNE SHANNON, representing the Baldwin Company, spoke in support of the initiation.

DOROTHY KNOX, Del Mar Heights resident, indicated she was opposed to the initiation because it did not create a public benefit. She also wished the initiation delayed until the community could coordinate the plan for the State Route interchange with Caltrans.

JAN FUCHS, North City West, indicated her opposition to the plan initiation based on the possible realignment of the interchange for State Route 56.

JAN McMILLAN, Deputy Mayor, City of Del Mar, requested the initiation be postponed until after the Environmental Impact Report for the proposed widening of I-15 was complete.

ED VASEL, North City West community, requested the item not be initiated until after the alignment for the interchange was set.

BILL WATSON, area resident, indicated that the plan amendment should not be undertaken until the interchange design was complete.

DICK GARLOCK, Del Mar Terrace resident, indicated his opposition to the amendment.

OPAL TRUEBLOOD, Chairperson of the Torrey Pines Planning Group, stated the initiation was premature and should not be initiated until after the alignment of State Route 56 was determined.

JERRY MAILHOT indicated his opposition to the initiation of a plan amendment.

JOANN KNUTTEL, area resident, indicated her opposition to the proposed alignment for State Route 56.

JANAY KRUGER, representing the Baldwin Company, gave a background on the State Route 56 alignment and indicated her support for the initiation.

DAVID COOPER indicated his opposition to the initiation of the planned amendment.

COMMISSION ACTION

On motion of LYNN BENN seconded by KARL ZOBELL, the Commission voted 1-4 (REYNOLDS, LARSEN, CALKINS, and ZOBELL voting in the negative with BERNET and PESQUEIRA not present) to deny the plan initiation. This motion failed for lack of four affirmative votes.

On motion of EDWARD REYNOLDS, seconded by YVONNE LARSEN, the Commission voted 4-1 (BENN voting in the negative with BERNET and PESQUEIRA not present) to initiate the plan amendment.

RECESS, RECONVENE

The Commission recessed at 10:50 and reconvened at 11:00 a.m.

ITEM--7 APPEAL OF THE SKOMER RESIDENCE COASTAL DEVELOPMENT PERMIT (NO. 89-0320). LOCATED AT 614 SAN FERNANDO STREET IN THE R1-10000 ZONE, IN THE PENINSULA COMMUNITY. OWNER/APPLICANT: ROBERT AND DOROTHY SKOMER. APPELLANTS: VOYD H. BEIGHTS REPRESENTING FRANK YOUNG.

GEORGIA SPARKMAN presented Planning Department Report No. 89-452.

BILL TYSON spoke in opposition to the project and indicated he had a petition with names of those people opposed to the development.

VOYD BEIGHTS, representing the appellant, spoke in opposition to the project.

FRANK YOUNG stated his opposition was based on the visual incompatibility of the proposed home.

JULIE MEBAN, attorney representing the applicant, spoke in support of the project.

RICHARD DALRYMPLE, architect for the project, reviewed the plans for the construction of the single-family residence.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by YVONNE LARSEN, the Commission voted 5-0 (PESQUEIRA and BERNET) not present) to deny the appeal and approve the permit with the added condition that the completed structures would be no higher than six feet above the existing ridgeline, noting the Planning Director could determine substantial compliance with this height requirement.

RECESS, RECONVENE

The Commission recessed at 11:40 and reconvened at 11:45 a.m.

ITEM--9 APPEAL OF PLANNING DIRECTOR ACTION APPROVING OLD TOWN SAN DIEGO PLANNED DISTRICT APPLICATION NO. 88-1249, FOR TAYLOR STREET. THE PLANNING COMMISSION WILL CONSIDER AN APPEAL OF THE PLANNING DIRECTOR ACTION APPROVE PROPOSED CONSTRUCTION OF A TWO-STORY, 5,500-SQUARE-FOOT COMMERCIAL BUILDING FOR CUSTOM HOME PRODUCTS AND FURNISHINGS. OWNER/APPLICANT: NORMA SAADEH.

ARTHUR DUNCAN presented Planning Department Report No. 89-428.

GEOFFREY MOGILNER, appellant, spoke in opposition to the permit indicating the appeal was based on the flat roof design of the structure.

CHARLENE BRINN indicated her support for the permit.

NORMA SAADEH, applicant, gave a history of the process of the permit and requested Commission support.

RONALD DAVIS, architect, spoke in support of the project.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by YVONNE LARSEN, the Commission voted 6-0 (PESQUEIRA not present) to deny the appeal and approve the permit as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 12:05 p.m. and reconvened at 1:40 p.m. in the Mayor's Conference Room.

ITEM-11 DESIGN COMPATIBILITY

It was noted this item was removed from Commission calendar.

ITEM-12 CALIFORNIA REDEVELOPMENT LAW AND THE REDEVELOPMENT PROCESS IN SAN DIEGO.

KIRK CHILKOTT and KEITH SCOTT, Property Department, reviewed the criteria and procedures for creation of redevelopment areas.

ITEM-13 CLEAN WATER PROGRAM FOR GREATER SAN DIEGO. THE CITY OF SAN DIEGO, ACTING THROUGH THE CLEAN WATER PROGRAM FOR GREATER SAN DIEGO, IS IN THE PLANNING STAGES OF UPGRADING THE METROPOLITAN SEWERAGE SYSTEM TO SECONDARY TREATMENT AND WATER RECLAMATION. THIS PROGRAM IS THE RESULT OF A MANDATE ISSUED TO THE CITY OF SAN DIEGO BY THE FEDERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) TO MEET THE REQUIREMENTS OF THE CLEAN WATER ACT. OWNER/APPLICANT: CITY OF SAN DIEGO, WATER UTILITIES DEPARTMENT.

JOHN SOMERVILLE and DAVID FLESH gave an update on the City's Clean Water Program.

ITEM-14 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 4:30 p.m.