

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
SEPTEMBER 7, 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 3:05 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
Janis Samartino, Deputy City Attorney-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Frank Belock, Engineering and Development-present
Stacie Plante, Engineering and Development-present
Bob Didion, Acting Principal Planner-present
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF AUGUST 3, 10 AND 17, 1989

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by SCOTT BERNET, the Commission voted 5-0 (CALKINS AND PESQUEIRA not present) to approve the minutes of August 3, 10 and 17, 1989.

ITEM-2 COASTAL DEVELOPMENT PERMIT NO. 89-0519. PROJECT NAME: DIAZ RESIDENCE. THE PROJECT PROPOSES THE CONSTRUCTION OF A 5,162-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE. THE PROJECT SITE IS LOCATED ON ESTRADA WAY IN LA JOLLA. LOCATION: LOT 149, ESTRADA WAY. APPLICANT: GOOD SEASONS MANAGEMENT, INC.

RAY CUINN, area resident, spoke regarding his concern that the CC&R's would not be followed under the proposed development.

JIM CULLIS stated the applicant was encroaching on his property and he was concerned about compliance with the the CC&R's.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 4-1 (BENN voting in the negative with CALKINS and PESQUEIRA not present) to approve the consent item.

ITEM-8 DECISION OF THE PLANNING DIRECTOR TO DENY LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 89-0324 FOR THE CONSTRUCTION OF A 790-SQUARE-FOOT SECOND STORY ADDITION TO AN EXISTING THREE-STORY SINGLE-FAMILY RESIDENCE. LOCATED AT 1899 SPINDRIFT DRIVE IN THE SINGLE-FAMILY ZONE IN THE LA JOLLA SHORES PLANNED DISTRICT. OWNER/APPLICANT: CHRIS MCKELLAR.

CHRIS MCKELLAR, applicant, requested a two month continuance on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (PESQUEIRA and CALKINS not present) to continue this item to November 2, 1989 at 9:00 a.m.

- ITEM-3 COASTAL DEVELOPMENT PERMIT AMENDMENT NO. 89-0697. PROJECT NAME: LARSON RESIDENCE. COASTAL DEVELOPMENT PERMIT AMENDMENT FOR THE DEMOLITION AND REPLACEMENT OF A SINGLE FAMILY RESIDENCE. LOCATION: 6504 MUIRLANDS DRIVE. APPLICANT: DR. FRED LARSON.

A gentleman representing the La Jolla Town Council requested a continuance of two weeks on this item.

MS. KAREN CLARK, area resident, asked that a public hearing be set for this item.

COMMISSION ACTION

By a unanimous vote of 6-0 (PESQUEIRA not present) the Commission pulled this permit from the consent agenda and directed a Planning Director hearing be scheduled.

- ITEM-4 COASTAL DEVELOPMENT PERMIT NO. 89-0641. PROJECT NAME: 960 REED. COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF TWO SINGLE FAMILY RESIDENCES AND CONSTRUCTION OF FOUR (4) CONDOMINIUMS. LOCATION: 960 REED AVENUE. APPLICANT: KINGMA DEVELOPMENT, INC.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by YVONNE LARSEN, the Commission voted 6-0 (PESQUEIRA not present) to approve the consent item.

- ITEM-5 COASTAL DEVELOPMENT PERMIT NO. 89-0491. PROJECT NAME: FORTUNA AVENUE TOWNHOUSES. THE PROJECT PROPOSES TO REMOVE AN EXISTING DUPLEX AND GARAGE AND CONSTRUCT THREE (3) CONDOMINIUM UNITS WITH ATTACHED GARAGES. THE PROJECT SITE IS LOCATED ON FORTUNA AVENUE BETWEEN INGRAHAM STREET AND HAINES STREET IN PACIFIC BEACH. LOCATION: 1551-53 FORTUNA AVENUE. APPLICANT: PETE SCHIPA.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (PESQUEIRA not present) to approve the consent item.

ITEM-6 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-7 STREET ACTION SA 89-524. THE VACATION OF WAVERLY AVENUE SOUTH OF COLIMA STREET. APPLICANT: JOHN M. SCHAU AND DAVID PRICHARD.

FRANK BELOCK presented Engineering and Development Department memo dated July 18, 1989.

JOHN SCHAU, applicant, spoke in support of the street vacation.

RALPH ALLEN, area resident, spoke in opposition to the alley vacation. He cited as his reasons for opposition the safety, noise and inconvenience and loss of parking along the alleyway.

DONALD METZLER indicated his opposition to the alley closing.

CARL LINDQUIST spoke in opposition to the alley vacation.

BERNYS BORUN spoke in opposition to the alley vacation; because there would be a loss of parking.

JOYCE DROZDA spoke in opposition and expressed concern that a buildable lot could be developed from the street vacation.

ANTHONY RASO, representing San Diego City Schools, stated they were concerned about student safety and were in opposition to the alley vacation.

SAMANTHA CROUCE, area resident, stated her opposition to the alley vacation was based on her concern for safety.

CHRISTOPHER EDDY, area resident, spoke in opposition to the street vacation.

LORI SEVAN recommended denial of the alley vacation and cited as her concern the safety of the children attending the nearby elementary school.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (PESQUEIRA not present) to deny the street action.

ITEMS-9 PLANNED INFILL RESIDENTIAL DEVELOPMENT PERMIT, RESOURCE
10 AND PROTECTION OVERLAY ZONE PERMIT AND TENTATIVE MAP
11 NO. 88-0930. A 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 2015 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.

Commissioners PESQUEIRA AND CALKINS indicated they had listened to the testimony of the Commission's previous hearing on this item and were, therefore, able to participate and vote on the item.

MICHAEL PALMERRI, applicant, indicated his support of the project.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, THE Commission voted 2-5 (ZOBELL, LARSEN, PESQUEIRA, REYNOLDS AND CALKINS voting in the negative) to deny the appeal and deny the permits and map as recommended by the department. This motion failed for lack of four affirmative votes.

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-2 (BENN AND BERNET voting in the negative) to certify the negative declaration, to approve the appeal and approve the permits and recommend approval of the map.

ITEM-12 JACKIE ROBINSON YMCA CONDITIONAL USE PERMIT AMENDMENT -- PART 1. LOCATED AT 151 SOUTH 45TH STREET IN THE MF-2000 ZONE IN THE SOUTHEAST SAN DIEGO COMMUNITY. EQD NO. 89-0874. OWNER/APPLICANT: THE YMCA OF SAN DIEGO COUNTY.

JERRY HITTLEMAN presented Planning Department Report No. 89-429.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 7-0 to certify the negative declaration and approve the permit as recommended by staff.

ITEM-13 APPEAL OF THE C&E LIQUORS PLANNED COMMERCIAL DEVELOPMENT/CONDITIONAL USE PERMIT NO. 88-1110. LOCATED AT 7895 SKYLINE DRIVE, AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SKYLINE DRIVE AND MEADOWBROOK DRIVE IN THE CN ZONE IN THE SKYLINE-PARADISE HILLS COMMUNITY. EQD NO. 88-1110. OWNER: CHURCH'S FRIED CHICKEN, A TEXAS CORPORATION. APPLICANT: EARL S. EDWARDS, A PRIVATE INDIVIDUAL.

HOWARD GREENSTEIN presented Planning Department Report No. 89-439.

MICHAEL PFEIFER, attorney representing the applicant, spoke in support of the application.

EARL EDWARDS, applicant spoke in support of the permit and reviewed the circumstances regarding his business operation.

LILLIAN DUNN, area resident, spoke in opposition to this type of use as being an encroachment into the residential area.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by KARL ZOBELL, the Commission voted 3-4 (BENN, CALKINS, LARSEN and PESQUEIRA voting in the negative) to certify the

negative declaration and approve the appeal and approve the permit. This motion failed for lack of four affirmative votes. Therefore, the permit is deemed denied.

ITEM-14 APPEAL OF THE MCCARTY RESIDENCE HILLSIDE REVIEW/RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 88-1133. LOCATED ON THE SOUTH SIDE OF ARROYO SORRENTO ROAD BETWEEN TIERRA DEL SUR AND ARROYO SORRENTO PLACE IN THE A1-1 ZONE IN THE NORTH CITY WEST COMMUNITY. EQD NO. 88-1133. OWNER/APPLICANT: JOHN KENT AND JILL E. MCCARTY. APPELLANT: STEPHANIE CAUGHLIN.

PAUL McNEIL presented Planning Department Report No. 89-434.

JILL McCARTY, applicant, spoke in support of the variance associated with the permit.

STEPHANIE CAUGHLIN, appellant, spoke in opposition to the requested variance.

KENT McCARTY, applicant, spoke in support of the permit.

JOHN DEAN, area resident, stated he was in support of the permit and associated variance.

RUDI SOUTHERLAND indicated his support for the permit and a variance.

COMMISSION ACTION

On motion of LYNN BENN, seconded by YVONNE LARSEN, the Commission voted 7-0 to certify the mitigated negative declaration and deny the appeal and approve the permit as recommended by staff.

ITEM-15 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-16 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-17 HARBOR PLACE II, 197 UNIT SRO LOCATED ON ISLAND BETWEEN SECOND AND THIRD, MARINA REDEVELOPMENT AREA. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

MARIANNE MUNSELL presented Planning Department report No. 89-431.

MS. MUNSELL introduced PAUL DEROCHERS, CCDC, who commented on the project.

SHAWN STRAGER gave the historic background on the project.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 4-3 (BENN, REYNOLDS and ZOBELL voting the negative) to approve the basic concept drawing for HARBOR PLACE II.

ITEM-18 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 11:30 a.m. in memory of MARIE WIDMAN.