

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
OCTOBER 4, 1990
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Commissioner Bernet at 9:00 a.m. The Planning Commission adjourned at 3:40 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-not present
Commissioner Ralph Pesqueira-not present
Commissioner Tom La Vaut-present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-not present
Michael J. Stepner, City Architect-present
Fred Conrad, Chief Deputy City Attorney-present
Joe Flynn, Deputy Director, Neighborhood Services-present
Mare Lee Balko, Deputy Director, Long Range
Planning-present
Janet Fairbanks, Principal Planner-present
Jeff Strohming, Engineering and Development-present
Michael Stang, Principal Planner-present
Linda Johnson, Principal Planner-present
Karen Lynch-Ashcraft, Acting Principal Planner-present
Janet MacFarlane, Recorder-present

ITEM-1 APPROVAL OF MINUTES OF SEPTEMBER 6, 1990

COMMISSION ACTION

On motion of EDWARD REYONLDS, seconded by TOM LA VAUT, the Commission voted 4-0 (ZOBELL, CALKINS, and PESQUEIRA not present) to approve the minutes of September 6, 1990.

Commissioner BERNET explained that four affirmative votes are required to pass a motion. Because it would take a unanimous vote of the four commissioners present to take an action on a project, he would entertain requests for continuances.

ITEM-2 APPEAL OF THE CASTAGNOLA RESIDENCE COASTAL DEVELOPMENT PERMIT NO. 90-0061. LOCATED AT 620 SAN GORGONIO IN THE R1-10000 ZONE IN THE PENINSULA COMMUNITY. DEP NO. 90-0061. LOT 5, CORONADO VISTA MAP NO. 2568A. OWNER/APPLICANT: LOUIS CASTAGNOLA, JR. APPELLANTS: MR. AND MRS. MARTIN DICKINSON.

STACY SULLIVAN, attorney representing the applicant, stated they would agree to the continuance requested by the appellant, Mr. and Mrs. Martin Dickinson.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-0 (ZOBELL, CALKINS, and PESQUEIRA not present) to continue this item to November 8, 1990, at 9:00 a.m.

ITEM-3 APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF A COASTAL DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT FOR SUNSET CLIFFS PLAZA, NO. 89-0843. LOCATED AT 2253 SUNSET CLIFFS BOULEVARD, IN THE C-1 AND R-3000 ZONES IN THE OCEAN BEACH COMMUNITY. DEP NO. 89-0843. LOTS 1-5, AND A PORTION OF LOT 6, BLOCK 22, MAP NO. 1167, OCEAN BACH PARK. OWNER/APPLICANT: HAMID RAISSI. APPELLANTS: PATRICIA A. HALL, ET. AL.

MICHELLE FELL-CASALE, stated because of the number of Commissioners present, both the appellant and applicant requested a continuance.

JOE SPANN stated he was opposed to the project for many reasons and was opposed to a continuance.

COMMISSION ACTION

On motion of TOM LA VAUT, seconded by EDWARDS REYNOLDS, the Commission voted 4-0 (ZOBELL, CALKINS, and PESQUEIRA not present) to continue this item to October 18, 1990, at 9:00 a.m.

- ITEM-4 APPEAL OF THE 6209 PARTNERS COASTAL DEVELOPMENT PERMIT. LOCATED AT 6209 CAMINO DEL LA COSTA IN THE R1-8000 ZONE IN THE LA JOLLA COMMUNITY. LOT 4, BLOCK 3, LA JOLLA HERMOSA, MAP 1810. OWNER: 6209 PARTNERS. APPLICANT: PETER CORRENTE. APPELLANTS: ELIZABETH T. STORZ.

PEGGY DAVIS, appellant, requested a continuance on this item.

PETER CORRENTE, applicant, stated he was opposed to a continuance. He explained he had many people present at the hearing that would like to speak.

JOE GRAHAM, La Jolla Town Council, stated they would also be opposed to a continuance because the project had already undergone considerable review.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-0 (ZOBELL, CALKINS, and PESQUEIRA not present) to continue this item to October 18, 1990, at 9:00 a.m.

- ITEM-5 APPEAL OF THE OIL FILTER SERVICES, INC., COASTAL DEVELOPMENT PERMIT AND BARRIO LOGAN PLANNED DISTRICT PERMIT, CASE NO. 90-0286. LOCATED NORTH OF MAIN STREET, SOUTH OF BOSTON AVENUE, EAST OF 26TH STREET AND WEST OF 27TH STREET AT 1987 MAIN STREET IN THE BARRIO LOGAN PLANNED DISTRICT - SUBAREA "B" (BLPD-B) ZONE IN THE BARRIO LOGAN COMMUNITY PLAN AREA. OWNER/APPLICANT: MATTHEW MONISE. APPELLANTS: MATTHEW MONISE.

CHRISTINE LARSEN, representing the applicant, requested a continuance.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-0 (ZOBELL, CALKINS, and PESQUEIRA not present) to continue this item to October 18, 1990, at 1:30 p.m.

ITEMS-8 APPEAL OF THE PLANNING DIRECTOR'S DENIAL OF THE TRENTON
AND 9 STREET PLANNED INFILL RESIDENTIAL DEVELOPMENT. LOCATED
BETWEEN TICONDEROGA STREET AND BUNKER HILL STREET AND
EAST OF THE TRENTON STREET ALLEY IN THE R1-5000 ZONE IN
THE CLAIREMONT MESA COMMUNITY. DEP NO. 89-0956.
LOTS 29-36 OF BLOCK 5 OF MAP NO. 983.
OWNER/APPLICANT: JAMES R. TOONE.
APPELLANTS: JAMES R. TOONE.

NORMAN KASUBUCHI, representing Leppert Engineering,
requesting a continuance on behalf of the applicant.

ROBERT SCHLAUG stated he was opposed to a continuance.

Mrs. SKIDMORE stated she was opposed to a continuance.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the
Commission voted 4-0 (ZOBELL, CALKINS, and PESQUEIRA
not present) to continue this item to October 25, 1990,
at 9:00 a.m.

ITEM-7 CONDITIONAL USE PERMIT NO. 90-0116. LOCATED AT 1705
AND 1715 WINNETT STREET IN THE SF-10000 ZONE IN THE
SOUTHEAST SAN DIEGO COMMUNITY. DEP NO. 90-0116.
PARCEL A, PORTION OF LOT 13, MAP 1193 AND PARCEL B.
PORTION OF LOT 13, MAP 1193. OWNER: JJWT REALTY
CORPORATION (1705 WINNETT) MICHAEL AND GARBO ROCHS
(1715 WINNETT). APPLICANT: ISLAH ABDUL-HAFEEZ.

ISLAN ABDUL-HAFEEZ, Al-Basit Academy, requested a
continuance based on the number of Commissioners
present to hear her item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the
Commission voted 4-0 (ZOBELL, CALKINS, and PESQUEIRA
not present) to continue this item to October 18, 1990,
at 1:30 p.m.

ITEM-1A REVIEW OF BASIC CONCEPT DRAWINGS FOR HARBOR COURT/SHEA HOMES, RESIDENTIAL CONDOMINIUM AND RETAIL DEVELOPMENT IN THE MARINA REDEVELOPMENT AREA. HARBOR COURT IS A MIXED-USED DEVELOPMENT LOCATED ON THE BLOCK BOUNDED BY FIRST AND SECOND AVENUES, AND "J" AND ISLAND STREETS IN THE MARINA REDEVELOPMENT AREA. THE PROJECT IS A 230-UNIT CONDOMINIUM TOWER OF ONE AND TWO BEDROOMS SURROUNDED BY A TWO-STORY PODIUM STRUCTURE CONTAINING 25,000-SQUARE-FOOT OF RETAIL SPACE. APPLICANT: JOHN SHEA, ED SHEA AND PETER SHEA. ARCHITECT: PAGE AND STEELE.

SUSAN BRAY presented Planning Department Report No. 90-284.

MAX SCHMIDT further clarified the open space areas of the project and reviewed the approved development in the area along with the heights of the buildings.

No one appeared in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-0 (ZOBELL, CALKINS, and PESQUEIRA not present) to approve the basic concept drawings for the Shea Condominiums.

RECESS, RECONVENE

The Commission recessed at 9:45 a.m. and reconvened at 9:50 a.m.

ITEM-2A CLAIR BURGNER ESTATES COASTAL DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT NO. 89-1157 (AMENDS CONDITIONAL USE PERMIT NO. 444-PC). THIS ITEM WAS CONTINUED FROM THE AGENDA OF SEPTEMBER 13, 1990, ITEM NO. 5, AT THE REQUEST OF THE PLANNING COMMISSION SO THAT THE PLANNING DEPARTMENT COULD REVISE THE PLANNING REPORT TO INCLUDE ADDITIONAL INFORMATION RELATED TO THE PROJECT. LOCATED ON SHASTA STREET BETWEEN FORTUNA AVENUE AND LA PLAYA IN THE R-1500 ZONE IN THE PACIFIC BEACH COMMUNITY. DEP NO. 89-1157. LOTS 30-48, BLOCK 16, LOTS 1-24, BLOCK 17, AND LOTS 1-6, BLOCK 27, FORTUNA ADDITION MAP NO. 894. OWNER/APPLICANT: ASSOCIATION FOR RETARDED CITIZENS.

MICHELLE FELL-CASALE presented Planning Department Report No. 90-136.

WALTER COLLINS, architect for the project, spoke regarding the noise issue. He explained the group homes were designed to provide the least possible intrusion to the neighborhood.

RICHARD FARMER, Executive Director of ARC, spoke in support of the project and explained they took over the site approximately two years ago.

BILL KASSAM stated he had the opportunity of meeting with the neighbors opposed to the project and explained the tape recording of noise from the project was in 1983 and since that period of time, there had been renovation of the project site.

PETER HEINICH stated he was a former member of the Board of Directors for Friends of Handicapped Children. He spoke in support of the project.

DANIEL HOFFMAN, area resident, spoke in opposition of the project.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-0 (ZOBELL, CALKINS, and PESQUEIRA not present) to certify the negative declaration and approve the conditional use permit and coastal development permit, modified to require a six-foot wall on the alley and conduct a one-year review of the project operation.

ITEM-6 TENTATIVE PARCEL MAP NO. 90-0340, SUBDIVISION OF 13.416 ACRES INTO 10 PARCELS. THE PROJECT SITE IS LOCATED ON THE NORTHEAST CORNER OF CARMEL VIEW ROAD AND VALLEY CENTER DRIVE BETWEEN CARMEL VIEW ROAD AND CARMEL CREEK ROAD IN THE NC ZONE NEIGHBORHOOD 6 OF THE NORTH CITY WEST PLANNED DISTRICT. PARCEL 1 OF PARCEL MAP NO. 15946. OWNER/APPLICANT: CARMEL VALLEY PARTNERS I.

PAUL O'BOYLE presented Planning Department Report No. 90-286.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-0 (ZOBELL, CALKINS, and PESQUEIRA not present) to certify the negative declaration and approve the map as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 10:40 a.m. and reconvened at 1:35 p.m.

ITEM-10 OCEAN BEACH SIGN ENHANCEMENT PROGRAM.

BYRON ESTES presented Planning Department Report No. 90-267.

PRISCILLA McCOY, representing Ocean Beach Planning Board, spoke in support of the program.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-0 (ZOBELL, CALKINS, and PESQUEIRA not present) to approve the Ocean Beach Sign Enhancement Program as recommended by staff.

ITEM-11 PROPOSED AMENDMENTS TO THE DEFINITION OF FLOOR AREA RATIO AND RELATED DEFINITIONS. THE PROPOSED AMENDMENTS TO THE DEFINITION OF FLOOR AREA RATIO AND RELATED DEFINITIONS WOULD REVISE THE METHOD OF CALCULATING THE FLOOR AREA RATIO, AND THE RELATIONSHIP OF STRUCTURES TO GRADE.

GENE LATHROP presented Planning Department Report No. 90-314. He further reported on changes proposed by staff.

MARK FEHLMAN, representing AIA, stated they were in support of the amendments and the distinctions made for industrial and commercial development.

TONY CIANI spoke in support of the amendments.

AL STROHLEIN indicated his support for the amendments.

OPAL TRUEBLOOD, representing the Torrey Pines Planning Group, spoke in support of the amendments and stated basements should be included in the FAR.

JIM JOHNSON spoke in support of the amendments.

DAVE O'DELL spoke in support and felt underground parking should not be eliminated in the FAR as previously recommended.

YAROSLAVA SOLYOVA spoke in opposition. She stated few people knew about these changes and explained they had a project designed submitted, fees paid and relied on existing ordinance for its development.

PINO PARENTE spoke in opposition explaining people had subject projects based on current definitions.

DOUG HOLMES spoke in opposition to the proposed amendments. He stated projects in the pipeline should be specifically exempt.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-0 (ZOBELL, CALKINS, and PESQUEIRA not present) to approve amendments to definition of floor area ratio and related definitions as recommended and modified by staff as follows:

1. P.3., Paragraph A, add the word "proposed" to "existing."
2. Pp. 8. & 10., correct citation to GRADE to 101.0101.24 from 101.0101.25.
3. Change references from "concrete pad" to "on-grade concrete slab."
4. Preface terminology such as "floor-to-floor" and "floor-to-roof" with "finished."
5. Pp. 8. & 9., add 7'-6" after the word "additional."
6. P. 8., amend graphic to indicate that floor areas under sloping roofs of less than 5'-0" in height will not be calculated as gross floor area.
7. Limit entries to underground parking structures to one per 50 feet of street frontage.
8. Add a "pipeline provision" for projects submitted prior to October 4, 1990."

RECESS, RECONVENE

The Commission recessed at at 2:45 p.m. and reconvened at 2:50 p.m.

ITEM-12 WORKSHOP/TRANSPORTATION DEMAND MANAGEMENT PROGRAM.

JOHN WILHOIT presented Planning Department Report No. 90-317.

TESS WILKINSON commented on the program.

JOHN THELAN spoke regarding the transportation demand as a result on the University Avenue project.

COMMISSION ACTION

None required with this action.

ITEM-13 PRIVATE PROJECT RELATED TO THE MOBILITY PLANNING PROGRAM: INITIATION OF AN AMENDMENT TO THE MIRA MESA COMMUNITY PLAN AND THE NORTH CITY LOCAL COASTAL PROGRAM FOR THE WATERIDGE RESIDENTIAL PROJECT. THE APPLICANT HAS REQUESTED THAT THIS ITEM BE DISCUSSED AS PART OF THE PLANNING DEPARTMENT'S UPDATE ON THE MOBILITY PLANNING PROGRAM. THE PROJECT WOULD REQUIRE A PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF 18.11 ACRES AT THE SOUTHWEST CORNER OF LUSK BOULEVARD AND WATERIDGE CIRCLE FROM INDUSTRIAL AND OPEN SPACE TO RESIDENTIAL AND OPEN SPACE TO PERMIT THE DEVELOPMENT OF AN APARTMENT/SPORTS COMPLEX. OWNER/APPLICANT: THE CURRIE PARTNERS, INC.

THEREAS WILCOXSON presented Planning Department Report No. 90-310.

JOHN THELAN spoke in support of the initiation of the Mira Mesa Plan Amendment.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-0 (ZOBELL, CALKINS, and PESQUEIRA not present) to initiate the Mira Mesa Plan Amendment as recommended by staff.

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 3:40 p.m.