

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
SEPTEMBER 27, 1990  
AT 10:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:10 a.m.  
The Planning Commission adjourned at 5:00 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Tom La Vaut-not present  
Commissioner Ralph Pesqueira-not present  
Commissioner Edward Reynolds-present  
Commissioner Scott Bernet-present  
Commissioner Lynn Benn-present  
Commissioner Chris Calkins-present  
Michael J. Stepner, City Architect-present  
George Arimes, Assistant Planning Director-present  
Fred Conrad, Chief Deputy City Attorney-present  
Tom Story, Deputy Director, Development and  
Environmental Services-present  
Mary Lee Balko, Deputy Director, Long Range  
Planning-present  
Janet Fairbanks, Principal Planner-present  
Jeff Strohminger, Engineering and Development-present  
Art Duncan, Principal Planner-present  
Tom Salgado, Principal Planner-present  
Janet MacFarlane, Recorder-present

## ITEM-1 APPROVAL OF MINUTES OF AUGUST 30, 1990.

This item was trailed to October 18, 1990.

ITEMS-2 APPEAL OF THE AUSTIN LOT 1 AND 3 PROJECT, PROPOSED  
AND 3 HILLSIDE REVIEW PERMIT AND COASTAL DEVELOPMENT PERMIT  
NO. 89-0799, FOR THE CONSTRUCTION OF TWO SINGLE-FAMILY  
RESIDENCES ON TWO SEPARATE LOTS ON PROPERTY WITHIN THE  
TORREY PINES COMMUNITY. LOCATED ON THE EAST SIDE OF VIA  
LATINA, BETWEEN PORTOFINO DRIVE AND VIA GRIMALDI IN THE  
R-1-5000 (PORTIONS IN THE HILLSIDE REVIEW OVERLAY) ZONE  
IN THE TORREY PINES COMMUNITY (EQD NO. 89-0799).  
OWNER: KENT AND LANA WILSON, OWNERS, APPLICANT: DOUGLAS  
AUSTIN, APPLICANT. APPELLANTS: TORREY PINES COMMUNITY  
PLANNING GROUP, BY OPAL L. TRUEBLOOD, CHAIR.

OPAL TRUEBLOOD, Chair of the Torrey Pines Planning  
Group, requested a continuance on this item.

DOUGLAS AUSTIN, applicant, opposed the requested  
continuance.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the  
Commission voted 2-2 (ZOBELL and BERNET voting in the  
negative with CALKINS, LA VAUT, and PESQUEIRA not  
present) to continue this item. This motion failed for  
lack of four affirmative votes.

KEVIN SULLIVAN presented Planning Department Report  
No. 90-297.

OPAL TRUEBLOOD, Chair of the Torrey Pines Planning  
Group, stated she was opposed to the project and stated  
the findings were inaccurate.

JESSIE LaGRANGE spoke in opposition to the project. She  
stated this was a sensitive site and should be purchased  
as open space.

CAROL HERTZBERG spoke in opposition and cited the  
cumulative impact if the four lots were developed.

BEN NYCE stated he lived next to the proposed  
development and was opposed to the permit. He  
questioned the stability of the bluffs for development.

KEVIN PATRICK, area resident, spoke in opposition based on the bulk and scale of the project.

RICHARD HERTZBERG spoke in opposition to the permits.

BARBARA WALLACH spoke in opposition.

DOUG AUSTIN, applicant, reviewed the proposed project and explained two lots were being proposed for development.

SHARON KELLY stated she was in escrow to purchase Lot 3 to build her home and asked for Commission approval.

CRAIG KELLY spoke in support of the permit and reviewed the changes made to the construction plans in an effort to satisfy the opposition of the neighbors.

MARK CANO, representing Austin-Fehlman, spoke in support of the permit noting all planning and zoning requirements had been met.

LEE VANDERHURST spoke regarding the bluffs.

Public testimony was closed on this item.

#### COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 2-2 (ZOBELL and BERNET voting in the negative with LA VAUT, PESQUEIRA and CALKINS not present) to approve the appeal and deny the permits. This motion failed for lack of four affirmative votes. Therefore, the action of the Planning Director in approving the permit stands.

#### RECESS, RECONVENE

The Commission recessed at 10:00 a.m. and reconvened at 10:05 a.m.

ITEM-5 APPEAL OF THE HORNBLEND CONDOMINIUM COASTAL DEVELOPMENT PERMIT, CASE NO. 89-1309. LOCATED AT 1336 HORNBLEND AVENUE IN THE R-1500 ZONE IN THE PACIFIC BEACH COMMUNITY. LOTS 31 AND 32, BLOCK 220, PACIFIC BEACH ADDITION, MAP 854. OWNER/APPLICANT: THE VILLAS AT 1336 HORNBLEND, A GENERAL PARTNERSHIP. APPELLANTS: AUDREY SAVELL, ALFRED STOHLEIN, RICHARD SALZMAN.

ROBERT KORCH explained the appellant had withdrawn his appeal on this item.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (CALKINS, PESQUEIRA and LA VAUT not present) to deny the appeal and approve the permit.

ITEMS-7 APPEAL OF THE PLANNING DIRECTOR'S DECISION TO APPROVE LA AND 8 JOLLA SHORES/COASTAL DEVELOPMENT PERMIT NO. 90-0109 FOR THE DEMOLITION OF ONE EXISTING SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF ONE TWO-STORY SINGLE-FAMILY RESIDENCE. SUBJECT PROPERTY IS LOCATED AT 2320 CAMINO DEL COLLADO IN THE SINGLE-FAMILY ZONE IN THE LA JOLLA SHORES COMMUNITY. LOT 4 MM 36, PUEBLO LANDS PORTION OF LOT 1297. OWNER/APPLICANT: ROBERT AND WENDY SAIELLI.

ED JONES, appellant, requested a continuance because of the number of Planning Commission present to consider this item.

STEVEN VICTOR stated he was opposed to the requested continuance.

COMMISSION ACTION

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

ITEM-4 REVIEW OF THE PRELIMINARY BALBOA PARK CENTRAL MESA PRECISE PLAN.

DAVID TWOMEY, Park and Recreation Department, presented City memorandum dated September 21, 1990. He then made a slide presentation of the Balboa Park area.

No action was required of this workshop.

ITEM-6 APPEAL OF THE VISTA DEL MAR CONDOS, COASTAL DEVELOPMENT PERMIT NO. 89-1209. LOCATED AT THE SOUTHEAST CORNER OF VISTA DEL MAR AVENUE AND GRAVILLA AVENUE IN THE R-3000 ZONE IN THE LA JOLLA COMMUNITY. LOTS 6, 7, 8 AND A PORTION OF LOT 9 OF MAP NO. 1216. OWNER/APPLICANT: B&G HOLDING, CO., INC. APPELLANTS: CARL B. LIND.

GEORGIA SPARKMAN presented Planning Department Report No. 90-302.

DONALD FARNSWORTH, civil engineer, explained he had been retained by the appellant to review the plans and it was his conclusion the project exceeded the 30-foot height limit.

CARL LIND, appellant, spoke in opposition to the project.

DAVE O'DELL spoke in opposition to the project.

JOHN MacALLISTER reviewed the project. He explained the project was within the 30-foot height limit and the allowable floor area ratio.

Public testimony was closed on this item.

#### COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (CALKINS, PESQUEIRA and LA VAUT not present) to uphold the appeal and deny the permit.

#### RECESS, RECONVENE

The Commission recessed at 12:05 p.m. and reconvened at 1:30 p.m. CHRIS CALKINS assumed Chair of the meeting in the absence of Chairman ZOBELL.

ITEMS-9 DEL MAR HEIGHTS - I, PROPOSED TENTATIVE MAP, RESOURCE  
10, 11 PROTECTION ORDINANCE PERMIT AND NORTH CITY WEST  
DEVELOPMENT PLAN PERMIT (NO. 90-0160) FOR THE  
SUBDIVISION OF A 10-ACRE SITE AND THE CONSTRUCTION OF 27  
SINGLE-FAMILY RESIDENCES. THE SUBJECT PROPERTY IS  
LOCATED WITHIN THE NEIGHBORHOOD 4A PRECISE PLAN AREA OF  
THE NORTH CITY WEST COMMUNITY. OWNER: THE CHILDREN'S  
SCHOOL. APPLICANT: J.P. ENGINEERING, INCORPORATED.

KEVIN SULLIVAN presented Planning Department Report  
No. 90-296.

PATRICIA TRAUTH, representing JP Engineering, stated she was in support of the project and available for Commission questions.

No one appeared in opposition to this item.

#### COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (ZOBELL, LA VAUT, and PESQUEIRA not present) to certify the environmental mitigated negative

declaration, adopt the mitigation monitoring and reporting program; approve the tentative map; and approve the Resource Protection Ordinance Permit, and North City West Planned District Development Plan Permit, according to staff recommendation.

ITEM-12 GROWTH MANAGEMENT - GENERAL PLAN AMENDMENT, REVISED GUIDELINES FOR FUTURE DEVELOPMENT, PROPOSED ORDINANCES ESTABLISHING A CAPITAL FACILITIES PLAN AND TRANSPORTATION CONGESTION MANAGEMENT AND PHASING PLAN.

JANET FAIRBANKS presented Planning Department Report No. 90-268.

JANIS SAMMARTINO, City Attorney's office, reviewed changes to the proposed ordinance.

MAC STROBL, representing the Coalition for San Diego, introduced an alternate proposal developed by his group. He spoke against the imposition of the proposed impact fees.

CRAIG ADAMS, representing C-3, stated they supported the concept that growth should pay its way and should be managed.

LINDA MICHAEL, representing the Sierra Club, recommended the program move forward as soon as possible and indicated they supported the environmental tier concept.

FRED SCHNAUBELT spoke regarding population and housing and referred to the SANDAG report.

JIM LANTRY, representing Carmel Mountain Ranch Shopping Center, spoke in opposition and stated the trip mile should be reassessed.

MATT PETERSON spoke in opposition. He felt the transportation ordinance was not necessary.

ALISON FISHER, representing Grocer's Association, spoke in opposition.

LANCE BURRIS, representing Potomac Investment Associates, spoke in opposition and questioned the adequacy of the environmental impact report.

MARJORIE McLAUGHLIN, President of the Board of Realtors, spoke in opposition.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4-0 (ZOBELL abstaining with LA VAUT and PESQUEIRA not present) to direct staff to explore the possibility of a differential fee schedule (for the purpose of directing growth).

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL abstaining with LA VAUT and PESQUEIRA not present) to add additional language to the General Plan that employment centers be located on major transportation corridors and areas that could be served by public transportation.

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL abstaining with LA VAUT and PESQUEIRA not present) to modify the last sentence of paragraph 2, page 13 of the Guidelines for Future Development to state, "This mapped area will be analyzed for inclusion in the environmental tier and based upon such mapping the City shall adopt an environmental tier."

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (ZOBELL abstaining with PESQUEIRA and LA VAUT not present) to recommend approval of the amendment to the General Plan and adoption of the Guidelines for Future Development.

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL abstaining with PESQUEIRA and LA VAUT not present) to delete exclusions from the Transportation Congestion Management Ordinance except those exclusions necessary to administer the ordinance, and recommend that the Transportation Congestion Management Ordinance not be adopted until such time as a method of allocation is adopted which does not impose financial burdens at the time of application.

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL abstaining with PESQUEIRA and LA VAUT not present) to add an air quality element to the Guidelines for Future Development.

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4-0 (ZOBELL abstaining with LA VAUT and PESQUEIRA not present) to certify the environmental impact report and adopt the findings and statement of overriding consideration.

On motion of EDWARD REYNOLDS, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL abstaining with PESQUEIRA and LA VAUT not present) to approve the Capital Facilities Plan and accompanying Council policy.

RECESS, RECONVENE

The Commission recessed at 4:00 p.m. and reconvened at 4:05 p.m.

ITEM-13 KEARNY MESA COMMUNITY PLAN AND IMPLEMENTATION PROGRAM. THE PROPOSED KEARNY MESA COMMUNITY PLAN WOULD ESTABLISH KEARNY MESA AS A NEW COMMUNITY PLANNING AREA AND SET FORTH DEVELOPMENT GUIDELINES TAILORED TO ADDRESS CURRENT ISSUES IN THE COMMUNITY, INCLUDING THOSE RELATED TO THE PRESERVATION AND ENHANCEMENT OF THE AREA AS A REGIONAL EMPLOYMENT CENTER. THE ASSOCIATED IMPLEMENTING MEASURES INCLUDE 1) PROPOSED AMENDMENTS TO THE SERRA MESA COMMUNITY PLAN TO DELETE REFERENCES TO KEARNY MESA; 2) AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN TO REFLECT PROPOSED LAND USE CHANGES; 3) REZONING VARIOUS PROPERTIES IN KEARNY MESA; AND 4) APPLICATION OF THE TYPE A AND B COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ) TO MOST OF KEARNY MESA, AS WELL AS THE APPLICATION OF THE INSTITUTIONAL OVERLAY ZONE (IOZ) TO TWO CITY-OWNED PROPERTIES. APPLICANT: CITY OF SAN DIEGO.

CHRIS JACOBS presented Planning Department Report No. 90-299.

GARY KAKU, representing the Kearny Mesa Planning Group, spoke regarding the plan update.

C.F. STOVER, representing General Dynamics Corporation, spoke in opposition to the land use designation recommended for their property.

SKIP TSCHANTZ, representing Balboa Properties, stated he was opposed to the recommended light industrial designation for his property.

ROBERT STINE, representing Allred-Collins Industrial Park, spoke in opposition to the recommended land use designation for their property.

EUGENE GARRETT, Allred-Collins Corporate Center, spoke in opposition to the proposed plan amendment.

JOSEPH HANNAN spoke in opposition to the proposed land use designation of his property located at 8300 Clairemont Mesa Boulevard.



TOM HARRON, representing Kearny Mesa Auto Dealers Association, spoke in opposition to the plan amendment.

FRANK SCIACCA stated he was opposed to the recommended light industrial use designation to his property on Balboa Avenue.

CHARLES KERCH, representing Kearny Lodge Mobilehome Park, spoke in opposition to the recommended residential zoning on the property currently developed as a mobilehome park.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (ZOBELL abstaining with LA VAUT and PESQUEIRA not present) to continue this item to Thursday, November 29, 1990, at 9:00 a.m.

ITEM-14 WORK FURLOUGH FACILITIES

It was noted this item would be rescheduled to a later date.

ITEM-15 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 meeting adjourned at 5:00 p.m.