

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
OCTOBER 5, 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 11:35 a.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-not present
Commissioner Ralph Pesqueira-present
Commissioner Scott Bernet-present
Commissioner Edward Reynolds-present
Commissioner Chris Calkins-not present
Commissioner Lynn Benn-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
Frank Belock, Engineering and Development-present
Stacie Plante, Engineering and Development-present
Tom Salgado, Principal Planner-present
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF SEPTEMBER 14, 1989

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (PESQUEIRA not voting with CALKINS and LARSEN not present) to approve the minutes of September 14, 1989.

MISCELLANEOUS

TOM SALGADO introduced COLLEEN FROST and KEN TEASLEY, recently assigned to the Development and Environmental Services Section as well, and interns ROBERT HITSEL and RUSSELL HILECK.

ITEM-2 COASTAL DEVELOPMENT PERMIT NO. 89-0481. PROJECT NAME: BUSHARD COMMERCIAL BUILDING. THE PROJECT PROPOSES THE DEMOLITION OF AN EXISTING COMMERCIAL BUILDING AND CONSTRUCTION OF A NEW 6,700-SQUARE-FOOT COMMERCIAL BUILDING WITH UNDERGROUND PARKING. THE PROPOSED USE OF THE BUILDING IS A COMMERCIAL PRINT SHOP. THE PROJECT SITE IS LOCATED ON SUNSET CLIFFS BOULEVARD BETWEEN NARRAGANSETT AVENUE AND NIAGARA AVENUE IN OCEAN BEACH. LOCATION; 1811 SUNSET CLIFFS BOULEVARD. APPLICANT: CHARLES BUSHARD.

COMMISSION ACTION

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

ITEM-3 STREET ACTION SA 89-527 -- STREET NAME CHANGE: SCRIPPS RANCH BOULEVARD TO SCRIPPS RANCH COURT WEST OF CARROLL CANYON ROAD. APPLICANT: ENGINEERING AND DEVELOPMENT DEPARTMENT/TRAFFIC ENGINEERING.

BOB DINGEMAN, representing Scripps Ranch Planning Group, indicated they were in support of the street name change.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (CALKINS and LARSEN not present) to approve the street name change as recommended by staff.

ITEM-4 STREET ACTION SA 88-547 -- THE VACATION OF 26TH STREET BETWEEN LOGAN AVENUE AND INTERSTATE 5. APPLICANT: PROPERTY DEPARTMENT.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (CALKINS and LARSEN not present) to approve the street action as recommended by staff.

ITEM-9 APPEAL OF THE PLANNING DIRECTOR'S DECISION WHICH APPROVED THE CONSTRUCTION OF "CASA MALK," A SINGLE-FAMILY RESIDENCE. LOCATED AT 7957 ST. LOUIS TERRACE IN THE SINGLE-FAMILY (SF) ZONE IN THE LA SHORES COMMUNITY. EQD NO. 89-0384. OWNER/APPLICANT: BRIAN MALK. APPELLANTS: LAWRENCE HABER, MARLIN COLBY, EDWARD TENNEYCK, NORMAL DALTON, MILTON GOLDBERG AND MARIE TENNEYCK.

LARRY KELLER~~X~~ stated he was representing the primary appellant in the matter. He stated the appellant was unable to be present and asked for a continuance.

LEO SULLIVAN, representing the applicant, indicated his opposition for a continuance and asked that the item be heard.

COMMISSION ACTION

On motion of ^{Barnett} ~~LYNN BENN~~ seconded by ~~KARL ZOBELL~~, the Commission voted 3-2 (REYNOLDS and PESQUEIRA voting in the negative with CALKINS and LARSEN not present) ~~to continue this item to October 19, 1989 at 1:30 p.m.~~ *to approve the project & deny the appeal.* This motion failed for lack of four affirmative votes. *JDC 11/14/89*

ITEM-5 BOUNDARY ADJUSTMENT FOR THE DELLS/IMPERIAL REDEVELOPMENT PROJECT AREA. THE DELLS/IMPERIAL REDEVELOPMENT PROJECT AREA CURRENTLY INCLUDES ALL LANDS EAST AND NORTH OF INTERSTATE 5, SOUTH OF HIGHWAY 94, AND WEST OF INTERSTATE 15. THE CURRENT PROPOSAL WOULD INCLUDE THE MARKET STREET, IMPERIAL AVENUE AND COMMERCIAL STREET CORRIDORS BETWEEN INTERSTATE 5 AND INTERSTATE 15, AND AN ADDITIONAL AREA ROUGHLY BOUNDED BY MARKET STREET ON THE NORTH, WEBSTER AVENUE ON THE SOUTH, 32ND STREET ON THE WEST AND INTERSTATE 15 ON THE EAST.

THERESA WILKINSON presented Planning Department Report No. 89-480.

REYNALDO PISANO stated his group was in support of the boundary change provided certain conditions could be met.

JERRY GROOMES, Executive Vice President of the Southeast Development Committee, spoke regarding the proposed redevelopment area.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (CALKINS and LARSEN not present) to amend the boundaries for the Dells/Imperial redevelopment area as recommended by staff.

ITEMS-6 I-15 SECTOR CONSOLIDATED COMMUNITY PLAN AMENDMENTS (NO. 1
AND 6A OF 3): WOODFIN SUITES--AMENDMENTS TO THE MIRA MESA
COMMUNITY PLAN, THE LOCAL COASTAL PROGRAM, AND THE
PROGRESS GUIDE AND GENERAL PLAN, AND ASSOCIATED REZONE.
PROPOSAL TO CHANGE THE LAND USE DESIGNATION OF 3.6 ACRES
OF LAND IN WESTERN MIRA MESA FROM INDUSTRIAL PARK TO
VISITOR COMMERCIAL AND REZONE THE SITE FROM M-1B TO CR.
THE WOODFIN SUITES PROJECT SITE IS NORTH OF MIRA MESA
BOULEVARD, BETWEEN LUSK BOULEVARD AND PACIFIC HEIGHTS
BOULEVARD. OWNER/APPLICANT: LINCOLN PROPERTY COMPANY.

THERESA WILKINSON presented Planning Department Report No. 85-459. She further commented because of a recent communication from representatives from NAS Miramar, the Department could no longer recommend approval and recommended a continuance of two weeks.

LYNN HEIDL, attorney representing the applicant, stated they were not in favor of a continuance. She felt the issue regarding the CNEL's could be resolved prior to Council consideration of the item and proposed modification to the permit. She indicated she would prefer the Commission deny the plan amendment rather than delay the project.

SCOTT SELLERS, representing Woodfin, indicated he was available for Commission questions.

RONALD ALFONSO, Marketing Director for Pacific Corporate Center, commented on the need for the facility.

FRED PIERSON, representing NAS Miramar, indicated the Navy could not support the project.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by LYNN BENN, the Commission voted 4-1 (ZOBELL voting in the negative with CALKINS and LARSEN not present) to continue this item to January 11, 1990, at 9:00 a.m. so that the comprehensive study currently underway could be completed and reviewed prior to their consideration of this project.

RECESS, RECONVENE

The Commission recessed at 10:05 a.m. and reconvened at 10:20 a.m.

ITEM-7 AND 7A I-15 SECTOR CONSOLIDATED COMMUNITY PLAN AMENDMENTS IN THE MIRA MESA, SCRIPPS MIRAMAR RANCH, AND RANCHO BERNARD COMMUNITIES. I-15 SECTOR COMMUNITY PLAN AMENDMENTS, NO. 2 OF 3, SCRIPPS MIRAMAR RANCH COMMUNITY PLAN AMENDMENT (JEROME'S SITE), GENERAL PLAN AMENDMENT AND REZONE. THIS IS A PROPOSAL TO AMEND THE SCRIPPS MIRAMAR RANCH COMMUNITY PLAN AND THE GENERAL PLAN TO REDESIGNATE A 3.9 ACRE SITE IN THE NORTHWESTERN PORTION OF SCRIPPS RANCH FROM INDUSTRIAL PARK TO COMMUNITY SHOPPING AND TO REZONE THIS PROPERTY FROM THE M-IP (INDUSTRIAL PARK) ZONE TO THE CA (AREA SHOPPING CENTER) ZONE. THE AMENDMENT SITE IS LOCATED BETWEEN THE INTERSECTION OF TREENA AND HIBERT STREETS AND INTERSTATE 15. OWNER/APPLICANT: CAL MIRA MESA LIMITED, JEROME'S FURNITURE WAREHOUSE INC.

ANNA McPHERSON and TRACY REED presented Planning Department Report No. 89-458.

BOB DINGEMAN, representing the Scripps Ranch Group, indicated his support for the plan amendment.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (CALKINS and LARSEN not present) to certify the negative declaration and recommend approval of the plan amendment and rezone.

ITEM-8 I-15 SECTOR CONSOLIDATED COMMUNITY PLAN AMENDMENT (NO. 3 OF 3): RANCHO BERNARDO COMMUNITY PLAN AMENDMENT-BERNARDO HEIGHTS PARCEL/3HJC PARTNERSHIP. THIS PROPOSAL IS FOR AN AMENDMENT TO THE RANCHO BERNARDO COMMUNITY PLAN TO REDESIGNATE APPROXIMATELY 2.76 ACRES OF A 5.67-ACRE PARCEL IN THE BERNARDO HEIGHTS PORTION OF THE RANCHO BERNARDO PLANNING AREA, FROM PRIVATE RECREATION TO LOW DENSITY RESIDENTIAL DEVELOPMENT (1-9 DWELLING UNITS PER ACRE). THE AMENDMENT SITE IS LOCATED ON THE NORTH SIDE OF BERNARDO HEIGHTS PARKWAY BETWEEN PASEO LUCIDO AND VIA EMBELESO AND DESCRIBED AS LOT 7, BERNARDO HEIGHTS UNIT 10, MAP NO. 9875, IN THE R1-5000 ZONE. A TENTATIVE MAP (NO. 89-0625) AND A PLANNED RESIDENTIAL DEVELOPMENT PERMIT (NO. 89-0625) FOR FIVE CUSTOM BUILT HOUSES AND A RECREATION FACILITY HAVE BEEN APPROVED FOR THE SITE, SUBJECT TO APPROVAL OF THE AMENDMENT TO THE COMMUNITY PLAN. APPLICANT: 3HJC PARTNERSHIP/HOWARD FREYENSEE.

JIM OVERSTREET presented Planning Department Report No. 89-455.

JOHN HUNT, representing the Community Association of Bernardo Heights, requested Commission approval of the plan amendment.

CLARE RICE, President of the Community Association of Bernardo Heights, urged the Commission's support of the amendment so that the Community would gain needed recreational facilities.

IRV ROSEN, Chairman of the Planning Board, indicated his Board's support for the plan amendment.

GEORGE SIROLI, resident of Fairway Heights, stated his property was adjacent to the property being considered to the plan amendment. He was concerned the proposed underground brow-ditch near his home be a requirement of the map.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (CALKINS and LARSEN not present) to certify the EIR environmental report and recommend approval of the plan amendment.

ITEM-9 APPEAL OF THE PLANNING DIRECTOR'S DECISION WHICH APPROVED THE CONSTRUCTION OF "CASA MALK," A SINGLE-FAMILY RESIDENCE. LOCATED AT 7957 ST. LOUIS TERRACE IN THE SINGLE-FAMILY (SF) ZONE IN THE LA SHORES COMMUNITY. EQD NO. 89-0384. OWNER/APPLICANT: BRIAN MALK. APPELLANTS: LAWRENCE HABER, MARLIN COLBY, EDWARD TENNEYCK, NORMAL DALTON, MILTON GOLDBERG AND MARIE TENNEYCK.

JERRY HITTLEMAN presented Planning Department Report No. 89-466.

LARRY KELLER, representing the applicant, Mr. HABER, spoke in opposition to the project. He noted that the La Jolla Shores Association had reviewed the project and voted to oppose it.

THOMAS BOWDEN spoke in opposition to the permit. He stated the home was too large in scale for the neighborhood.

NINA McCARTHY, representing the La Jolla Shores Association, stated the Association continued to oppose the project based on its bulk, height and scale for the area.

DR. TANNIC stated he was representing two parcels of property adjacent to the Malk Residence and they were in opposition of the project.

LEO SULLIVAN, attorney representing the applicant, spoke in support of the permit and indicated that view blockage was kept at a minimum in developing the project and no public views were obscured.

PAT MILLER, Chairman of the La Jolla Shores Planned District Advisory Board, gave a background on their review of the project. She stated the particular case was a dilemma for them as it met the technical guidelines of the Ordinance. She questioned public views from public rights-of-way and the Board felt that they needed direction from the City of reviewing projects based on obstruction of private views.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, The Commission voted 3-2 (BENN and ZOBELL voting in the negative with CALKINS and LARSEN not present) to deny the appeal and approve the permit as recommended by staff. The motion failed; however, the Planning Director decision to approve the project stands.

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 11:35 a.m.