

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
NOVEMBER 2, 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 2:10 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-not present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Assistant Planning Director George Arimes-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Fred Conrad, Chief Deputy City Attorney-present
Stacie Plante, Engineering and Development-present
Tom Salgado, Principal Planner-present
Michael Stang, Principal Planner-present
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF OCTOBER 5 AND 12, 1989

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 5-0 (PESQUEIRA and REYNOLDS not present) to approve the minutes of October 5 and 12, 1989, BENN abstaining from approval of the minutes of October 12, and LARSEN and CALKINS abstaining from approval of the minutes of October 5.

ITEM 2A MC DONALD HOUSE. TO ADD 400 SQUARE FEET TO SINGLE-FAMILY RESIDENCE. LOCATED AT 5514 CALUMET AVENUE BETWEEN MIDWAY STREET AND SEA ROSE PLACE. APPLICANT: PATRICIA J. MC DONALD.

The Chair announced this item had been removed from the agenda and was scheduled for a Planning Director hearing on December 8, 1989, at 8:30 a.m.

ITEM-4 MCKELLAR RESIDENCE

It was announced that the applicant had withdrawn the project.

ITEM-6 ADDENDUM TO RECOMMENDED SINGLE-FAMILY PROTECTION MAP IN THE GREATER GOLDEN HILL COMMUNITY AND RELATED IMPLEMENTATION ACTIONS. APPLICANT: CITY OF SAN DIEGO.

The Commission trailed this item at 1:30 P.M.

ITEM-12 CARMEL MOUNTAIN EXCESS ROCK EXPORT CONDITIONAL USE PERMIT CASE NO. 88-0141. LOCATED AT THE EAST END OF SHOAL CREEK DRIVE, EAST OF RANCHO CARMEL DRIVE AND SOUTH OF CARMEL MOUNTAIN ROAD IN THE A-1-10 ZONE IN THE CARMEL MOUNTAIN RANCH COMMUNITY. THAT PORTION OF RANCHO DE LOS PENASQUITOS ACCORDING TO MAP ACCOMPANYING THE PATENT OF SAID RANCHO RECORDED IN BOOK 2, PAGE 385 PATENTS. OWNER/APPLICANT: THE PRESLEY COMPANIES/CHILCOTE INC.

It was noted the applicant had requested a continuance on this item to November 30, 1989.

No one appeared to opposition to the requested continuance.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 5-0 (REYNOLDS and PESQUEIRA) not present to continue this item to November 30, 1989 at 1:30 p.m.

ITEM-3 STREET ACTION SA 89-529--THE VACATION OF THE STREET RESERVATION WITHIN PARCELS 2 AND 3 OF PARCEL MAP 13370. APPLICANT: MARIE BURKE LIA FOR DR. WALTER AND JUDITH MUNK, AND DR. PHILIP GROVES.

Staff indicated the attorney representing the applicant had requested a continuance.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 5-0 (REYNOLDS and PESQUEIRA not present) to continue this item to November 30, 1989 at 9:00 a.m.

ITEMS-7 APPEAL OF THE LA JOLLA PINES TECHNOLOGY CENTRE PLANNED
8 AND 9 INDUSTRIAL DEVELOPMENT, COASTAL HILLSIDE REVIEW DEVELOPMENT, AND TENTATIVE MAP, CASE NO. 88-0244. LOCATED AT THE NORTHEAST CORNER OF GENESEE AVENUE AND NORTH TORREY PINES ROAD, SOUTH OF SCIENCE PARK ROAD AND WEST OF INTERSTATE 5 IN THE SR ZONE IN THE UNIVERSITY COMMUNITY. ENVIRONMENTAL IMPACT REPORT NO. 88-0244. OWNER/APPLICANT: WIMPEY/GENTRY II. APPELLANTS: BENNY CHIEN

KARL ZOBELL abstained from discussion and vote on this item. Vice Chairman PESQUEIRA assumed Chair of the meeting.

The Commission discussed whether a continuance should be granted. Several letters were submitted indicating they had not received notice of the hearing.

JIM MILCH, attorney representing the applicant, stated he would prefer the item be trailed until more Commissioners were present at the hearing.

OPAL TRUEBLOOD requested a continuance on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL abstaining with PESQUEIRA and REYNOLDS not present) to continue these items to November 9, 1989 at 1:30 p.m.

ITEM-2 COASTAL DEVELOPMENT PERMIT NO. 89-0536. FANUEL STREET CONDOMINIUMS. THE PROJECT PROPOSES THE REMOVAL OF TWO EXISTING RESIDENTIAL UNITS AND CONSTRUCTION OF THREE CONDOMINIUM UNITS. THE PROJECT SITE IS LOCATE AT THE NORTHWEST CORNER OF FANUEL STREET AND THOMAS STREET IN PACIFIC BEACH. LOCATION: 4304 FANUEL STREET. APPLICANT: STAN SIMPSON.

COMMISSION ACTION

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

ITEMS-4A APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF NAVAJO LAKE
AND 4B MURRAY PLAZA, PLANNED COMMERCIAL DEVELOPMENT, CONDITIONAL
USE PERMIT AND REZONE FROM CP TO CO. LOCATED AT THE
NORTHWEST CORNER OF NAVAJO ROAD AND LAKE MURRAY BOULEVARD
IN THE CO, CP AND R1-5000 ZONES IN THE NAVAJO COMMUNITY,.
OWNER/APPLICANT: NAVAJO LAKE MURRAY PARTNERS.

TIM COHELEN, representing the applicant, asked the item
be trailed.

ITEM-5 NORTH CITY SECTOR CONSOLIDATED COMMUNITY PLAN AMENDMENT
IN THE UNIVERSITY COMMUNITY - CANYON PARK APARTMENTS. A
PROPOSED AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN TO
CHANGE THE LAND USE DESIGNATION ON A 9.8 ACRE PARCEL TO
ALLOW 32 DWELLING UNITS PER ACRE WHERE A MAXIMUM OF 24
UNITS PER NET ACRE IS ALLOWED. THIS AMENDMENT WOULD
ALLOW FOR THE CONSTRUCTION OF AN ADDITIONAL 70 UNITS TO
AN EXISTING PROJECT, FOR A TOTAL OF 280 DWELLING UNITS ON
THE 9.8 ACRE SITE. THE PROJECT SITE IS LOCATED ON THE
EAST SIDE OF GENESEE AVENUE NORTH OF FEZ STREET IN THE
UNIVERSITY COMMUNITY. OWNER/APPLICANT: EDWARD C. AND
BARBARA MALONE.

KARL ZOBELL abstained from discussion and vote on this
item. RALPH PESQUEIRA assumed chair of the meeting.

MIKE WESTLAKE presented Planning Department Report
No. 89-510.

DON WORLEY, attorney representing the owners of the
property, explained that the plan amendment conformed
with the Community Plan and requested Commission
approval.

ROBERT SPAULDING stated he was the owner of a townhouse
in La Jolla Vista. He explained his opposition was based
on the traffic that would be generated from the project.
He stated the project would bring more parking to the
streets in the area and currently the site was used for
storage of RV's. He questioned where the RV's would be
stored.

HARRY MATHIS, Chairman of the University Community
Planning Committee, indicated the planning group voted to
recommend approval for the increase in the number of
units.

COMMISSION ACTION

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

KARL ZOBELL assumed Chair of the meeting.

ITEMS-4A APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF NAVAJO LAKE
AND 4B MURRAY PLAZA, PLANNED COMMERCIAL DEVELOPMENT, CONDITIONAL
USE PERMIT AND REZONE FROM CP TO CO. LOCATED AT THE
NORTHWEST CORNER OF NAVAJO ROAD AND LAKE MURRAY BOULEVARD
IN THE CO, CP AND R1-5000 ZONES IN THE NAVAJO COMMUNITY.
OWNER/APPLICANT: NAVAJO LAKE MURRAY PARTNERS.

PAUL McNEIL reviewed Planning Department Report
No. 89-502.

TIM COHELAN spoke in support of the project. He stated they were willing to screen the back area from nearby residents. He noted the windows would be opaque and that the Planning Department required a six-foot fence for each owner abutting the rear of the project that desired such a fence. He then spoke regarding a requirement that an adequate odor abatement be required. He further pointed out that the traffic on Tommy Drive would not be increased by this project because the two entrances to Tommy Drive were well down the road from the entrance of the project.

BARBARA MASSEY, representing the San Carlos Area Council, stated it was their position that there would be a loss of approximately 3,000 square feet of commercial office and their community plan encouraged the retention of commercial office.

DON PAZ spoke in opposition to the project. He stated there were adequate retail facilities in the area.

HELEN SMITH, Tommy Drive resident, stated she would be impacted by the noise associated with the project. She stated there was no need for any more commercial or no more retail in that area.

SANDRA WEXLER, resident of Tommy Drive, presented a petition containing signatures of those homeowners that were opposed to the change of the new building. She stated Tommy Drive was an access road to Lake Murray and there were many small children in the area.

JERRY MARCHAND spoke in opposition. He expressed concern that the type of businesses allowed would generate traffic, noise and trash.

DAVE GWINN, stated his concern was for the safety of area children and the traffic that would be generated from the project. He asked that no liquor be allowed to be sold on the premises.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by LYNN BENN, the Commission voted 6-0 (REYNOLDS not present) to suspend the rules and reconsider the Planned Commercial Development Permit along with the rezoning.

On motion of RALPH PESQUEIRA, seconded by CHRIS CALKINS, the Commission voted 6-0 (REYNOLDS not present) to approve the Planned Commercial Development with the additional conditions that vehicle access be prohibited from the rear of the building and that a method of blocking this traffic be provided to the satisfaction of the Fire Department and Planning Department.
 Condition 2: To limit food operation to that which would not require venting of stoves, fryers and that any scrubber to eliminate the odors be hidden from view and not be seen from the public. It was further required that installation of a scrubber would not change the approved roofline.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 6-0 (REYNOLDS not present) to recommend approval of the rezoning.

RECESS, RECONVENE

The Commission recessed at 10:40 a.m. and reconvened at 10:45 a.m.

ITEM-10 SETBACK CHANGE FOR LOT 1 FOR ROSE CANYON WAREHOUSE SUBDIVISION, FILE NO. 88-0858. PROPOSED FRONT YARD SETBACK CHANGE FROM 25 FEET TO 10 FEET FOR LOT 1 OF ROSE CANYON WAREHOUSE SUBDIVISION, LOCATED AT 4627 MORENA BOULEVARD BETWEEN JUTLAND DRIVE AND AVANTI DRIVE WITHIN THE CLAIREMONT MESA COMMUNITY PLAN. OWNER/APPLICANT: ROSE CANYON MINI STORAGE, LTD.

BILL CARBONEL presented Planning Department Report No. 89-027.

PAUL ROBINSON, attorney representing the applicant, spoke in support of the requested modification to the setback.

No one appeared in opposition to this item.

LARRY DOHERTY, representing the applicant, explained that the proposal was to remove the gunnite and provide additional landscaping.

COMMISSION ACTION

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the Commissions voted 6-0 (REYNOLDS not present) to certify the negative declaration and approve a temporary change in the setback requirement to ten feet. It was further noted that this relief was only for the applicant's property and would expire on June 30, 1997, at the expiration of the lease term. It was further required that in the interim, additional landscaping be provided subject to Planning Director approval. It was further pointed out that additional landscaping would be required along the entire frontage of the setback with the exception of walkways or pathways needed to service the bins.

ITEM-11 APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF THE MARRINER RESIDENCE, HILLSIDE REVIEW PERMIT NO. 89-0401. LOCATED ON THE SOUTH SIDE OF SOUTH HEMPSTED CIRCLE, WEST OF CANTERBURY DRIVE IN THE R1-5000/HR ZONE IN THE MID-CITY COMMUNITY. OWNER/APPLICANT: HARRIET MARRINER. APPELLANTS: OLEN W. AND BARBARA A. MERCER.

BOB MANIS presented Planning Department Report No. 89-517.

ELEANOR PAGE, area resident, spoke in opposition to the requested variance that would place the building within five feet of the sidewalk.

HARRIET MARRINER, property owner, explained the project and the need for the requested variance.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 6-0 (REYNOLDS not present) to certify the negative declaration and deny the appeal and approve the permit as recommend by staff.

RECESS, RECONVENE

The Commission recessed at 11:30 a.m. and reconvened at 1:30 p.m.

- ITEM-6 ADDENDUM TO RECOMMENDED SINGLE-FAMILY PROTECTION MAP IN THE GREATER GOLDEN HILL COMMUNITY AND RELATED IMPLEMENTATION ACTIONS. APPLICANT: CITY OF SAN DIEGO.

HEIDI WAKHAM presented Planning Department Report No. 89-487.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 6-0 (REYNOLDS not present) to approve the addendum to the Single-family Protection Project as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 1:35 and reconvened at 1:45.

- ITEM-13 MIRAMAR NAVAL AIR STATION LAND USE

COMMANDER PEARSON, representing NAS Miramar, made a slide presentation of NAS operations. The Commission then held a general discussion on potential impacts this operation has to surrounding areas.

- 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 2:10 p.m.