

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
DECEMBER 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 9:10 a.m.
The Planning Commission adjourned at 3:50 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-not present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Assistant Planning Director George Arimes-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Fred Conrad, Chief Deputy City Attorney-present
Tom Steinke, Deputy City Attorney-present
Stacie Plante, Engineering and Development-present
Tom Salgado, Principal Planner-present
Recorder Janet MacFarlane-present

ITEM-1 DESIGN COMPATIBILITY AND MULTI-FAMILY DESIGN GUIDELINES.

TOM STORY presented Planning Department memorandum dated December 1, 1989. The Commission and staff held a discussion on the issues identified as relating to "compatibility." It was concluded that staff would bring back the results of their discussion at another workshop.

RECESS, RECONVENE

The Commission recessed at 11:50 a.m. and reconvened at 1:40 p.m.

ITEM-2 APPROVAL OF MINUTES OF NOVEMBER 16, 1989

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (PESQUEIRA not present) to approve the minutes of November 16, 1989.

ITEMS-3 REVIEW OF BASIC CONCEPT DRAWINGS AND CONSIDERATION OF A
& 3A COASTAL PERMIT FOR SEABRIDGE, A 387-UNIT APARTMENT COMPLEX
LOCATED ON THE BLOCKS BOUNDED BY PACIFIC HIGHWAY, "F"
STREET, SANTA FE RAILROAD RIGHT-OF-WAY AND "G" STREET.
APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

MARIANNE MUNSELL presented Planning Department Report No. 89-574.

CRAIG ADAMS stated he was not opposed to the project but saw a potential view corridor along California Street. He said he had some concerns on the parking study for the area.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (PESQUEIRA not present) to approve the concept drawings and coastal development permit as recommended by staff with the understanding the design features for the view corridor would enhance the California Street area; and the following amended Condition 6 of the permit be included:

6. a. Pacific Highway is classified as a six-lane major street. The ultimate cross-section of the street is currently being reviewed. Prior to the issuance of building permits, the applicant shall implement

the enhancement of Pacific Highway and assure, by permit and bond, the half-width improvements adjacent to this site on Pacific Highway between "F" and "G" Streets, including a radii curblines at each corner, in a manner satisfactory to the City Engineer. This may involve public improvement drawings and encroachment permits.

- b. Prior to the issuance of any building permits, the developer shall dedicate a minimum of ten feet, adjacent to this project, for the proposed widening and enhancement of Pacific Highway and as necessary for the curb returns, in a manner satisfactory to the City Engineer. This dedication requirement may be increased as necessary pending approval of the ultimate right-of-way section.
- c. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the construction of a landscaped, raised-center median in Pacific Highway, in a manner satisfactory to the City Engineer. Median breaks at any unsignalized locations are not being approved at this time. The applicant shall obtain an Encroachment Permit for the landscaped median.
- d. The applicant shall relinquish access rights to Pacific Highway. Driveways on "G" Street and "F" Street shall be located a minimum of 50 feet east of Pacific Highway and/or 50 feet west of the railroad right-of-way, and constructed in a manner satisfactory to the City Engineer. The loading facility on "F" Street shall be of sufficient design to accommodate vehicles without blocking the sidewalk.
- e. The applicant shall grant a 40-foot-wide pedestrian and emergency access easement along the vacated portion of California Street, in a manner satisfactory to the City Engineer.
- f. "G" Street is currently classified as a three-lane major street. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the replacement of curb and sidewalk adjacent to this project, in a manner satisfactory to the City Engineer.
- g. "F" Street is classified as a local commercial street. Prior to the issuance of any building permits, the applicant shall assure, by permit and

bond, the replacement of curb and sidewalk adjacent to this project and the construction of a commercial street cul-de-sac, in a manner satisfactory to the City Engineer.

- h. Prior to the issuance of any building permits, the applicant shall assure, in a manner satisfactory to the City Engineer, their share of the costs of any traffic signal system constructed at "G" Street/Pacific Highway. If it is determined that a traffic signal is warranted, this applicant shall construct the signal at "F" Street/Pacific Highway, satisfactory to the City Engineer.
- i. Prior to the issuance of any building permits, the applicant shall assure the following, in a manner satisfactory to the Water Utilities Director:
 - (i) The installation of fire hydrants at locations satisfactory to the Fire Department and to the City Engineer.
 - (ii) The providing of a sewer study to verify the capacities of the six-inch and 15-inch sewer mains downstream of this development.
 - (iii) The installation of facilities as required by the approved study.

ITEM-4 APPEAL OF THE LARSON RESIDENCE COASTAL DEVELOPMENT PERMIT AMENDMENT (CDP/AM NO. 89-0697). LOCATED AT 6504 MUIRLANDS DRIVE IN THE R1-10000 ZONE IN THE LA JOLLA COMMUNITY. LEGAL DESCRIPTION: LOT 22, BLOCK 16, MAP NO. 2204. OWNER: FRED LARSON. APPELLANT: KAREN CLARK.

MARY WRIGHT presented Planning Department Report No. 89-572.

KAREN CLARK spoke in opposition to the proposed residence. She based her opposition on concern for the stability of the hillside and cited a 1978 storm runoff and mudslide in the area. She also felt the bulk and scale of the proposed addition was not in keeping with the area.

CLAUDINE MILLER stated she lived two residences away from the proposed dwelling. She was opposed to the project based on potential mudslide and drainage problems associated with a larger home on this site.

NANCY WARD, La Jolla Town Council, spoke in opposition to the project based the hillside and nonconformance with the neighborhood character.

ERIC MOSSMAN, architect for the project, spoke in support of the project and indicated the proposed structure complied with all of the development regulations.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (PESQUEIRA not present) to certify the EIR addendum and deny the appeal and approve the permit.

- ITEM-5 V.R. DENNIS CONDITIONAL USE PERMIT NO. 82-0611; REVIEW OF OPERATING CONDITIONS AND SITE INVESTIGATION. LOCATED ON THE NORTH SIDE OF MISSION GORGE ROAD BETWEEN OLD CLIFFS ROAD AND MARGERUM AVENUE IN THE A-1-10, R1-40000 AND M-1B ZONES IN THE TIERRASANTA AND NAVAJO COMMUNITY PLANNING AREAS. LEGAL DESCRIPTION: PORTION OF LOTS 53, 61, 62, 63 AND 70, RANCHO MISSION OF SAN DIEGO, LYING NORTHERLY OF ROAD SURVEY 1634. OWNER/APPLICANT: V.R. DENNIS CONSTRUCTION COMPANY/MISSION GORGE DEVELOPMENT COMPANY.

TOM WILLIAMS presented Planning Department Report No. 89-575.

FRANNE FICARA, attorney representing the applicant, stated she was in agreement with staff's report and noted that the V.R. Dennis Company had voluntarily agreed to limit the hours of operation in the reclamation plan area.

JULIE GARDNER stated she owned a condominium that faced the golf course and the V.R. Dennis Company. She stated she did not experience any noise from its operation.

BARBARA MASSEY, representing the San Carlos Area Council, stated the operation was in violation of conditions of the permit as it relates to hours of blasting.

CAROLYN WARNER stated her condominium complex looks north over the property, and she was opposed to its operations based on noise and blasting.

MITCH WEINGEL, Mariposa HOA, stated he was opposed to the operation because of the blasting. He stated there was dumping on the site and he was also concerned that reclamation would not occur after the permit ceased.

JOYCE ASSELL, Tierrasanta Community Council, stated the problems associated with the operation still exist. She stated there is no one to report these violations to.

BARBARA MEYER stated there was dumping into the pond on the V.R. Dennis Company property.

CAROL WILSON spoke in opposition to the V.R. Dennis Company property.

JERRY CORDELL stated violations still exist at the site and noted the landscaping conditions had not been complied with.

JIM MADAFFER, Tierrasanta Community Council, stated he would recommend an EIR be done on the site and suggested modification to the hours of operation. He suggested that a single point of contact be developed within the City for those wishing to call when violations occur.

RYALL WILSON, representing Navajo Community Planners, spoke in opposition to the operation of the facility.

FRANNE FICARA stated that her client had complied and was in compliance with the conditions of the permit and noted staff report as well as an independent investigator's report that no violations were observed.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by YVONNE LARSEN, the Commission voted 2-4 (BENN, BERNET, REYNOLDS and ZOBELL voting in the negative with PESQUEIRA not present) to find the applicant in compliance with the permit and to modify the permit to require a three-year review of its operations; evidence of compliance with the landscape requirements within six months; and the existing radar testing range located in Subarea B would be maintained and not screened. This motion failed for lack of four affirmative votes.

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 5-1 (LARSEN voting in the negative with PESQUEIRA not present) to continue this item to February 1, 1990, at 9:00 a.m. for the purpose of developing added conditions to assure compliance with the provisions of the permit.

ITEM-6 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

Commissioner CALKINS asked that a hearing be set before the Planning Commission for the purpose of enacting an emergency ordinance for the Midway-Pacific area.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 6-0 (PESQUEIRA not present) to instruct staff to bring back an ordinance for consideration or a report on the status of the ordinance for docketing purposes by December 21, 1989.

ADJOURNMENT

The Commission adjourned at 3:50 p.m.