

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
APRIL 19, 1990  
AT 9:00 A.M.  
IN THE COMMITTEE ROOM - 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 2:00 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairman Karl ZoBell-present  
Commissioner Tom LaVaut-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  
Fred Conrad, Chief Deputy City Attorney-present  
John Riess, Deputy City Attorney-present  
Jeff Strohming, Engineering and Development-present  
Bob Didion, Principal Planner-present  
Tom Salgado, Principal Planner-present  
Recorder Karen Garrido-present

ITEM-1 APPROVAL OF MINUTES OF MARCH 8, 15, 22 AND 29, 1990

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4-0 (PESQUEIRA, CALKINS and REYNOLDS not present) to approve the minutes of March 8, 15 and 22, 1990.

Minutes of March 29, 1990 were trailed.

ITEM-2 THIS ITEM WAS REMOVED FROM THE AGENDA

ITEM-3 STREET ACTION SA 89-520 -- THE VACATION OF A WESTERLY EXCESS PORTION OF GILMAN DRIVE ADJACENT TO PUEBLO LOT 1291. APPLICANT: HAY ENGINEERING AND SURVEYING, INC.

JEFF STROHMINGER presented Engineering and Development Department memorandum dated February 16, 1990.

No one appeared to speak on this item.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, The Commission voted 5-0 (PESQUEIRA and REYNOLDS not present) to approve the street vacation as recommended by staff.

ITEM-4 CONDITIONAL USE PERMIT 89-0540 SAN DIEGO GAS & ELECTRIC WASTE MANAGEMENT FACILITY

PAUL ROBINSON, representing R. E. Hazard Contracting Co., requested a four-week continuance to obtain an expert in hazardous waste and to provide either a confirmation of the reports submitted or other pertinent information.

MICHAEL DANNA, representing SDG&E, urged hearing the item at this time.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-1 (PESQUEIRA not present, CALKINS voting in the negative and REYNOLDS abstaining) to continue this item to May 17, 1990.

ITEM-5 APPEAL OF THE PLANNING DIRECTOR'S DENIAL OF A COASTAL DEVELOPMENT PERMIT AND A CONDITIONAL USE PERMIT TO CONSTRUCT A SINGLE-FAMILY RESIDENCE WITH DETACHED GARAGE AND SECOND-STORY GUEST QUARTERS. LOCATED ON SUNSET CLIFFS BOULEVARD BETWEEN ADAIR AND OSPREY STREETS IN THE R1-5000 ZONE IN THE PENINSULA COMMUNITY PLAN. DEP NO. 89-0945. OWNER/APPLICANT: GLOBUS DEVELOPMENT. APPELLANTS: GLOBUS DEVELOPMENT.

LINDA PROCTOR, a resident of the area, requested a continuance on behalf of herself and her neighbors so that their attorney could be present.

ERIC SCWISBERG, representing the appellants, stated they were prepared to move forward with this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-2 (PESQUEIRA not present, ZOBELL and BERNET voting in the negative) to continue this item to May 17, 1990.

ITEM-6 APPEAL OF THE PLANNING DIRECTOR'S AND SUBDIVISION BOARD'S AND 7 APPROVAL OF A PLANNED RESIDENTIAL DEVELOPMENT PERMIT AMENDMENT AND TENTATIVE MAP NO. 88-0591, FOR THE CONSTRUCTION OF 28 SINGLE-FAMILY RESIDENCES AND A 30-LOT SUBDIVISION; REZONE EXTENSION OF TIME NO. 88-0591. LOCATED SOUTH OF CALLE CRISTOBAL, NORTH OF MIRA MESA BOULEVARD, WEST OF CAMINO SANTA FE AND EAST OF INTERSTATE 805 IN THE A-1-10/HRO ZONE IN THE MIRA MESA COMMUNITY PLAN AREA AND LOCAL COASTAL PROGRAM. OWNER/APPLICANT: MR. AND MRS. JEROME SHAW.

TRACY REED presented Planning Department Report No. 90-111.

MICHAEL KELLY, Vice President of Friends of Los Penasquitos Canyon Preserve, expressed visual impact concerns about the proposed project and suggested a performance bond be tied to the mitigation. He stated another concern as lack of mitigation for the biological impact on endangered coastal scrub habitat. He requested that off-site dedication of land adjacent to the northern rim of the canyon be a condition of approval. He also expressed concern over increased flooding in Lopez Canyon during non-flood years.

LINDA MICHAEL, representing the Sierra Club, stated concerns over visual impacts of the project and stated they feel the 50' fill slope for the road was out of proportion to the size of the development and the sensitivity of the site, and suggested a reduced fill alternative to bring the road further north to eliminate view of the homes from the canyon area. She also spoke about lack of mitigation for barrel cactus and coastal sage scrub.

REBECCA MICHAEL, representing Joyce and Jerome Shaw, spoke about designation of the site for open space and for development. She explained that the fill slope would be contoured and revegetated with native vegetation.

JAMES ALCORN, architect, reviewed the history of the project and the proposed project.

PAM STEVENS, Vice Chair of the Mira Mesa Planning Group, stated the Planning Group supports the project with conditions.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 4-2 (PESQUEIRA not present, BENN and LA VAUT voting in the negative) to approve the project subject to adoption of all of the standards proposed by the Mira Mesa Community Planning Group, as follows:

- "1. The visual impact of the Shaw Lopez Ridge project has been reduced to a level of insignificance primarily through a revised grading plan, and secondarily through design requirements listed below.
2. Grading for the project complies with the Resource Protection Ordinance.
3. The property owner is willing to provide offsite dedication of land to compensate for biological impacts. A triangular piece of land owned by Shaw located north of the waterfall area of Penasquitos Canyon appears to be suitable for this purpose.

The Mira Mesa Community Planning Group recommends approval of the modified Shaw Lopez Ridge project provided that

1. The City concurs with points 1 and 2 above.
2. The City identifies and accepts the most suitable land to offset biological impacts.
3. The following design criteria are incorporated into the project:
  1. Open obscured-color fencing shall be installed at the rear of the developable areas of lots 2A through 21.
  2. The color of exterior stucco and roof tiles shall be designed to blend with the surrounding soils.
  3. The landscape plan shall be revised to increase to specimen size the native trees to be located in critical Lopez canyon view shed areas.
  4. The 50-foot fill slope shall be contoured and landscaped to blend with the natural terrain and native vegetation.
  5. The applicant will work with the adjacent landowner in designing and constructing the landscaping along the project's off-site access road.

In addition, we recommend that a performance bond be posted to ensure that the visual impact is minimized."

ITEM-8 APPEAL TO CONDITION NO. 18(1) OF MID-CITY DEVELOPMENT PERMIT NO. 87-0262 TO REQUIRE THE IMPROVEMENT OF AN EXISTING ALLEY FOR ACCESS TO THE SUBJECT PROPERTY. LOCATED AT 2913 TO 2919 38TH STREET, SOUTH OF QUINCE STREET AND IMMEDIATELY EAST OF I-805 IN THE MR-3000 ZONE IN THE MID-CITY COMMUNITY PLANNING AREA.  
OWNER/APPLICANT: GERALD AND BETTY LONERGAN.

DENNI SHEFRIN presented Planning Department Report No. 90-030.

GERALD LONERGAN spoke about the need for low-cost housing and stated the added cost for reconstruction of the alley would make the project infeasible for him.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 3-2 (PESQUEIRA and CALKINS not present and ZOBELL and REYNOLDS voting in the negative) to deny the appeal and adopt staff recommendation.

ITEM-9 KIFM RELOCATION CONDITIONAL USE PERMIT NO. 89-1353. LOCATED AT 3655 NOBEL DRIVE, SOUTH SIDE OF NOBEL DRIVE, EAST OF INTERSTATE 5, WEST OF LEBON DRIVE AND NORTH OF CHARMANT DRIVE IN THE CO ZONE IN THE UNIVERSITY COMMUNITY. DEP NO. 89-1353. OWNER/APPLICANT: KIFM LIMITED PARTNERSHIP.

Glenn Gargas presented Planning Department Report No. 90-115.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 5-0 (PESQUEIRA and CALKINS not present) to approve staff recommendation.

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 2:00 p.m.