

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MAY 31, 1990
AT 9:00 A.M.
IN THE COMMITTEE ROOM - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice Chairman Pesqueira at 9:10 a.m. The Planning Commission adjourned at 4:15 p.m.

ATTENDANCE DURING THE MEETING:

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

ITEM-1 APPROVAL OF MINUTES OF MAY 10, 1990.

COMMISSION ACTION

The Commission trailed this item to 1:30 p.m.

ITEM-3 ROBINHOOD CREEK, PROPOSED REZONE NO. 89-0414. THIS ITEM INCLUDES A REQUESTED REZONE FROM A-1-10 TO R-3000 ON THE SUBJECT 12.5-ACRE SITE. THE PROJECT SITE IS LOCATED ON THE NORTH AND SOUTH SIDES OF SMYTHE AVENUE, BETWEEN ATHEY AVENUE AND VIA DE LA MELODIA IN THE EXISTING A-1-10 (PROPOSED R-3000) ZONE IN THE SAN YSIDRO COMMUNITY (DEP NO. 89-0414). PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 35, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SBM, COUNTY OF SAN DIEGO. OWNER/APPLICANT: ROBINHOOD CREEK, A GENERAL PARTNERSHIP.

KEVIN SULLIVAN presented Planning Department Report No. 90-150.

No one appeared in opposition to this item.

BARRY ROSS, applicant, responded to questions from the Commission regarding the development's proximity to the Border Patrol Detention Facility and the traffic circulation in the area.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by LYNN BENN, the Commission voted 4-0 (ZOBELL, BERNET and CALKINS not present) to certify the environmental document and recommend approval of the rezone. Further, to direct staff to review the traffic impact of the project prior to the Council hearing.

ITEM-2 CONDITIONAL USE PERMIT NO. 82-0611. V.R. DENNIS MINING FACILITY. NATURAL RESOURCE DEVELOPMENT

PAUL McNEIL presented Planning Department Report No. 90-033 and Department Memorandum dated May 5, 1990.

FRANNE FICARA, representing V.R. DENNIS, spoke in support of the facility's operation. She explained the neighbors had been unwilling to meet with them unless the V.R. Dennis Company agreed to substantial changes in their hours of operation, which was unacceptable to her client. She stated after reviewing the hours of other conditional use permits with similar operations, she asked permission to have the quarry open on Saturdays. She stated they

had moved the storage area that was visible to the residents in Tierrasanta. She suggested enforcement should include continual, quarterly meetings with area residents and members of the Planning Department.

JAMESA SELLECK, Chair of the V.R. Dennis subcommittee, spoke in opposition to the permit. She stated there were environmental questions that had to be answered relative to the operation.

JIM MADAFFER, Tierransanta Community Council, recommended that the conditional use permit be revoked.

LAWRENCE GROSS spoke in opposition to the blasting at the V.R. Dennis site and recommended modifications to the permit.

BARBARA MASSEY, representing the San Carlos Area Council, stated that she lived two miles away from the site and heard the blasting. She recommended the permit be revoked.

CAROLYN WARNER, representing the Navajo Community Planners, stated that the V.R. Dennis Company was still violating the hours of operation and she was concerned about noise in the early morning hours as well as air pollution.

JERYL CORDELL spoke in opposition to the V.R. Dennis operation.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (CALKINS, ZOBELL and BERNET not present) to close public testimony and continue this item until June 14, 1990. The purpose of the continuance was to contact various state agencies for their input regarding the V.R. Dennis operation.

RECESS, RECONVENE

The Commission recessed at 10:35 a.m. and reconvened at 10:45 a.m.

ITEM-4 APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF COASTAL DEVELOPMENT PERMIT NO. 90-0123. LOCATED AT 1591 SUNSET CLIFFS BOULEVARD IN THE R-3000 ZONE IN THE OCEAN BEACH COMMUNITY. THE NORTHWEST 50 FEET OF LOTS 45-48, INCLUSIVE, BLOCK 39 OF OCEAN BEACH, MAP NO. 279. OWNER/APPLICANT: JAMES T. TREMEL. APPELLANT: JAMES T. TREMEL.

BRIAN FISH presented Planning Department Report No. 90-162.

ED MURPHY, representing the applicant, explained he was appealing an Engineering and Development Department condition that required a 30-foot-radius curve be constructed at the cost of the applicant. He stated this would require the moving of a 50-foot king palm as well as relocation of a fire hydrant which would be cost prohibitive.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-0 (CALKINS, ZOBELL and BERNET not present) to deny the appeal and approve the permit modifying the condition to require a 20-foot-radial curve noting that the fire hydrant would not need to be relocated nor the palm removed.

ITEM-5 APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF THE HALL RESIDENCE - COASTAL DEVELOPMENT PERMIT/SENSITIVE COASTAL RESOURCE OVERLAY ZONE PERMIT NO. 89-0386. LOCATED AT 5570 CALUMET AVENUE IN THE R1-5000 ZONE IN THE LA JOLLA COMMUNITY. DEP NO. 89-0386. OWNER/APPLICANT: MR. S. HALL. APPELLANT: MR. R.C. ENTEMANN.

ROBERT GREEN presented Planning Department Report No. 90-161.

MR. HAWK, City Geologist, reviewed the geotechnical reports prepared by the applicant and the appellant. He concluded that both reports supported the finding that the addition could be constructed.

RICHARD ENTEMANN, appellant, spoke in opposition to the permit. He explained he received no notice of the public hearing even though he was the appellant. He questioned blocking of public access to the beach and erosion control.

DAVE O'DELL spoke in opposition to the permit based on his concern for bluff stability in the area. He

recommended permits not be approved until the City conducted a geological study of the bluff area.

LYNN HEIDEL, attorney representing the applicant, explained the project was consistent with the community plan and zoning and the height of the building was less than 30 feet. She noted that it was a modest addition to an existing home.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 2-2 (LA VAUT and BENN voting in the negative with CALKINS, ZOBELL and BERNET not present) to certify the negative declaration and approve the permit as recommended by staff. This motion failed for lack of four affirmative votes; therefore, the Planning Director's decision to approve the permit stands.

ITEM-6 ADD SIGNAGE GUIDELINES AND CRITERIA TO THE NORTH CITY WEST PLANNED DISTRICT ORDINANCE. APPLICANT: PARDEE CONSTRUCTION COMPANY.

KEVIN SULLIVAN presented Planning Department Report No. 90-132.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-0 (CALKINS, ZOBELL and BERNET not present) to approve the North City West Signage Guidelines Criteria and amendment to the Local Coastal Program as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 11:45 a.m. and reconvened at 1:40 p.m.

ITEM-1 APPROVAL OF MINUTES OF MAY 10, 1990.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by TOM LA VAUT the Commission voted 4-0 (PESQUEIRA abstaining with BERNET and ZOBELL not present) to approve the minutes of May 10, 1990.

ITEM-7 MISSION BEACH INTERIM HISTORIC ORDINANCE.

BRIAN CLATER presented Planning Department Report No. 90-157.

JOHN MORRELL, area resident, spoke in opposition to the proposed ordinance. He stated he owned a single-wall construction cottage built in 1916 in need of upgrade. He felt this ordinance would impact the beach community by discouraging upgrading.

RON FLETCHER, area resident, stated he owned several pieces of property around the area. He stated the small beach cottages lacked parking and were in substandard condition. He felt they should be removed and replaced with more functional homes. He was concerned that this ordinance would preclude natural redevelopment of the area.

WILLIAM LUTHER, representing the Mission Beach Town Council, stated the Mission Beach Town Council was not in support of the ordinance because of their concern that it would hold the community hostage to an unfunded review process.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-0 (ZOBELL and BERNET not present) to approve the interim ordinance with a termination date of 18 months after Council approval.

ITEM-8 EAST ELLIOTT COMMUNITY PLAN UPDATE (SITE SUITABILITY ANALYSIS). THE EAST ELLIOTT COMMUNITY PLAN UPDATE IS A PRIVATELY-INITIATED PROPOSAL TO AMEND THE 1971 ELLIOTT COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN. THE PLANNING AREA IS LOCATED TO THE WEST OF THE CITY OF SANTEE, TO THE NORTH OF MISSION TRAILS REGIONAL PARK AND TO THE SOUTH AND EAST OF NAS MIRAMAR. APPLICANT/OWNERS: THE EAST ELLIOTT PROPERTY OWNERS ASSOCIATIONS IN CONJUNCTION WITH BREHM COMMUNITIES IS PROCESSING THE PROPOSED UPDATE.

ROBERT SPAULDING gave a brief overview of the planning process of the East Elliott area.

TOM HUFFMAN presented Planning Department Report No. 90-135.

STEVE ESTRADA described the process used in evaluating the topography of the area and its application with the Resource Protection Ordinance.

VICKIE TOUCHSTONE, project consultant, indicated the work today would be the framework for the planning process. She stated under Phase II the land use plan would be developed.

DOUG BOYD, representing Brehm, stated that staff's plan did not address some of the fundamental issues that his organization felt were important. He stated it was important to create a balanced community for East Elliott.

CHARLES BLACK stated there was a fundamental policy question on whether open space or a community plan was being developed. He felt that the site suitability analysis was based on the Resource Protection Ordinance and was single-focused. He stated that it was important to consider the economics as well. He pointed out that less than 15 percent of the gross acreage would be developed if RPO were applied.

TIM GRAVES, consultant for the property owners, spoke regarding the development potential of the sites.

ROBERT CARINCROSS, East Elliott property owner, commented on the work to date and the delays associated with development of the property.

RECESS, RECONVENE

The Commission recessed at 3:35 p.m. and reconvened at 3:40 p.m.

DOROTHY LEONARD, representing the Mission Trails Regional Park, stated they were concerned that open space corridors be maintained. She felt the canyons north of State Route 52 should remain as open space and the importance was to preserve the view from the gorge.

THOMAS COAD, East Elliott property owner, stated they needed to develop a project that made economic since.

ED EBBERT, Santee resident, stated that this area was not isolated but very close to the City of Santee which would be impacted by development of this area.

WILLIAM GOLDFARB, East Elliott property owner, stated he was against the staff proposal.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by CHRIS CALKINS the Commission voted 5-0 (ZOBELL and BERNET not present) to except the staff report and to direct staff to proceed with Phase II of the plan.

ITEM-9 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 4:15 p.m.