

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JUNE 14, 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 12:25 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
Michael J. Stepner, City Architect-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Fred Conrad, Chief Deputy City Attorney-present
Jeff Strohming, Engineering and Development-present
Tom Salgado, Principal Planner-present
Linda Johnson, Principal Planner-present
Bob Korch, Acting Principal Planner-present
Janet MacFarlane, Recorder-present

ITEM-1 APPROVAL OF MINUTES OF MAY 24, 1990.

COMMISSION ACTION

On motion of TOM LA VAUT, seconded by CHRIS CALKINS, the Commission voted 5-0 (ZOBELL and BERNET not present) to approve the minutes of May 24, 1990.

ITEM-2 STREET ACTION SA 89-551 -- THE VACATION OF NINTH AVENUE SOUTH OF IMPERIAL AVENUE. LOCATED ON 9TH AVENUE BETWEEN IMPERIAL AVENUE AND COMMERCIAL STREET, DESCRIBED AS BLOCK 158, HORTON'S ADDITION LOCKLING. APPLICANT EDWARD PLANT.

Staff requested an indefinite continuance on this matter based on a memorandum of opposition from CCDC which stated there may be a future need for this street.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by TOM LA VAUT, the Commission voted 5-0 (ZOBELL and BERNET not present) to continue this item indefinitely.

ITEMS-1A AND 1B CONDITIONAL USE PERMIT AND RESOURCE PROTECTION ORDINANCE PERMIT NO. 89-1065, PEÑASQUITOS SUBSTATION EXPANSION TO EXPAND EXISTING FACILITY/SWITCHYARD. LOCATED ON EL CAMINO REAL BETWEEN ARROYO SORRENTO ROAD AND SORRENTO VALLEY BOULEVARD. DESCRIBED AS THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER, SECTION 32, T14S, R3W, SBBM, T145, R3W. APPLICANT: SAN DIEGO GAS AND ELECTRIC.

GEORGIA SPARKMAN presented Planning Department memorandum dated June 14, 1990.

DAVE SIINO, representing SDG&E, stated he had reviewed the revised option provided by City staff and was supportive of those options. He further stated that the revegetation option was something they were willing to do in the event they could not secure a parcel off-site. He reinforced that the project was essential and that timing was critical.

OPAL TRUEBLOOD, speaking in opposition, stated she would put the highest priority as in-kind, on-site mitigation. She was also concerned that no cost be borne by the City involved in the mitigation but should be borne by the applicant, including maintenance of the area.

LYNN BENN stated she had listened to the tape recording of the previous meeting and was able to participate and vote on the item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (ZOBELL and BERNET not present) to certify the environmental impact report and approve the permits recommended by staff, modified to state that in the event an alternative site could not be acquired within one year then the alternative would be to revegetate on-site.

ITEM-2A CONDITIONAL USE PERMIT NO. 82-0611 FOR SURFACE MINING OPERATION. DESCRIBED AS RANCHO MISSION OF SAN DIEGO, PORTION OF LOTS 60, 61, 62 AND 70, LOCATED AT 7500 MISSION GORGE ROAD NEAR OLD CLIFFS ROAD. APPLICANT: V.R. DENNIS CONSTRUCTION COMPANY.

PAUL McNEIL reviewed department memorandum dated June 8, 1990.

BARBARA MASSEY, San Carlos Community Council, stated she was a member of the County's Air Pollution Control Committee and commented on the inspections conducted by the County.

FRANNE FICARA, representing the V.R. Dennis Company, suggested that representatives from the Air Pollution Control Board be asked to comment on the process.

GARY DENNIS, applicant, explained the testing procedure conducted on-site for air quality.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-0 (ZOBELL and BERNET not present) to approve staff's recommendation with respect to expansion of the boundaries and elimination of the storage area, modifying Condition No. 3 to require an additional one year review at Planning Commission level at which time, a task force comprised of area residents, applicant and planning staff are to meet to develop amendments to the existing CUP.

MISCELLANEOUS

FRED CONRAD stated that a recent hearing before Planning Commission would be renoticed and rescheduled

for Commission consideration. He explained that several people had contacted his office indicating they had not received notice of the hearing and while mailing of notification is considered legal notice, it was decided that the permit would be reheard before Commission.

RECESS, RECONVENE

The Commission recessed at 10:30 a.m. and reconvened at 10:40 a.m.

ITEM-3 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-6 MULTI-FAMILY DESIGN ORDINANCE

OPAL TRUEBLOOD requested a continuance on this item because she had not fully reviewed the report and there was information contained in the report of which her planning group was unaware.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 3-2 (CALKINS, and PESQUEIRA voting in the negative with ZOBELL and BERNET not present) to continue this item. This motion failed for lack of four affirmative votes.

ITEMS-4 AND 4A CONSIDERATION OF REZONE NO. 89-0892 AND AN APPEAL OF THE PLANNING DIRECTOR AND SUBDIVISION BOARD APPROVALS OF COASTAL DEVELOPMENT PERMIT (CDP), PLANNED RESIDENTIAL DEVELOPMENT (PRD) AMENDMENT AND VESTING TENTATIVE MAP (VTM) NO. 89-0892. THE PROPOSED PROJECT CONSISTS OF 354 SINGLE-FAMILY RESIDENCES ON A 367-LOT SUBDIVISION LOCATED SOUTH AND NORTH OF CALLE CRISTOBAL/SORRENTO VALLEY BOULEVARD, NORTH OF MIRA MESA BOULEVARD, WEST OF CAMINO RUIZ AND EAST OF CAMINO SANTA FE IN THE R1-5000/HR AND A-1-10 (PROPOSED R1-5000/HR) ZONE IN THE MIRA MESA COMMUNITY PLAN AREA AND NORTH CITY LOCAL COASTAL PROGRAM. OWNER/APPLICANT: THE FIELDSTONE COMPANY.

TRACY REED presented Planning Department Report No. 90-173.

BRIAN MILICH, representing the applicant, spoke in support of the appeal and requested that Conditions 26 and 42 be deleted from the permit.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by CHRIS CALKINS, the Commission voted 5-0 (ZOBELL and BERNET not present) to certify the environmental impact report and deny the appeal and approve the permit and rezone as recommended by staff.

ITEM-5 TENTATIVE PARCEL MAP NO. 89-0966, PHILLIP JORDAN'S PARCEL MAP. PROPOSED FOUR-PARCEL, 0.958-ACRE TENTATIVE PARCEL MAP FOR RESIDENTIAL DEVELOPMENT, LOCATED ON THE SOUTHWEST CORNER OF LORING AND COLLINGWOOD STREET AND DESCRIBED AS LOT 288, MAP 1618, AND A PORTION OF TUNA LANE, AS VACATED AND CLOSED TO PUBLIC USE, AND LOT 153 AND LOT 154 OF MAP 1627. THE SITE IS LOCATED IN THE PACIFIC BEACH COMMUNITY AND ZONED R1-5000.
APPLICANT: PHILLIP JORDAN.

TOM MURPHY presented Planning Department Report No. 90-176.

RENEE ROSENBLATT spoke in opposition to the map. She stated that fill had been illegally placed on the lot which should be removed.

JESLYN WYNKOOP stated there had been accidents on the curve and was concerned about additional access on the street. She stated her main objection was the loss of view because of the trees growing on the lot.

JEAN NAPIER stated she had contacted many of the area residents and gave the results of their opinions with regard to the proposed map.

WILLIAM SCHNEIDER stated the Pacific Beach Community Plan should be followed and views should be protected.

RANDY BIXLER spoke in opposition to the proposed map. He stated their primary objection was the land fill that was done illegally.

STEVE MILLER spoke in opposition to the map.

PHILLIP JORDAN, applicant, spoke in support of the map and explained that no variances were being requested and the additional lot created would be 7,000 square feet.

MATT PETERSON, attorney representing the applicant, stated the trees and the loss of views had been an issue with the neighbors; however, the issue was

whether the map was in conformance with applicable regulations. He noted no variances nor encroachments were being requested.

BOB KAUL, area resident, stated that he was in favor of the project and stated the proposal met with all criteria required for approval.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 5-0 (ZOBELL and BERNET not present) to deny the appeal and approve the map subject to all illegal encroachments being removed from the property. Further, to include a condition that the property owner would waive any rights of appeal to a future undergrounding of utilities in the area.

ITEM-6 PROPOSED MULTI-FAMILY DESIGN REGULATIONS.

MIKE TUDURY presented Planning Department Report No. 90-172.

KEN KELLOGG recommended various changes to the proposed multi-family ordinance.

CHRISTOPHER STOKES, San Diego Apartment Association, stated their concern was based on the impact this might have to the apartment industry.

JIM ENGELKE, representing the Ocean Beach Planning Board, stated their organization took a position in opposition to the ordinances presented. He stated their opposition was based on the purpose and intent section and the requirement of compatibility.

DAVE O'DELL stated they were in favor of the objective of the ordinance but questioned whether the La Jolla PDO areas would be exempted.

JIM JOHNSON, architect, spoke in opposition to the proposed ordinance.

JOHN RHO spoke in opposition to the proposed ordinance based on his concern that the side yard requirements would be too restrictive in certain circumstances.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 5-0 (ZOBELL and BERNET not present) to continue this item to July 5, 1990, at 11:00 a.m.

ITEM-7 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 12:25 p.m.