

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JULY 12, 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 4:25 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Tom LaVaut- not present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Robert P. Spaulding, Planning Director-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Fred Conrad, Chief Deputy City Attorney-present
Jeff Strohming, Engineering and Development-present
Tom Salgado, Principal Planner-present
Michael Stang, Principal Planner-present
Karen Lynch-Ashcraft, Acting Principal Planner-present
Rachael Hurst, Principal Planner-present
Janet MacFarlane, Recorder-present

ITEMS-1
AND 2

APPEAL OF THE SUNROAD MESA GATEWAY PLANNED INDUSTRIAL DEVELOPMENT AND HILLSIDE REVIEW PERMIT NO. 88-0825 AND ACCOMPANYING VESTING TENTATIVE MAP NO. 88-0825. LOCATED ON THE EAST SIDE OF KEARNY VILLA ROAD, BETWEEN RUFFIN ROAD AND HIGHWAY 52 IN THE M-1B/HR ZONE IN THE SERRA MESA COMMUNITY. DEP NO. 88-0825. A PORTION OF LOT 72, SECTION 30, TOWNSHIP 15 SOUTH, RANGE 2 WEST, RANCHO MISSION OF SAN DIEGO, MAP NO. 348. OWNER/APPLICANT: SUNROAD CAPITAL CORPORATION. APPELLANT: MARC URANGA.

BOB MANIS presented Planning Department Report No. 90-211.

PAUL PETERSON, attorney representing the applicant, stated he was available for Commission questions and ready to explain the project proposal.

No one appeared in opposition to these items.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (LA VAUT not present) to certify the environmental impact report, and deny the appeal and approve the map and permit as recommended by staff.

ITEM-3

GALVIN AVENUE/WESTVIEW PARKWAY REZONE; A REQUEST TO REZONE PROPERTY EAST OF WESTVIEW PARKWAY FROM A1-10 TO R-1000. LOCATED ON THE EAST SIDE OF WESTVIEW PARKWAY, NORTH OF GALVIN AVENUE, AND WITHIN THE MIRA MESA COMMUNITY PLAN AREA. OWNER/APPLICANT: PARDEE CONSTRUCTION COMPANY.

DAN MULVILLE presented Planning Department Report No. 90-203.

JEANETTE WALTZ, representing APEC Civil Engineering, spoke in support of the proposed rezoning.

No one appeared in opposition of the item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (LA VAUT not present) to certify the negative declaration and recommend approval of the proposed rezoning.

ITEMS-4
AND 5

APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF COASTAL DEVELOPMENT PERMIT NO. 89-1014 (HOUSE 3 PARCEL 3) TO CONSTRUCT A SINGLE-FAMILY RESIDENCE ON A VACANT LOT IN THE PENINSULA COMMUNITY PLAN. APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF COASTAL DEVELOPMENT PERMIT NO. 89-1126 (HOUSE 2 PARCEL 2) TO CONSTRUCT A SINGLE-FAMILY RESIDENCE ON A VACANT LOT IN THE PENINSULA COMMUNITY PLAN. THE PROJECTS WERE SUBMITTED BY THE SAME APPLICANT, AND ARE BEING APPEALED ON THE SAME ISSUES SO A SINGLE PLANNING REPORTS HAS BEEN PREPARED. LOCATED ON SUNSET CLIFFS BOULEVARD, BETWEEN ADAIR AND OSPREY STREETS IN THE R1-5000 ZONE IN THE PENINSULA COMMUNITY. DEP NO. 89-1014 AND 89-1126. PARCELS 2 AND 3, MAP NO. 11610, A DIVISION OF LOTS 21 AND 22, BLOCK 11 OF SUNSET CLIFFS.
OWNER/APPLICANT: GLOBUS DEVELOPMENT, INC.
APPELLANTS: DALE NESS EGGARS.

MICHELE FELL-CASALE presented Planning Department Report No. 90-216.

SHELBY SWAYZE, representing the appellant DALE EGGERS, spoke in opposition to the permits based on the project's incompatibility with the area because of bulk and scale. He stated the homes proposed were too similar to be compatible.

PATRICK DANAN, representing GLOBUS Development, spoke in support of the project and stated he had met with the community and redesigned the project at their suggestion.

COMMISSION ACTION

On motion of EDWARDS REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 3-3 (CALKINS, BERNET and BENN voting in the negative with LA VAUT not present) to deny the appeals and approve the permits as recommended by staff. This motion failed for lack of four affirmative votes. Therefore, the Planning Director approval of the project stands.

ITEMS-6
AND 7

BEECROFT/FISHER DEL MAR PROJECT, PROPOSED TENTATIVE SUBDIVISION MAP, NORTH CITY WEST PLANNED DISTRICT DEVELOPMENT PLAN PERMIT AND RESOURCE PROTECTION ORDINANCE PERMIT NO. 89-1255; FOR THE DEVELOPMENT OF 453 ATTACHED RESIDENTIAL UNITS ON SEVEN BUILDING PARCELS AND ONE OPEN SPACE LOT.
OWNERS/APPLICANTS: JOSEPH N. AND LOIS M. BEECROFT AND HOWARD FISHER.

KEVIN SULLIVAN presented Planning Department Report No. 90-205.

DWIGHT WORDEN, representing the Fisher Family, asked that Condition 35(f) of the permit be deleted. He stated the North City West Planning Group recommended deletion of the condition, recognizing that the City's interest was protected under the Resource Protection Ordinance.

HARVEY CHRISTENSEN, representing the applicant, reviewed the history of the project explaining because of market demand, this project now consisted of condominiums, townhomes and some larger units with underground parking.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 6-0 (LA VAUT not present) to deny the map and permits based on an inadequate environmental impact report.

RECESS/RECONVENE

The Commission recessed at 10:20 a.m. and reconvened at 10:30 a.m.

ITEMS-8,
9 AND
10

PROPOSED AMENDMENTS TO THE NORTH CITY WEST COMMUNITY PLAN; NORTH CITY WEST NEIGHBORHOODS 1 AND 4, 5 AND 6 PRECISE PLANS; NORTH CITY WEST PLANNED DISTRICT ORDINANCE (REZONING); AND NORTH CITY LOCAL COASTAL PROGRAM LAND USE PLAN; CARMEL DEL MAR - NEIGHBORHOOD 4 SOUTH, PROPOSED TENTATIVE MAP AND NORTH CITY WEST PLANNED DISTRICT DEVELOPMENT PLAN PERMIT NO. 89-1305, FOR THE DEVELOPMENT OF SINGLE-FAMILY AND NEIGHBORHOOD COMMERCIAL LAND USES ON THE SUBJECT SITE, LOCATED WITHIN THE NEIGHBORHOOD PRECISE PLAN AREA OF NORTH CITY WEST. OWNER/APPLICANT: BALDWIN BUILDERS.

NICK OSLER presented Planning Department Report Nos. 90-197 and 90-195.

ED VASEL, representing the North City West Planning Board, spoke in support of the proposed amendments.

DR. RODNEY PHILLIPS, representing the Solana Beach School District, urged approval of the plan amendment as it related to Sites 4 and 5, future school site.

JOANN SHANNON, representing the Baldwin Company, spoke in support of the permits and plan amendment. She further requested deletion of Condition 30 of the permit.

JIM FISKE review the proposed CalTrans road alignment and related open space areas.

CATHY CABULIO, area resident, spoke in opposition to the relocation of the 5-acre commercial center.

BILL TUDOR spoke in opposition of the relocation of the commercial site to a site previously recommended for recreational open space. He stated the school site relocation would require children to cross a four-lane, divided road.

JAMES MUNCE stated he was opposed to the relocation of the neighborhood commercial site.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 4-2 (ZOBELL and BENN voting in the negative with LA VAUT not present) to certify the mitigated negative declaration and approve the plan amendment, map, and permit, modified to: 1) remove the "and/or" on page 86 of the Neighborhood 4 Precise Plan with "and"; 2) require open space if CalTrans determines the future right-of-way is not needed; and 3) requirement of map that grease interceptor be required on drainage.

RECESS/RECONVENE

The Commission recessed at 11:25 a.m. and reconvened at 1:35 p.m.

ITEM-11 PUBLIC FACILITIES FINANCING PLAN, CLAIREMONT MESA

SHARON GRISWOLD presented Planning Department Report No. 90-209.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (CALKINS, PESQUEIRA and LA VAUT not present) to approve the Clairemont Mesa Public Facilities Financing Plan as recommended by the Department.

ITEM-12 WORKSHOP/MAJOR ISSUES ASSOCIATED WITH REVISIONS TO THE RESOURCE PROTECTION

KARL ZOBELL abstained from discussion and vote on this item. CHRIS CALKINS assumed Chair of the meeting.

RECESS/RECONVENE

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

BOB SPAULDING introduced the ordinance proposal.

ANN HIX presented Planning Department Report No. 90-123.

LISA WOOD made a slide presentation of the area's biological habitat.

BOB MANIS reviewed the area excluded under current ordinance.

BOB CAIN reviewed the floodplain issue.

RECESS/RECONVENE

The Commission recessed at 3:35 p.m. and reconvened at 3:45 p.m.

RICK BOGE, representing Shapell Industries spoke on the proposed ordinance.

LINDA MICHAEL, representing the Sierra Club, spoke in support of the proposed ordinance amendment.

CHARLES GILL, representing Fieldstone, distributed a letter to the Commission regarding the ordinance.

JULIE DILLON, representing Brehm/East Elliott spoke in opposition.

JIM WHALEN, representing American Newland, spoke in opposition.

DOUG BOYD, Turini and Brink, spoke in opposition.

DON WORLEY, representing Miramar Road Auto, spoke in opposition.

KIM ELLIOT, representing, McMillin Communities, spoke in opposition.

TOM SHEFFER, Construction Industry Federation, spoke in opposition.

DAVE ODELL spoke in opposition to the ordinance amendment.

ATTI HUGHES spoke in opposition.

Public testimony closed.

COMMISSION ACTION

None required.

ITEM-13 WORKSHOP/REPORT ON PROPOSED AMENDMENTS TO THE REGULATION OF FLOOR AREA RATIO AND RELATED DEFINITIONS. THE PROPOSED AMENDMENTS TO FLOOR AREA RATIO AND RELATED DEFINITIONS WOULD REVISE THE METHOD OF CALCULATING THE FLOOR AREA RATIO PROVISIONS OF INDIVIDUAL LAND USE ZONES.

This item was not discussed.

ITEM-14 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

None.

ADJOURNMENT

The Commission adjourned at 4:25 p.m.