

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
FEBRUARY 5, 1998  
IN COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Steele at 9:03 a.m. Chairperson Steele adjourned the meeting at 12:05 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Mark Steele-present  
Vice-Chairperson William Anderson-present  
Commissioner Patricia Butler-present  
Commissioner Verna Quinn-not present  
Commissioner Andrea Skorepa-present  
Commissioner David Watson-present  
Commissioner Frisco White-present  
Betsy McCullough, Community Planning & Development Manager-present  
Marcela Escobar-Eck, Community & Economic Development-not present  
Rick Duvernay, Deputy City Attorney-present  
Tina Christiansen, DSD Director-not present  
Gary Halbert, Deputy Director, DSD-present  
Bob Didion, DSD-present  
Rob Hawk, Engineering Geologist, DSD-present  
Linda Lugano, Recorder-present

**ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.**

None.

**ITEM-2: REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.**

Staff requested that Item No. 7, Initiation Carmel Valley Community Plan Amendment - Seabreeze Farms be removed from the docket as the applicant has revised the project substantially.

**ITEM-3: DIRECTOR'S REPORT.**

Betsy McCullough presented and advised the Commissioners of the new Community & Economic Development Newsletter entitled "Collaborations" intended specifically for the City Council-recognized community planning groups. This newsletter will be published bimonthly.

**ITEM-4: COMMISSION COMMENT.**

None.

**ITEM-5: APPROVAL OF MINUTES OF JANUARY 22, 1998 (EXCEPT FOR ACTION ON MARVIN CARPENTER STORAGE).**

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE THE MINUTES (EXCLUSIVE OF ACTION ON MARVIN CARPENTER STORAGE). Second by White. Passed by a 6-0 vote with Commissioner Quinn not present.

**ITEM-5A: MARVIN CARPENTER STORAGE - APPROVAL OF MINUTES AND ADOPTION OF RESOLUTION REFLECTING ACTION OF THE PLANNING COMMISSION AT THE JANUARY 22, 1998 PUBLIC HEARING.**

Bill Tripp, Development Services and City Attorney, Rick Duvernay discussed the resolution reflecting the Commissions action on this item.

**Bruce Boogaard, attorney for applicant.** Spoke to his letter submitted February 4, 1998 setting forth his legal objection to the adoption as well as a proposal to place this matter on hold for thirty days in order to present architectural plans that might meet with the satisfaction of the staff and the Commission for the use of his client's site.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WATSON TO APPROVE THE MINUTES AND ADOPT THE RESOLUTION WITH THE CORRECTION TO SQUARE FOOTAGE TO REFLECT 42,772 SQUARE FEET. Second by White. Passed by a 6-0 vote with Commissioner Quinn not present.

**ITEM-6: IN THE MATTER OF PLANNING COMMISSION PROCEDURES FOR ACCEPTING MATERIALS FOR PUBLIC HEARINGS.**

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE THESE PROCEDURES AS PRESENTED BY STAFF WITH THE DIRECTIVE THAT THE LAST SENTENCE OF THE POLICY WILL NOW BE PRINTED ON THE PLANNING COMMISSION DOCKET AND SPEAKER SLIPS TO READ, "MEMBERS OF THE PUBLIC SHOULD REALIZE AND UNDERSTAND THAT THE PLANNING COMMISSIONERS MAY BE UNABLE TO THOROUGHLY REVIEW AND CONSIDER MATERIALS DELIVERED THE DAY OF THE HEARING." ALSO, A RUBBER STAMP WITH THIS LANGUAGE WILL BE USED BY THE CLERK TO STAMP ANY MATERIAL RECEIVED DURING THE HEARING TO KEEP IN THE RECORD. Second by White. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-7: **INITIATION OF AN AMENDMENT TO THE CARMEL VALLEY COMMUNITY PLAN FOR SEABREEZE FARMS.**

**COMMISSION ACTION:**

MOTION BY WHITE TO REMOVE FROM THE DOCKET. Second by Skorepa. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-8: **MONCRIEFF RESIDENCE SENSITIVE COASTAL RESOURCE/COASTAL DEVELOPMENT PERMIT NO. 96-7544 TO ALLOW FOR THE REMODEL OF AN EXISTING LEGALLY NON-CONFORMING SINGLE-FAMILY RESIDENCE.**

Patrick Hooper presented Report to the Planning Commission No. P-98-028 and read revisions into the record regarding bluffs and set backs.

Testimony in favor by:

**Matt Peterson, representing applicant.** Spoke to the revisions read into the record by staff. Submitted a package containing photos illustrating the visual appearance of this property. Discussed the seawall at length and how it will be redesigned to be safer and more aesthetic. Also discussed the white mason wall and the height, color and legality of this side wall on private property.

Testimony in opposition by:

**Vincent Sucato, neighbor, Norma Rink, and Joanne Pearson, representing the Sierra Club.** Explained that the westward extension of the house is already massively encroaching, and massively non-conforming. To allow further increased encroachments into the ocean setback is not acceptable. The construction of balconies on the second floor, protruding south and west from the massive house envelope, encroaching further into the setbacks would increase the obstruction to public views from the street, from the view corridor over public land, and from the public right of way in Mira Monte Place. Also discussed the mason wall which is almost ten feet high and obstructs public views from public land. The bluff edge is not the top of the seawall built on public

property and the cliffs are unstable, and code requires a setback of 40 feet. Sensitive Coastal Resource findings not included in the plan and it is in violation of Council Policy 700-6 regarding public coastal access.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WATSON TO CONTINUE TO MARCH 19, 1998 AND DIRECT STAFF TO PROVIDE:

1. AN ANALYSIS OF THE COMMUNITY PLAN. (IDENTIFY EVERYTHING THAT THE PLAN SAYS APPLIES TO THIS PROPERTY, I.E., VIEW CORRIDORS, ACCESS ISSUES, ETC.)
2. THE ZONING FOR THIS PROPERTY.
3. AN ANALYSIS OF THE PUBLIC ACCESS DEDICATION, INCLUDING THE MAP, THE LANGUAGE OF WHAT IT SAYS, AND AN ANALYSIS OF THE PUBLIC RIGHTS VERSUS THE PRIVATE RIGHTS.
4. ACCURATE DRAWING SHOWING STRUCTURAL ENCROACHMENTS IN PLACE OR THOSE REMOVED.
5. REPRESENTATIONS, MAP AND DISCUSSION INCLUDING THE MEASUREMENT PROCESS OF THE CROSS SECTION OF THE SIDE WALL ISSUE.
6. REQUEST THAT THE APPLICANT AND NEIGHBORS WORK TOGETHER TO REACH AN AGREEMENT.
7. AN ANALYSIS OF THE LEGALITY OF THE WALL.

Second by White. Passed by a 6-0 vote with Commissioner Quinn not present.

**ITEM-9: 1262 FELSPAR LTD CONDOMINIUMS TENTATIVE MAP AND  
COASTAL DEVELOPMENT PERMIT PROJECT NO. 96-7703.**

Judy Johnson presented Report to the Planning Commission No.  
P-98-023.

No one present to speak.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO APPROVE THE TENTATIVE MAP AND  
COASTAL DEVELOPMENT PERMIT NO. 96-7703. Second by White.  
Passed by a 6-0 vote with Commissioner Quinn not present.

**ITEM-10: INFORMATION ONLY: DISCUSSION ON THE STRATEGIC  
FRAMEWORK PLAN AND GENERAL PLAN.**

Discussion held.

The Planning Commission meeting was adjourned by Chairperson Steele at 12:05 p.m.