

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
SEPTEMBER 17, 1998  
IN COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Steele at 9:06 a.m. Chairperson Steele adjourned the meeting at 10:59 a.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Mark Steele-present  
Vice-Chairperson William Anderson-present  
Commissioner Patricia Butler-present  
Commissioner Andrea Skorepa-not present  
Commissioner Geralda Stryker-present  
Commissioner David Watson-present  
Commissioner Frisco White-present  
Betsy McCullough, Community Planning & Development Manager-present  
Rick Duvernay, Deputy City Attorney-present  
Gary Halbert, Deputy Director, DSD-present  
Rob Hawk, Deputy City Engineer, DSD-not 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.

None.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA. Commissioners requested that Items No. 8,9,10,11 and 13 be placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT.

Betsy McCullough advised of two issues considered by the LU&H Committee recently. The first being the noticing of community plan initiation hearings, and that the Committee agreed with the Planning Commission recommendation. Secondly traffic calming was also discussed. The Committee recommendation was for a Council policy to be developed. Staff will come back to the commission with a draft.

Vice-Chairperson Anderson inquired as to when the Street Design Manual is going before LU&H. Gary Halbert advised that there is a proposal to add the traffic calming as an addendum. The preparation of the traffic calming policy would be added later to the Street Design Manual. The balance of the issues would be presented sometime in October.

ITEM-5: COMMISSION COMMENT.

None.

ITEM-6: MONCRIEFF RESIDENCE; SENSITIVE COASTAL RESOURCE/COASTAL DEVELOPMENT PERMIT AND ASSOCIATED VARIANCES PERMIT NOL 96-7544.

Patrick Hooper presented Report to the Planning Commission No. P-98-171.

Testimony in favor by:

**Matt Peterson, representing the applicant.** Presented the Commission with a slide presentation illustrating the styles of homes on this street and the varied architecture, many of which include gates. Spoke to the variance and the sea wall and that it will be relocated outside of the right-of-way and what portion will be an open wrought iron fence. The project will be a significant improvement over what currently exists. Discussed the strike out paragraph for Condition No. 25 regarding the timing of the removal of the wall.

**Katherine Foxley, neighbor.** Advised that she approves of the plan in its entirety including all of the variances. She feels that the end result will be an improvement over what it there now and also result in a minimizing of the structure.

**Scott Moncrieff, owner.** Submitted plans for what they thought would be a great improvement to the neighborhood. Hopes he can get this approved today and move forward.

Testimony in opposition:

**Joanne Pearson, Sierra Club.** Advised the that Coastal Committee of the Sierra Club is unable to support staff's conclusion that "with the exception of the requested variances, the proposed project complies with all relevant development regulations of the muni code and the La Jolla Community Plan." In particular they are unable to agree with the City's interpretations of findings G and H of the CDP and Section D of the SCR. They do not agree that the fence falls under the essential bluff top improvements or safety provision of Section D and the patio must be located at least five feet from the bluff edge.

**Dr. Norma Rink and Dr. Vincent Sucato, neighbors.** They are concerned that the new plans still show encroachment of the side wall into the five foot setback from the bluff edge, and even more seriously encroachment beyond that for a further 17 foot, six inch over the bluff edge.

They feel a need for a barrier to prevent members of the public straying from Mira Monte Place onto the top of the Moncreiff sea wall and falling off. They feel strongly that the side wall should be required to conform to the muni code.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WATSON TO APPROVE STAFF'S RECOMMENDATION WITH THE ADDITIONAL CONDITIONS:

THAT THE SHELF ALONG THE TOP OF THE SEA WALL, IF ANY IS REQUIRED, BE THE MINIMUM WIDTH NECESSARY TO SATISFY THE CITY'S GEOTECHNICAL ENGINEERING STAFF, AND IF THE SHELF IS SMALLER THAN SIX FEET, THAT THE UNCOVERED GROUND AREA SHALL BE LANDSCAPED.

REVISION TO CONDITION NO. 25 AS REQUESTED BY THE APPLICANT, THAT "...PRIOR TO THE CITY'S FINAL INSPECTION, THE APPLICANT SHALL REMOVE THE CONCRETE WALL WITHIN MIRA MONTE PLACE ..."

Motion withdrawn.

MOTION BY WATSON TO APPROVE STAFF'S RECOMMENDATION WITH THE CONDITION THAT THE SHELF ALONG THE TOP OF THE SEAWALL, IF ANY IS REQUIRED, BE THE MINIMUM WIDTH NECESSARY TO SATISFY THE CITY'S GEOTECHNICAL ENGINEERING STAFF, AND IF THE SHELF IS SMALLER THAN SIX FEET, THAT THE UNCOVERED GROUND AREA SHALL BE LANDSCAPED; AND INCLUDE THE APPLICANT'S AMENDED CONDITION NO. 25, EXCEPTING OUT THE SIDE WALL ISSUE IN ITS ENTIRETY. Second by Butler. Passed by a 6-0 vote with Commissioner Skorepa not present.

MOTION BY WATSON TO APPROVE STAFF'S RECOMMENDATION IN ITS ENTIRETY WITH RESPECT TO THE SIDE WALL. Second by Butler. Failed by a 3-3 vote with Chairperson Steele, Vice-Chairperson Anderson and Commissioner White voting nay.

MOTION BY WATSON TO APPROVE STAFF'S RECOMMENDATION WITH THE REVISION THAT THE WROUGHT IRON PORTION OF THE FENCE BE 60 INCHES HIGH. Second by Butler. Passed by a 4-2 vote with Chairperson Steele and Vice-Chairperson Anderson voting nay.

ITEM-7: There was no Item No. 7 on this docket.

ITEM-8: HAIMSOHN RESIDENCE REMODEL - PROPOSED SENSITIVE COASTAL RESOURCE AND COASTAL DEVELOPMENT PERMIT NO. 98-0282.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. 98-157. Second by Watson. Passed by a 5-0 vote with Commissioners Skorepa and Stryker not present.

ITEM-9 ROBINHOOD RIDGE VESTING TENTATIVE MAP, AND PLANNED RESIDENTIAL DEVELOPMENT, PERMIT EXTENSION OF TIME NO. 98-0784.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. 98-164. Second by Watson. Passed by a 5-0 vote with Commissioners Skorepa and Stryker not present.

ITEM-10: 464 AND 476 PROSPECT STREET. TENTATIVE MAP/LA JOLLA PLANNED DISTRICT/SPECIAL USE/COASTAL DEVELOPMENT PERMIT/GENERAL UTILITY AND EMERGENCY ACCESS EASEMENT ABANDONMENT WITH A VARIANCE TO MUNICIPAL CODE SECTION 103.1209C.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. 98-168. Second by Watson. Passed by a 5-0 vote with Commissioners Skorepa and Stryker not present.

ITEM-11: IVANHOE COURT. TENTATIVE MAP, LA JOLLA PLANNED DISTRICT, COASTAL DEVELOPMENT PERMIT AND VARIANCE TO MUNICIPAL CODE SECTION 103.1209C.2.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. 98-167. Second by Watson. Passed by a 4-0 vote with Chairperson Steele abstaining, and Commissioners Skorepa and Stryker not present .

ITEM-12: 5528 CALUMET REMODEL, COSTAL DEVELOPMENT/SENSITIVE COASTAL RESOURCE PERMIT NO. 96-7359.

Glenn Gargas presented Report to the Planning Commission No. P-98-177.

Testimony in opposition by:

**Ben Hildyard, neighbor.** Contends that the bluff edge setback is 19 feet and not the 25foot minimum setback as required by the sensitive coastal resource zone ordinance. The planter box is shown approximately 18 inches from the bluff edge. Such structures are not permitted in the required bluff edge setback. He has computed the gross floor area as 3,127.7 square feet and the lot area as 5,111.7 square feet. These figures result in an FAR of 0.612. The Muni code permits only a maximum, floor area ration of 0.600.

Testimony in favor by:

**Judith Joseph, owner.** Gave the history of the house and what went on with the demolition and then that the construction was stopped. She used the old remodel permit and revising it for construction of an entirely new house. Ms. Joseph redesigned the interior of this house. Explained she would be happy to lower the proposed patio on the ocean side down to grade.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-98-177 WITH THE ADDED CONDITION THAT THE BACKYARD PATIO BE BROUGHT DOWN TO AT-GRADE ELEVATION. Second by Anderson. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-13: McCORMICK RESIDENCE, COASTAL DEVELOPMENT/SABRE SPRINGS PARCEL 2. A VESTING TENTATIVE MAP AND A PLANNED RESIDENTIAL DEVELOPMENT PERMIT 96-7151.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. 98-178. Second by Watson. Passed by a 5-0 vote with Commissioners Skorepa and Stryker not present.

The Planning Commission meeting was adjourned by Chairperson Steele at 10:59 a.m.