

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
JANUARY 30, 1992  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:05 a.m.  
The Planning Commission adjourned at 11:10 a.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Tom La Vaut-present  
Commissioner Ralph Pesqueira-present  
Commissioner Edward Reynolds-present  
Commissioner Scott Bernet-present  
Commissioner Lynn Benn-not present  
Commissioner Chris Calkins-present  
Michael J. Stepner, City Architect-present  
Fred Conrad, Chief Deputy City Attorney-present  
Tom Story, Deputy Planning Director, Development and  
Environmental Services-present  
Jeff Strohminger, Engineering and Development-present  
Jeannette Santos, Recorder-present

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

COMMISSION ACTION

No one appeared to speak at this time.

- ITEM-2 APPROVAL OF MINUTES OF JANUARY 9, 1992.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by KARL ZOBELL, the Commission voted 5-0 (REYNOLDS abstaining, with BENN not present) to approve the minutes of January 9, 1992.

- ITEM-4 STREET ACTION 91-515; STREET VACATION: ALLEY BETWEEN CHICAGO AND DENVER. LEGAL: ALLEY IN BLOCK 41, MOREAN AMENDED MAP; LOCATION: 4260 EDISON ST; BETWEEN: CHICAGO ST AND: DENVER ST. APPLICANT: RUI AND ROSA MATEUS.

BARBARA MATEUS representing Rui and Rosa Mateus requested a continuance of this item to February 6, 1992, due to applicants currently out of the country.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BENN not present) to continue this item to February 6, 1992, at 1:30 p.m.

- ITEM-3 COASTAL DEVELOPMENT PERMIT NO. 90-0835; COAST WALK DEMOLITION AND CONSTRUCTION OF TWO NEW TWO-STORY SEPARATE SINGLE-FAMILY HOMES; LEGAL: LA JOLLA PARK MAP 352; LOCATION: 1525 COAST WALK; BETWEEN: COAST BLVD AND PARK ROW; APPLICANT: DONALD COUNTRYMAN.

DAVE ODELL requested a continuance stating the County Assessors Map indicates part of the property shown belonging to the applicant, actually belongs to the City affecting one of the three properties. He also stated that Planning Department Report 92-036 referenced a revised drainage plan Exhibit A, and a mitigate negative declaration addendum which he had not time to review.

DONALD COUNTRYMAN, applicant opposed to the continuance addressing ownership of the land and drainage. He had documents showing ownership of land, slope easements the City has over the portion of the property only. Mr. Countryman stated he met with Glen Gargas of the Planning Department, and opt that title policy; secondly, drainage plans went to Engineering Department

and Environmental Planning for review, no reason to postpone hearing.

**GLEN GARGAS** stated several months ago, he reviewed and was not in error.

COMMISSION ACTION

On motion **RALPH PESQUEIRA**, seconded by **KARL ZOBELL**, the Commission voted 5-0 (**BENN** not present) that staff had researched ownership, to deny continuance and proceed with hearing.

**GLEN GARGAS** presented Planning Department Report No. 92-036.

**LAURA LANGMAN** representing **SAVE Everyone's Access (SEA)** spoke in opposition requesting the preservation of the view that exists across the bluff area from **Torrey Pines Road** to the Pacific Ocean.

**DAVE ODELL** spoke in opposition to the project. The bluff is the biggest impact issue. Mr. Odell presented a letter from **Tom Story** and **Joe Flynn** of the Planning Department dated 3/14/91 stating that drainage will be directed away from the bluff to the street. Divert the water from **Torrey Pines** across the intersection with **Coast Walk** into that canyon would not impact the bluff. Protect the resources.

**DONALD COUNTRYMAN**, one of the owners of 1525 **Coast Walk** discussed issues concerning the water drainage; he agreed to decreased patio area, not having bluff develop property draining over the bluff. Adjacent approximately 300' from the bluff, **Coast Walk** pedestrian trail, **Coast Walk Road** drain to a city street which drains to a publicly designed and maintained storm drain system.

Public testimony was closed.

COMMISSION ACTION

On motion of **RALPH PESQUEIRA**, seconded by **KARL ZOBELL**, the Commission voted 5-1 (**BERNET** voting in the negative with **BENN** not present) to deny appeal and approve **Conditional Use Permit No. 90-0835**.

ITEM-5     CONDITIONAL USE PERMIT NO. 91-0460; TAURUS  
PROPERTY/EXTENSION OF TIME TO CONDITIONAL USE PERMIT NO.  
86-0529 - 1 YEAR; LOCATION: 1001 HERITAGE ROAD;  
APPLICANT: MULTIMEGA DEVELOPMENT CORP.

**COLLEEN FROST** presented Planning Department Report No.  
92-034.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by KARL ZOBELL,  
the Commission voted 6-0 (BENN not present) to approve  
the extension of time pursuant to staff recommendation -  
extension of time 3 years with requirement an annual  
review.

ITEM-6     This item was removed from the agenda and will be heard  
on February 6, 1992 at 9:00 a.m.

ITEM-7     HOLY CROSS CEMETERY; CONDITIONAL USE PERMIT AND  
& 7A       SOUTHEAST SAN DIEGO DEVELOPMENT PERMIT NO. 91-0348; THE  
PROJECT PROPOSES AN AMENDMENT TO CONDITIONAL USE PERMIT  
4910 TO PROVIDE FOR A 3.4-ACRE EXPANSION OF THE HOLY  
CROSS CEMETERY. THE PROPOSED SITE IS IN THE MF-3000  
ZONE OF THE SOUTHEAST SAN DIEGO PLANNED DISTRICT. LEGAL:  
LOTS 8-14 & REMAINING PORTION OF LOT 15 BROADWAY ACRE.  
LOCATION: 44TH ST NEAR: C ST. APPLICANT: ROMAN CATHOLIC  
BISHOP OF SAN DIEGO.

**PETER CHOU** PRESENTED PLANNING DEPARTMENT REPORT NO. 92-  
021.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of KARL ZOBELL, seconded by RALPH PESQUEIRA,  
the Commission voted 6-0 (BENN not present) to approve  
an amendment to Conditional Use Permit No. 4910 and  
Southeast San Diego Development Permit No. 91-0348 and  
recommend to City Council for approval.

ITEM-8     SAINT WILLIAM OF YORK; CARMEL VALLEY PLANNED DISTRICT  
PERMIT NO. 90-0607. THE PROPOSED PHASED DEVELOPMENT, OF  
A CHURCH FACILITY TO ULTIMATELY CONSIST OF FIVE  
BUILDINGS TOTALING 54,740 SQUARE FEET OF FLOOR AREA, 320  
PARKING SPACE. LEGAL: POR. SECTIONS 19 & 10, T14S, R3W,  
SBBM. LOCATION: DEL MAR TRAILS ROAD BETWEEN: MANIFESTO  
PLACE AND: CARMEL COUNTRY ROAD. APPLICANT: ROMAN  
CATHOLIC BISHOP OF SAN DIEGO.

**GLENN GARGAS** presented Planning Department Report No. 92-032.

**BENNETT LORD**, architect for Hendrick & Mock spoke in favor of the project and staff recommendation. He was available to answer questions regarding the project.

**MARVIN FERRELL** representing the Church of St. Williams spoke in favor of the project. He requested an amendment to 3 conditions: #18 of the Planning Department Report No. 92-032, obtain approval of this project from CALTRANS; #28 requires us to dedicate property to CALTRANS, right-of way for SR-56; have no objection to change the wording to say if CALTRANS easement, CALTRANS indicated would like slope easement, we would like to have the word easements inserted after right-of-way prior to the issuance of any building permits, the applicant shall dedicate additional right-of-way easements for SR-56; and #38 any condition says illegal or unfair about these conditions and if an objection is made we loose everything, and if there is a challenge pertaining to the growth management requirements is found invalid, unenforceable or unreasonable, the Planning Director have the right to reject this.

**MARVIN WOODRING** member of the parish of St. William. He gave a brief history of the parish. That the church has moved 9 times into temporary facilities since 1985, currently meeting for worship service in lecture hall in Torrey Pines High School. On behalf of Pastor George Burns, who is out of town and parishioners request approval of the project.

**KAREN DOSSETT**, representing the 20 residents that live on Del Mar Trails Road in Carmel Valley. She spoke in opposition to the increase traffic, road has been cut through as a major road to other homes, speed limit, and there are children under the age of 5 years. She recommended to close the end of Del Mar Trails with a cul de sac or park strip, west of the proposed church, so traffic will be diverted to Carmel Country, a safer alternative. Ms. Dossett handed copies of a letter from Steve Shoemaker, his concerns regarding traffic on Del Mar Trails Road.

**RICH ASCHER** spoke in opposition to the project from 1 building church to 5 buildings would be an increase in noise and traffic.

**RUTH WARBUG** representing neighbors on Cordoba Cove, spoke in opposition from 1 low building with less than

100 parking spots, no change in the pedestrian access nor street access; increase of the project to 5 buildings and traffic congestion. Public testimony was closed.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BENN not present) to approve as modified: delete #18; #28, prior to the issuance of any building permits the applicant file an irrevocable operative dedicated easements or right of way in a form that is subsequent satisfactory to the City Engineer to accommodate SR-56.

RECESS AND RECONVENE

The Commission recessed at 10:25 a.m. and reconvened at 10:35 a.m.

ITEM-9 HILLSIDE REVIEW PERMIT NO. 91-0258; COLLIER AVENUE; PROJECT: SINGLE-FAMILY DWELLING; LEGAL: LOT 15, BLK C LOTS 165 TO 184, MAP 1157: LOCATION: COLLIER AVE; APPLICANT: MERLE BORG

JIM RODGERS presented Planning Department Report No. 92-029.

KATHRYN MOREFIELD, representing both herself and her husband W. Morefield, who was unable to attend due to employment, spoke in opposition to the lot and building size and erosion to the hillside.

ROSEMARIE KINNINGER, representing herself, Mel Degman residing at 3675 Collier, Dolores Ingraham residing at 3756 Collier and Adella Root residing and 3676 Collier, they were unable to attend due to illness. She spoke in opposition to the proposed structure, that it would be out of character with the neighborhood.

ALLAN KINNINGER spoke in opposition to the project, the oversize of the building and out of character for the Normal Heights area. He also stated the erosion prior to and after the construction of the building. The beautification of the canyon.

VICTOR DOMINNELI, licensed architect and specialized in custom residential construction. He spoke in opposition to the project regarding the variances in the staff report, zoning regulations and the proposed three car garage and driveway.

**MERLE BORG**, owner and applicant spoke in favor of the project. He answered a number of questions that was raised regarding plans for the protection of the slope in the rear, a temporary construction fence would be built prior to any construction.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **KARL ZOBELL**, the Commission voted 5-1 (**PESQUEIRA** voting in the negative with **BENN** not present) to approve appeal and deny project.

ADJOURNMENT

The Commission adjourned at 11:10 a.m.