

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
October 17, 1991
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 9:10 a.m.
The Planning Commission adjourned at 2:25 p.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-not present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-not present
Tom Story, Deputy Director, Development and
Environmental Services-present
Fred Conrad, Chief Deputy City Attorney-present
Jeff Strohming, Engineering and Development-present
Ron Friedman, Principal Planner-present
Janet MacFarlane, Recorder-present

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

No one appeared to speak at this time.

ITEM-2 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA

ITEM-3 LA JOLLA SHORES PERMIT NO. 89-0332; PROPOSES CONSTRUCTION OF A NEW, 7,500-SQUARE-FOOT, TWO-STORY, SINGLE-FAMILY RESIDENCE; LOCATED 7792 SENN WAY; COUNCIL DISTRICT ONE; APPLICANT: AMERICAN INTERNATIONAL ENT

PATRICIA FITZGERALD presented Planning Department Memorandum dated October 11, 1991.

DAVE ODELL stated he was opposed to the project because it did not conform to the local coastal program and the community plan because of the excessive amount of grading on the project.

NINA McCARTHY, La Jolla Shores Association, spoke in opposition to the permit.

Public testimony was closed.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by LYNN BENN, the Commission voted 4-1 (PESQUEIRA voting in the negative with CALKINS and BERNET not present) to deny the appeal and deny the permit according to staff recommendation.

The Commission further requested staff to prepare an informational report on the issue of "due diligence".

ITEMS- REZONING AND PLANNED COMMERCIAL DEVELOPMENT PERMIT
3A&3B NO. 91-0455; EXTENSION OF TIME PROPOSING A REZONE FROM A1-10 TO CA AND CONSTRUCTION OF A SHOPPING CENTER; LOCATION: EAST SIDE OF I-805, NORTH OF PALM AVENUE AND SOUTH OF THE OTAY RIVER VALLEY; APPLICANT: GATEWAY PLAZA PARTNERS

RALPH PESQUEIRA stated he had listened to the tape recording of the Commission's previous hearing on this item and was prepared to participate and vote on the matter.

RICHARD LEWIS presented Planning Department Report No. 91-0455.

WESTLEY HYLEN, Project Manager, explained that they were opposed to two conditions which he felt would be an unfair burden. He stated that fencing previously installed had been vandalized and torn down. He stated to require the fencing would be an economic hardship and he felt would be vandalized again. Also, he was opposed to the requirement for temporary revegetation of slopes on this project.

CHUCK CATER, representing Hunsaker & Associates, stated the appropriate time to require fencing the site would be when the project is under construction when a superintendent would be on site.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-0 (BERNET and CALKINS not present) to approve the extension of time according to staff recommendation, which included revegetation and the requirement for fencing.

ITEM-4 CONDITIONAL USE PERMIT AND HILLSIDE REVIEW PERMIT
NO. 90-0749; PROPOSING THE CONSTRUCTION OF A
6,094-SQUARE-FOOT, SINGLE-FAMILY DWELLING;
LOCATION: 5775 LA JOLLA MESA DRIVE; COUNCIL DISTRICT
ONE; APPLICANT: WILLIAM ZONGKER

KEVIN MCGEE presented Planning Department Report No. 91-335.

JAMES BARRY stated he was opposed to the project because it would interfere with public views. He was also opposed because he felt the driveway into the property would create a traffic hazard. He felt the requested variances would make the project inconsistent with the area. He suggested a smaller project would be more appropriate for the site.

ROBERT COLLINS spoke in opposition to the permit. He felt the project did not conform to Proposition D in that it exceeded the height limit.

DAVE ODELL stated he opposed the project because of view blockage. He also felt staff's interpretation of Proposition D was questionable. He suggested the garage should be smaller and lower so not to block views.

SKIP HAUGH, architect for the project, reviewed the development proposal. He explained the original proposal submitted to the Planning Department did not request any variances. He stated the variances were a result of Planning Department staff request in revising the project to be more sensitive to the hillside.

WILLIAM ZONGKER stated he has owned the property for 12 years and had been planning his house for the past three years. He stated the design was sensitive to the area and he tried to develop a project compatible with the neighborhood.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (CALKINS and BERNET not present) to certify the mitigated negative declaration and deny the appeal and approve the permit according to staff recommendation.

RECESS, RECONVENE

The Commission recessed at 10:50 a.m. and reconvened at 10:55 a.m.

ITEM-5 COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE PERMIT NO. 89-1213; PROPOSES TO CONSTRUCT THREE, FOUR-STORY APARTMENT BUILDING; LOCATION: NORTH SIDE OF MONTEZUMA ROAD BETWEEN 55TH STREET AND CAMPANILE DRIVE; COUNCIL DISTRICT 7; APPLICANT: HOWARD R. MUELLER

KARL ZOBELL abstained from discussion and vote on this item. RALPH PESQUEIRA chaired the meeting.

SHELLEY KILBOURN presented Planning Department Report No. 91-338.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (ZOBELL abstaining with CALKINS and BERNET not present) to certify the negative declaration and deny the appeal and approve the permit according to staff recommendation.

KARL ZOBELL resumed chairing the meeting.

ITEM-6 CONDITIONAL USE PERMIT NO. 89-1311; PROPOSES THE OPERATION OF A WEEKEND BUSINESS BAZAAR; LOCATION: NORTHWEST CORNER OF IMPERIAL AVENUE AND 49TH STREET; COUNCIL DISTRICT 4; APPLICANT: SOUTHEAST ECONOMIC DEVELOPMENT CORPORATION

PETER CHOU presented Planning Department Report No. 91-324.

CAROLYN SMITH, representing Southeast Development Corporation, spoke in support of the permit. She explained the lease agreement contained provisions to insure the operation of the facility would be monitored.

ANDRE HENDERSON, applicant, spoke in support of the permit. He explained there were many cottage industries in the area and the bazaar would provide the economic opportunity for area residents to expand their businesses.

Public testimony was closed.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (CALKINS and BERNET not present) to certify the negative declaration and approve the permit, modifying Condition 11 to indicate that the question of an extension of time should be evaluated on the basis of traffic impact, parking and litter.

ITEM-7 CONDITIONAL USE PERMIT NO. 91-0256; PROPOSING THE CONSTRUCTION OF A 75-FOOT HIGH MICROWAVE TELEVISION TOWER; LOCATION: 4575 VIEWRIDGE AVENUE; APPLICANT: KUSI-TV

KARL ZOBELL abstained from discussion and vote on this item. RALPH PESQUEIRA chaired the meeting.

JOE MILONE presented Planning Department Report No. 91-330.

RICHARD LARGE, representing the applicant, spoke in support of the permit and explained the tower was needed for normal broadcasting.

BILL ADAIR, representing the Gildred Building Company, spoke in opposition to the tower. He explained the placement of the tower would mean of loss of value to his property.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (ZOBELL abstaining with CALKINS and BERNET not present) to continue this item to October 24, 1991, at 11 a.m.

RECESS, RECONVENE

The Commission recessed at 11:50 a.m. and reconvened at 1:55 p.m.

ITEM-8 PACIFIC BEACH COMMUNITY PLAN UPDATE - ISSUES WORKSHOP

KERRY VARGA presented Planning Department Report No. 91-314. Ms. VARGA gave a slide presentation of the Pacific Beach area.

JIM MCGOUGH, Pacific Beach Planning Group, spoke about the update of their community plan.

The Commission discussed the issues identified in the update which included traffic and parking.

COMMISSION ACTION

None required.

ADJOURNMENT

The Commission adjourned at 2:25 p.m.