

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MAY 2, 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 9:15 a.m.
The Planning Commission adjourned at 5:10 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-present
Commissioner Lynn Benn-not present
Commissioner Chris Calkins-present
Robert P. Spaulding, Planning Director-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Fred Conrad, Chief Deputy City Attorney-present
Jeff Strohminger, Engineering and Development-present
Ron Friedman, Principal Planner-present
Janet MacFarlane, Recorder-present

ITEM-1 REPORT FROM THE PLANNING DIRECTOR

ROBERT SPAULDING gave an update on Planning Department activities.

ITEM-2 ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

No one appeared to speak at this time.

ITEM-3 APPROVAL OF MINUTES OF MARCH 28, 1991.

Because a quorum was not present to approve the minutes, the Commission trailed this item.

ITEMS-4 CARMEL VALLEY NEIGHBORHOOD 1 - UNITS 16 ABC, PROPOSED
AND 5 TENTATIVE MAP AND CARMEL VALLEY PLANNED DISTRICT
DEVELOPMENT PLAN PERMIT NO. 90-0766. LOCATION: CARMEL
CANYON RD NEAR: DEL MAR HEIGHTS RD. APPLICANT:
VILLAGE PROPERTIES.

It was explained this item would be noticed for May 9, 1991.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 5-0 (BENN and LA VAUT not present) to continue these items to May 9, 1991, at 9 a.m.

ITEM-6 APPEAL OF THE EVANS SCHOOL, CONDITIONAL USE PERMIT AMENDMENT AND COASTAL DEVELOPMENT PERMIT. LOCATED AT 6510 LA JOLLA SCENIC DRIVE SOUTH IN THE R-1-20000 ZONE IN THE LA JOLLA COMMUNITY. DEP NO. 90-0646. PORTION OF NORTHEAST QUARTER OF PUEBLO, LOT 1255, MAP NO. 36. OWNER/APPLICANT: EVANS SCHOOL. APPELLANTS: CHARLES C. LOVE, JR., ANTHONY J. MORELLI, ROSEMARY K. MORELLI, JOHN E. WARD.

KEVIN MCGEE presented Planning Department Report No. 91-115.

JOHN WARD, appellant, stated the Planning Director's approval was based on inaccurate and misleading information. He stated the square footage was not correct. He stated the two-story addition was not visually compatible with the surrounding area, and the project was too dense.

Mr. WARD stated a traffic hazard existed when parents dropped off and picked up their children attending the school. He further stated the conditional use permit was violated when the school added an extension to their facility.

DON FARNSWORTH stated one of the buildings exceeded the 30-foot height limit. He stated parking was inadequate, and the permit was not amended in 1988 when additional construction was performed at the school.

CHRIS NEILS, representing Evans School, explained that parking need was based on the number of teachers and that there had never been a complaint. He stated the proposed second-story addition was set back eight feet to soften the appearance of the building. Mr. NEILS explained the number of students attending the school was not being changed with the limit of the CUP at 150 students. Referring to the 1988 building addition, he stated they obtained the necessary permits from the Building Inspection Department.

BOB GOUTIER, architect for the project, explained the 1988 amendment to the permit was obtained administratively. He stated the building could easily be modified to conform to the 30-foot height limit if it was found to exceed the 30 feet.

MEREDITH POLLAK stated she had two children attending the Evans School. She stated the school was an attractive addition to the neighborhood and the real eyesore was the school across the street from Evans.

GAY DIXON stated her children attended the Evans School. She stated the proposed addition would do nothing but enhance the neighborhood.

Public testimony was closed.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BENN and LA VAUT not present) to deny the appeal and approve the permit, modifying the west elevation of the new building to provide fake dormers or some type of method to break up the facade of the building and to work with the City Architect's office to eliminate the parapet wall.

RECESS, RECONVENE

The Commission recessed at 9:40 a.m. and reconvened at 9:45 a.m.

ITEM-7 REVOCATION OF LA BODEGA WHOLESALE, OTAY MESA DEVELOPMENT PERMIT NO. 89-0228 AT 1575 PASEO DE LAS AMERICAS. A 44,300-SQUARE-FOOT SITE WITH A 12,850-SQUARE-FOOT BUILDING AND 42 PARKING SPACES LOCATED AT 1575 PASEO DE LAS AMERICAS BETWEEN MARCONI DRIVE AND SIEMPRE VIVA ROAD IN THE BASIC USE ZONE OF THE OTAY MESA DEVELOPMENT DISTRICT'S OTAY INTERNATIONAL CENTER PRECISE PLAN IN THE OTAY MESA COMMUNITY PLANNING AREA. LOT NO. 1, PARCEL 8 OF THE OTAY INTERNATIONAL CENTER. PROPERTY OWNERS: LEOPOLDO AND NICOLAS LOPEZ.

COLLEEN FROST presented Planning Department Report No. 91-048.

MICHAEL GREEN, attorney representing the owner, stated his client was in support of staff recommendation with the amended conditions to the permit.

RICHARD ALVORD stated he owned retail property in the area and was opposed to any retail sales in the industrial center. He stated it was not the intent of the PDO to allow this type of sale.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHIRS CALKINS, the Commission voted 5-0 (BENN and LA VAUT not present) to find the permit in compliance with the added conditions recommended by staff. Further, Commission recommended the issue of retail sales in the industrial use be clarified and possibly amended when the precise plan is updated.

ITEM-8 APPEAL OF THE VUSICH PROJECT COASTAL DEVELOPMENT PERMIT CASE NO. 89-1148. LOCATED AT 455 SEA LANE ON THE SOUTHEAST CORNER OF OLIVETAS AVENUE AND SEA LANCE, IN THE R-1-5000 ZONE IN THE LA JOLLA COMMUNITY. DEP NO. 89-1148. PARCELS 1, 2 AND 3, MAP NO. 15890. OWNER/APPLICANT: MARGARET WHITE. APPELLANTS: JAMES EISEN, ANTHONY CIANI, AND CRISTINA SEAR, ALL NEIGHBORS.

GLEN GARGAS presented Planning Department Report No. 91-147.

JAMES EISEN, appellant, stated there was an inadequate analysis of the environmental document as required by CEQA. He stated he, along with three other residents, had failed to be notified on the project back in 1989. Mr. EISEN stated because of the controversy on the project, a full EIR should have been prepared for the project. He stated he was opposed to the project based on the bulk and scale of the project. He stated further, the project had not been reviewed by the Historical Site Board.

CRISTINA SEAR stated she had a petition of 117 persons living in the Barber Tract who were opposed to the project.

JUDITH McNAIR spoke about a letter being distributed within the community threatening action on people opposing development projects in the area. She stated she was opposed to the project and felt its approval would have a "dominoe" effect on the community.

TONY CIANI spoke in opposition to the project based on the cumulative impact the project would have in the community. He questioned the historical significance of the property.

LYNNE HEIDL, attorney representing the applicant, stated the project was compatible with the existing homes in the area, noting approximately 50 percent of the homes were two story.

JIM KELLY-MARKHAM explained he had been retained to remodel the one house to remain. He stated the remodel would maintain the character of the house.

TOM GALLIGAN spoke in favor of the project.

DICK SMITH stated there has been no mention of the Barber Tract being historically significant. He questioned the city's appeal process and the cost of time and money for the project owner. He felt that appellants should become part of the economic process.

JANE FLETCHER stated because of the review and appeal process, she found herself financially unable to develop her home in the area.

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COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by CHRIS CALKINS, the Commission voted 5-0 (BENN and LA VAUT not present) to certify the negative declaration and deny the appeal and approve the permit as recommended by staff.

ITEM-9 H.G. FENTON MATERIAL COMPANY ASPHALT AND CONCRETE BATCH PLANT CONDITIONAL USE PERMIT NO. 10-645-0. FIVE-YEAR REVIEW AND AMENDMENT TO THE HOURS OF OPERATION. LOCATED APPROXIMATELY ONE-HALF MILE TO THE NORTHWEST OF THE PALM AVENUE, BEYER BOULEVARD INTERSECTION IN THE FW (FLOODWAY) ZONE IN THE OTAY MESA NESTOR COMMUNITY. A PORTION OF SECTION 22, RANGE 2 WEST, TOWNSHIP 18 SOUTH, SBM. OWNER/APPLICANT: H.G. FENTON MATERIAL COMPANY.

JUDY BRASWELL presented Planning Department Report No. 91-145.

ALLEN JONES, representing Fenton Materials, stated they were in compliance with the conditions of the permit and noted the permit to operate ran to the year 2007.

LINCOLN PIKARD, representing the Otay Mesa Nestor Planning Group, spoke in support of the operation, and its compliance with operating conditions.

LINDA MOWERY stated the operation had a negative impact on the neighborhood.

KARL SCHNEIDER spoke in opposition to the operation of the facility. He stated no permanent structures were to be built in the area. He complained about the truck parking in the area. He felt the facility should not start operating until 7 a.m.

Pubic testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (BENN and LA VAUT not present) to find the permit in compliance and to amend the hours of operation as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 12:05 p.m. and reconvened at 2:30 p.m.

ITEM-10 JOINT CITY COUNCIL/PLANNING COMMISSION WORKSHOP ON OTAY MESA AIRPORT.

ATTENDANCE DURING THE MEETING

Mayor Maureen O'Connor
Councilmember Wolfsheimer
Councilmember Roberts
Councilmember Hartley
Councilmember Pratt
Councilmember Behr
Councilmember Henderson
Councilmember McCarty
Councilmember Filner
Planning Commission Chairman Karl ZoBell
Vice Chairman Ralph Pesqueira
Commissioner Lynn Benn
Commissioner Edward Reynolds
Commissioner Scott Bernet
Commissioner Chris Calkins

A workshop was conducted between the City Council and Planning Commission with input from the public on the issue of providing information and to clarify the airport options and potential impacts on land in the Otay Mesa area.

ADJOURNMENT

The Commission adjourned at 5:10 p.m.