

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
JULY 18, 1991  
AT 9:00 A.M.  
IN THE COMMITTEE ROOM - 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 1:55 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-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  
Tom Salgado, 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 APPROVAL OF MINUTES OF JUNE 6, 1991.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-0 (ZOBELL and BERNET abstaining with CALKINS not present) to approve the minutes of June 6, 1991.

ITEM-3 SED/CUP 90-0191, GOLDEN CARE GARDENS. REQUEST TO DEVELOP A NURSING HOME. BEING LOT "E" IN BLOCK 14 OF CENTRAL HOMESTEAD ACCORDING TO MAP THEREOF NO. 358, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 27, 1879, EXCEPTING THEREFROM THE NORTH 40 FEET OF THE WEST 170 FEET THEREOF. OWNER/APPLICANT: ROBINSON DEVELOPMENT INCORPORATED.

JIM RODGERS presented Planning Department Report No. 91-222.

No one appeared in opposition to this time.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 6-0 (CALKINS not present) to certify the negative declaration and approved the conditional use permit as recommended by staff.

ITEM-4 CARMEL HIGHLAND SNACK BAR, CONDITIONAL USE PERMIT NO. 91-0286 AMENDMENT TO CONDITIONAL USE PERMIT NO. 5206. LOCATED AT 14455 PENASQUITOS DRIVE IN THE R1-5000 ZONE IN THE PENASQUITOS EAST COMMUNITY. DEP NO. 91-0286. ALL THAT PORTION OF RANCHO DE LOS PENASQUITOS LYING SOUTHERLY OF PENASQUITOS UNIT NO. 4 ACCORDING TO MAP 6184, EASTERLY OF PENASQUITOS GLENS UNIT 10 MAP NO. 1738, AND NORTHERLY OF INTERSTATE 15. APPLICANT: MR. MICHAEL FLANAGAN, DIRECTOR OF GOLF OPERATIONS, CARMEL HIGHLANDS GOLF AND TENNIS CLUB, DAISHIN U.S.A. CO., LTD.

YOOMIE GETZ presented Planning Department Report No. 91-235.

DON HODGES, representing the applicant, spoke in support of the requested addition of a snack bar and restroom facility to the golf course facility. He stated they were opposed, however, to the added condition that occupancy of the snack bar and restroom be tied to the off-site improvement of a median landscape strip bonded by the former owner.

KEVIN McNAMARA, Rancho Penasquitos Planning Board, stated they wished to have the median strip improvement completed, and if possible, would like it included as a condition of the permit so that completion of the work would be assured.

LLOYD STYLES stated he lived off the maintenance road that serves this facility. He said he was opposed to the snack bar because of the added traffic to this service road.

Public testimony was closed.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 6-0 (CALKINS not present) to certify the negative declaration and approve the permit, with the following modifications: (1) Do not include the additional condition regarding the improvement of the landscape strip; (2) add a condition that service to the snack bar and restroom will be only off the golf course; and (3) applicant will maintain the maintenance road.

ITEM-5 PLANNING DIRECTOR'S DENIAL OF COASTAL DEVELOPMENT PERMIT APPLICATION TO ALLOW THE DEMOLITION OF A SINGLE-FAMILY HOME AND REPLACEMENT WITH A NEW SINGLE-FAMILY HOME IN THE LA JOLLA COMMUNITY. LOCATED AT 5555 BEAUMONT AVENUE IN THE R1-5000 ZONE IN THE LA JOLLA COMMUNITY. LOT 4, BLOCK 13, BIRD ROCK ADDITION, MAP 1083. OWNER/APPLICANT: CHRISTINA BUXTON. APPELLANT: STEPHEN BOROW (ARCHITECT FOR THE APPLICANT).

KIRK DAKAN presented Planning Department Report No. 91-226.

STEVE BOROW spoke in support of the project. He explained the building was designed to fit into the

surrounding area, and its size was mitigated by setbacks from the street.

JACK KLAUSEN stated he was in support of the project.

RECESS, RECONVENE

The Commission recessed at 10:00 a.m. and reconvened at 10:05 a.m.

MICHAEL MARQUARDT stated he recently remodeled his home to 3400 square feet. He stated he objected to the house because it was taller than it was wide.

GEORGE ANDERSON questioned how the building could be 34 feet high and yet be in compliance with the 30-foot height limit. He stated this would be a large structure on a small lot.

WILLIAM SMITH stated the project had been reviewed by numerous people. He stated his objection was whether the plans conforms to the zoning code.

DONALD FARSNWORTH stated he opposed the project. He felt the plans did not conform with the provisions of the Municipal Code.

MARSHA BROCKWAY state this block in La Jolla was very unique. She stated it was compatible with the bungalow-type homes and they enjoyed a country-type atmosphere.

DAVE O'DELL spoke in opposition, stating the design of this home did not conform with all the ordinances.

JENNIFER MacLEOD spoke in opposition to the proposed project.

NORAH DeSILVA stated the petition in opposition to the project circulated within the community was based on false information.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 3-3 (PESQUEIRA, REYNOLDS and BERNET voting in the negative with CALKINS not present) to deny

the appeal and deny the permit. This motion failed for lack of four affirmative votes. Therefore, the project was deemed denied due to an earlier Planning Director denial.

ITEMS 6     SCRIPPS LANE VACATION SA 90-530, COASTAL DEVELOPMENT AND  
7 & 7A     PERMIT/LA JOLLA PLANNED DISTRICT PERMIT 91-0210. A  
REQUEST TO VACATE THE EXISTING SCRIPPS LANE, A 20-FOOT  
ALLEY LOCATED BETWEEN LA JOLLA BOULEVARD AND CUVIER  
STREET FOR USE AS VEHICULAR AND PEDESTRIAN ACCESS TO THE  
PROPOSED LA JOLLA HOTEL. LEGAL DESCRIPTION: THE ALLEY  
IN BLOCK 17 OF LA JOLLA PARK, MAP NO. 352.  
OWNER/APPLICANT: REGENCY ASSOCIATES, LT. STREET ACTION  
SA 90-530 -- ALLEY VACATION IN BLOCK 17 OF LA JOLLA  
PARK, MAP 352. APPLICANT: PROJECT DESIGN CONSULTANTS  
FOR J.W. COLACHIS CO.

PETER CHOU presented Planning Department Report  
No. 91-226 and Engineering and Development Department  
memorandum dated May 24, 1991.

PAUL REED, representing Regency Associates Ltd., spoke  
in support of the street vacation.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA,  
the Commission voted 6-0 (CALKINS not present) to  
certify the negative declaration and approve the permits  
and street action as recommended by staff.

RECESS, RECONVENE

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

ITEMS-8 APPEAL OF THE PLANNING DIRECTOR'S DECISION TO APPROVE  
AND 8A LA JOLLA SHORES/COASTAL DEVELOPMENT/SENSITIVE COASTAL  
RESOURCE PERMIT NO. 89-1235 WHICH PROPOSES CONSTRUCTION  
OF A NEW SINGLE-FAMILY RESIDENCE WITH GARDEN AND SEA  
WALLS AND A POOL. LOCATED AT 8406 EL PASEO GRANDE IN  
THE SINGLE-FAMILY ZONE/SCENIC COASTAL RESOURCE OVERLAY  
ZONE IN THE LA JOLLA SHORES PLANNED DISTRICT.  
LJS/CDP/SCR NO. 89-1235. PORTION OF PUEBLO LOT 1281 OF  
PUEBLO LANDS, OCEAN TERRACE, MM 36, MAP NO. 2615.  
OWNER/APPLICANT: JERRY SIMMS. APPELLANTS: JANET AND  
HAROLD GALLISON; MIMI MORRIS; NANCY A. GENTRY; RANDOLPH,  
LOUISE AND PARVIAINEN GROON; ELIZABETH SARGENT;  
THADDEUS ADAMS; VIRGINIA KELLOGG; MARY ANN DORMAN.

PATRICIA FITZGERALD presented Planning Department Report  
No. 91-234.

DON GOERTZ, representing the appellant, questioned how  
the sea water would be discharged from the property. He  
stated the plans showed existing grade being level, and  
questioned what grading was anticipated. He then gave a  
slide presentation is the area looking south to the  
La Jolla Beach and Tennis Club. Mr. GOERTZ felt public  
views would be impaired.

LEON CAMPBELL, attorney representing the appellant,  
presented a model of the proposed home and stated it  
accurately describe the bulk and scale of the home which  
he felt would be bad-precedent for the neighborhood. He  
stated the plans had been revised after the advisory  
board meeting and had not been resubmitted to them for  
another review. He stated the revised plans had not  
been given adequate public exposure. He asked that the  
item be returned to the advisory board.

NANCY WARD stated she helped write the La Jolla Planned  
District Ordinance and felt the house was too large for  
the area. She stated new plans should have gone back to  
the advisory board for their consideration.

ALTHEA BRIMM states she opposed the project based on the  
building's bulk and height.

RANDY GROOM spoke in opposition to the project.

MIMI MORRIS spoke in opposition stating the La Jolla PDO  
stated no structure should be approved as to disrupt the  
architectural unity of the area.

DIANNE MOLYNEUX stated she opposed the project because it would block neighbor's views.

PATRICIA ADAMS stated she was opposed to the project because she would loose her view to the south.

MARY ANN DORMAN spoke in opposition to the project because of the views that would be affected by the construction of the house.

JANET GALLISON spoke in opposition to the permit.

REBECCA MICHAEL, attorney representing the applicant, spoke in support of the project. She stated the project complied with the ordinance. She stated the issue was compatibility.

JERRY SIMMS spoke in support of the project.

KEN RONCHETTI, architect for the project, reviewed the design of the project.

ROB WHITTEMORE stated he lived near the proposed project and he stated it was a good project. He noted the house was larger than many, but he pointed out the lot was larger than most.

NANCY GROVE stated she had reviewed the plans and felt it would be a beautiful project.

MAXINE GELLENS stated the home, when completed, would enhance the neighborhood.

EMILY EINHORN stated she had reviewed the plans and felt the home would be an enhancement to the neighborhood.

BRIDGET BOURGEOIS stated she had reviewed the plans and was familiar with the lot. She felt the structure was compatible with the neighborhood.

Public testimony was closed.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (CALKINS not present) to certify the negative declaration and deny the appeal and approve the permit.

RECESS, RECONVENE

The Commission recessed at 12:10 p.m. and reconvened at 1:50 p.m.

ITEM-9 AMENDMENT TO SAN DIEGO MUNICIPAL CODE - SIGN CODE.

BOB DIDION explained members of the Sign Code industry had requested a continuance because of a conflict in their schedule, and staff was supportive of this request.

COMMISSION ACTION

On motion of TOM LA VAUT, seconded by SCOTT BERNET, the Commission voted 4-0 (ZOBELL, CALKINS and REYNOLDS not present) to continue this item to August 15, 1991, at 1:30 p.m.

ADJOURNMENT

The Commission adjourned at 1:55 p.m.