

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
AUGUST 15, 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 5:00 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Tom LaVaut-not present  
Commissioner Ralph Pesqueira-present  
Commissioner Edward Reynolds-not present  
Commissioner Scott Bernet-present  
Commissioner Lynn Benn-present  
Commissioner Chris Calkins-present  
Michael J. Stepner, City Architect-present  
George Arimes, Assistant Planning Director-present  
Joe Flynn, Deputy Director, Neighborhood Services-present  
Tom Story, Deputy Director, Development and  
Environmental Services-present  
Jeff Strohming, Engineering and Development  
Department-present  
Ron Friedman, Principal Planner-present  
Frank Ducote, Principal Planner-present  
Bob Didion, Principal Planner-present  
Fred Conrad, Chief Deputy City Attorney-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 JULY 11 AND 18, 1991.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUERIA, the commission voted 4 to 0 (CALKINS abstaining with LA VAUT and REYNOLDS not present) to approve the minutes of July 11 and 18, 1991.

ITEMS-4 THOMPSON RESIDENCE COASTAL DEVELOPMENT/CONDITIONAL USE  
AND 5 PERMIT NO. 91-0158. THE PROJECT PROPOSES THE DEMOLITION OF AN EXISTING ONE-STORY 3,671-SQUARE-FOOT, SINGLE-FAMILY RESIDENCE AND GARAGE, AND REPLACEMENT WITH A TWO-STORY, 10,050-SQUARE-FOOT, SINGLE-FAMILY RESIDENCE AND GARAGE, AND A 2,500-SQUARE-FOOT BELOW GRADE BASEMENT GARAGE. A CONDITIONAL USE PERMIT HAS BEEN REQUESTED TO ALLOW A GUEST QUARTERS TO BE LOCATED WITHIN THE PROPOSED RESIDENCE. 6405 MUIRLANDS DRIVE. LA JOLLA COMMUNITY.

MARTY BOHL, representing the appellant, requested a continuance on the item because only four commissioners would be able to participate and vote on the matter.

CHUCK MAUER spoke in opposition to the requested continuance.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the commission voted 4 to 0 (ZoBell abstaining with REYNOLDS AND LA VAUT not present) to continue this item to September 12, 1991 at 9:00 a.m.

ITEMS-6 COASTAL DEVELOPMENT PERMIT/TENTATIVE MAP CASE  
AND 7 NO. 90-0374. AN APPEAL OF A COASTAL DEVELOPMENT PERMIT/TENTATIVE MAP AND VARIANCE FOR A RESIDENTIAL LOT SPLIT OF A 0.96-ACRE SITE WITH A VARIANCE FOR SHARED DRIVEWAY ACCESS. LOCATION: 1303 WEST MUIRLANDS DRIVE, ON THE SOUTH SIDE OF WEST MUIRLANDS DRIVE BETWEEN FAY AVENUE AND NAUTILUS STREET WITHIN THE LA JOLLA COMMUNITY PLANNING AREA.

JANAY KRUEGER requested a continuance on the matter because only five commissioners were present at the hearing and it would give them additional time to study the lot sizes in the area.

LARRY KELLER, representing the applicant, stated he was opposed to a continuance and requested the item be heard.

BOB FREDRICK requested a continuance on this item.

COMMISSION ACTION

On motion of RALPH PESQUERIA, seconded by SCOTT BERNET, the commission voted 4 to 1 (ZoBell voting in the negative with REYNOLDS AND LA VAUT not present) to continue this item to September 12, 1991 at 9:00 a.m.

ITEM-3 AMENDMENTS TO LOS PENASQUITOS WATERSHED RESTORATION AND ENHANCEMENT FUND. AMENDMENT TO CHAPTER X, ARTICLE 5, DIVISION 2, SECTION 105.0209, LOS PENASQUITOS WATERSHED RESTORATION AND ENHANCEMENT FUND, TO ESTABLISH A PERMANENT ESCROW ACCOUNT AND PAYMENT OF THE ASSOCIATED ADMINISTRATIVE ESCROW FEES. LOS PENASQUITOS LAGOON IS A 636-ACRE MARSH, LOCATED IN THE TORREY PINES STATE RESERVE IN NORTHERN SAN DIEGO.

PAT GRABSKI presented Planning Department Report No. 91-265.

JOZANN KNITTEL stated the Torrey Pines Planning voted unanimously to recommend approval of staff recommendation.

No one appeared in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by RALPH PESQUERIA, the Commission voted 5 to 0 (REYNOLDS AND LA VAUT not present) to approve the amendment to the Penasquitos Enhancement Fund and Local Coastal Program as recommended by staff.

ITEM-8 HOME OCCUPATIONS IN RESIDENTIAL ZONES. PROPOSED AMENDMENTS TO THE HOME OCCUPATION REGULATIONS.

APRIL BOLING requested a continuance to allow for additional time in which to study the proposed sign code amendments.

It was further noted a request from the small business associations for a continuance on this item.

COMMISSION ACTION

On motion of RALPH PESQUERIA, seconded by SCOTT BERNET, the Commission voted 5 to 0 (REYNOLDS and LA VAUT not present) to continue this item to September 19, 1991, at 1:30 p.m.

ITEMS-3A RANCHO LA CRESTA VESTING TENTATIVE MAP AND PLANNED AND  
3B RESIDENTIAL DEVELOPMENT NO. 88-0767. THE PROPOSED PROJECT WOULD SUBDIVIDE A 162-ACRE PARCEL OF LAND INTO A 382-LOT SUBDIVISION IN CONJUNCTION WITH A PLANNED RESIDENTIAL DEVELOPMENT (PRD) FOR 367 DETACHED HOMES. THE PROJECT DESIGN HAS BEEN DETERMINED TO BE IN SUBSTANTIAL COMPLIANCE WITH THE CONCEPTUAL GRADING PLAN FOR THE COUNTY ISLAND ANNEXATION, PREVIOUSLY APPROVED BY THE CITY COUNCIL. LOCATED WEST OF POMERADO ROAD APPROXIMATELY 0.9 MILES SOUTH OF POWAY ROAD IN THE SCRIPPS MIRAMAR RANCH COMMUNITY PLAN AREA.

JUDY BRASWELL presented Planning Department Report No. 91-268.

RECESS, RECONVENE

The Commission recessed at 9:40 a.m. and reconvened at 10:00 a.m. for the propose of reviewing additional material presented by staff.

MARC SORENSON, representing the Scripps Ranch Planning Group, stated his Planning Group voted to oppose the project and request that the 4.5-acre site which was adopted as overriding consideration for the previous project be a requirement of approval. He felt that project should also adhere to the most environmentally sensitive project.

MILTON UPTON, applicant, spoke in support of the project. He explained that the land use plan for the property was adopted by the City Council in 1987. He reported there had been no essential changes in the land use plan approved by the City Council with the exception

of the density which had been reduced by 33 percent. He explained he was appealing a condition which would require an additional funding which related to the improvement of Alternative 8A Roadway alignment. He noted the 4.5-acre park had been removed from the plan at the request of the community planning group.

MR. UPTON explained the conditions he was appealing were those which he felt were a violation of State law, which related to the roadway improvement.

KARL ZOBELL stated because he had not listened to the tape of this previous hearing on this item he would abstain. RALPH PESQUERIA assumed chair of the meeting.

#### COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 4 to 0 (ZOBELL abstaining with REYNOLDS and LA VAUT not present) to deny the map and permit because the necessary findings could not be made to overcome the environmental impact of the project. It was further noted that at the Commission hearing, deliberation of the facts did not include additional material submitted during the course of the hearing.

#### RECESS, RECONVENE

The Commission recessed at 10:55 a.m. and reconvened at 1:40 p.m.

#### ITEM-9 REPORT ON PROPOSED AMENDMENT TO SIGN ORDINANCE.

BOB DIDION presented Planning Department Report No. 91-229.

LEO MARCH, representing the San Diego Small Business Board, spoke in support of recommended changes to the ordinance.

JACQUELYN O'CONNOR, representing the El Cajon Business District, spoke in support of amending the sign code to allow for banners in her area.

MARJORIE WELLS spoke in support in expansion of the banner program. She stated she viewed banners as street decorations and not advertisement. She also was in support of the enlargement of the advertising logo.

SYLVIA CEGELIS stated she was in support of the allowance of secondary directional signs for industrial uses. She further felt the correction and changes in the Municipal Code warranted more detailed discussion because she felt the changes might be more substantive in nature than indicated by staff.

A gentleman representing Pacific Signs also recommends the directional signs be allowed in commercial centers.

JERRY JACKSON, Executive Director of Sign Users, explained he was retained by the SBA as a consultant. He commented on public attitudes on signs and the need for directional signs.

LEO MARCH spoke in support of amending the current sign regulations.

RUBEN ANDREWS representing the Central City Association and Graphic Solutions, spoke in support of the banner program and the proposal to increase the area of the banner set aside for the logo.

JANAY KRUEGER, representing Mission Valley Car Dealers, recommended amendment to the sign code to allow for car dealer identification signs. She explained currently, the allowable sign area was calculated by the speed of the frontage road and not the freeway.

JOHN HINE, JR. spoke in support of allowing signage for the Mission Valley Auto Dealers.

NORM ERB, Courtesy Chevrolet, spoke in support of amending the sign code.

VICTORIA TOUCHSTONE, Vice Chairman of the Rancho Bernardo Planning Group, spoke in opposition to allowing auto dealerships to increase signage. She stated they were not visitor-oriented businesses. She stated they were also opposed to expansion of the City's banner program, but were in support to secondary signs for directional purposes in the industrial area.

PETER NAVARRO, Chairman of Plan, spoke in opposition to propose changes to the sign ordinance.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4 to 0 (CALKINS, LA VAUT and REYNOLDS not present) to continue discussion of the housekeeping amendments to the Municipal Code to September 26, 1991 at 1:30 p.m. It was noted public testimony was closed on this item.

On motion of SCOTT BERNET, seconded by KARL ZOBELL, the Commission voted 4 to 0 (CALKINS, LA VAUT and REYNOLDS not present) to continue discussion of secondary directional signs for industrial uses to the Commission meeting of September 26, 1991 at 1:30 p.m.

On motion of LYNN BENN, seconded by RALPH PESQUERIA, the Commission voted 4 to 0 (CALKINS, LA VAUT and REYNOLDS not present) to direct staff to review the cost of conducting a field trip to review signage in San Diego as it related to the proposed amendments.

On motion of LYNN BENN, seconded by KARL ZOBELL, the Commission voted 4 to 0 (CALKINS, LA VAUT and REYNOLDS not present) to continue discussion of the expansion of the City's banner program to September 26, 1991, at 1:30 p.m. It was noted that public testimony was closed.

On motion of LYNN BENN, seconded by KARL ZOBELL, the Commission voted 4 to 0 (PESQUERIA and BERNET voting in the negative with (CALKINS, LA VAUT and REYNOLDS not present) to not deny the requested amendment to the sign code as it relates to freeway oriented signs for new automobile dealerships.

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 4 to 0 (CALKINS, LA VAUT and REYNOLDS not present) to continue the discussion of the freeway oriented signs for auto dealers to the Commission meeting of September 26, 1991, at 1:30 p.m.

RECESS, RECONVENE

The Commission recessed at 3:45 p.m. and reconvened at 3:55 p.m. in the Mayor's Closed Session Room.

ITEM-10 COMPREHENSIVE HISTORIC PRESERVATION PLAN.

MIKE STEPNER gave a background report on the City's Comprehensive Historic Plan.

KATHRYN WILLETTS, Chair of Historical Site Board, commented on the elements of the plan.

RON BUCKLEY reviewed the Historic Preservation Plan.

It was determined that the Commission would hold an additional workshop on this issue and schedule a meeting for Thursday, August 29, 1991 at 9:00 a.m.

ADJOURNMENT

The Commission adjourned at 5:00 p.m.