

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
SEPTEMBER 12, 1991
AT 09:00 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 4:00 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-present
George Arimes, Assistant Planning Director-present
Fred Conrad, Chief Deputy City Attorney-present
Mary Lee Balko, Deputy Director, Long Range Planning
Division-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Jeff Strohming, Engineering and Development
Department-present
Ron Friedman, Principal Planner-present
Michael Stang, 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.

ITEMS-2 COASTAL DEVELOPMENT/CONDITIONAL USE PERMIT 91-0158.
& 2A 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. LOCATION: 6405 MUIRLANDS DRIVE. R1-10,000, LA JOLLA COMMUNITY; COUNCIL DISTRICT 1. APPLICANT: THOMPSON, RICHARD & JANET.

Chairman ZOBELL stated he would have to disqualify himself from this item. He noted that only five commissioners were present to consider this item. Therefore, this item would be trailed until 10:30 a.m., when six commissioners would be present.

ITEMS-3 COASTAL DEVELOPMENT PERMIT AND TENTATIVE MAP CASE
3A 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. LEGAL: LOT 1 & PORTION LOT 2, MUIRLANDS TERRACE, UNIT 2, MAP 3051: 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, COUNCIL DISTRICT 1. APPLICANT: LADECKI, SAMI

GLENN GARGAS presented Planning Department Report No. 91-289.

JOHN ANDREWS, 1306 Nautilus Street, stated he was opposed to the project because the lot split would create a precedent for other area property owners. He stated there was also a traffic problem on this street because of a dangerous curve.

BOB FREDERICKS stated he lived immediately adjacent to the proposed residence. He stated he had a petition containing 203 signatures of those opposed to the project. He stated he was opposed to the project based on the safety issue. He explained that there was a dangerous curve and the street was too narrow. He

further felt that any approval of this project should be delayed until the update of the La Jolla Community Plan.

JANAY KRUGER spoke in opposition to the permit and map. She stated the current street did not meet current city standards. She stated 80 percent of the lots in the area were over 20,000 square feet and she felt that this lot split was premature. Miss Kruger stated many lots could be split in the area which would create many flag lots in the area.

BEVERLY FREDRICK stated she had witnessed several accidents on the curve of this street. She stated it was a dangerous area and was opposed to additional residences in the area.

ELEANOR BURRIESCI spoke in opposition to the project. She stated she was opposed to the project because of the traffic in the area.

LARRY KELLER, representing the applicant, spoke in support of the permit. He pointed out that the current update of the La Jolla Community Plan did not contemplate any rezoning of this area. Mr. Keller noted the area planning group was still recommending approval of this project. He stated the applicant had obtained the signature of 134 residents in the area that were supportive of the project. He stated no variances were being requested of the project with the exception of the driveway variance which was requested by the City of San Diego.

Public testimony was closed on this item.

COMMISSION ACTION

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

ITEM-4 OTAY MESA/CONDITIONAL USE PERMIT NO. 90-1016; OTAY MESA TRUCK PARK. THE PROPOSED PROJECT WOULD ALLOW FOR THE TEMPORARY OFF STREET PARKING OF TRACTOR-TRAILERS ON TWO CURRENTLY VACANT, GRADED LOTS. THE 2.0-ACRE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF CUSTOMHOUSE PLAZA AND OTAY CENTER DRIVE, ADJACENT TO AND NORTHWEST OF THE OTAY BORDER CROSSING, AND IS PRESENTLY ZONED FOR RETAIL/COMMERCIAL BORDER SERVICES AS STATED IN THE OTAY INTERNATIONAL CENTER PRECISE PLAN, COUNCIL DISTRICT NO. 8; APPLICANT: ALVORD, RICHARD.

PATRICIA FITZGERALD presented Planning Department Report No. 91-277.

RICHARD ALVORD, applicant, spoke in support of the permit. He explained there was a current need for parking of trailers in the area because of the customs facility near the border. He explained this would be an interim use and he was opposed to the condition that would require landscaping. He explained it would be economically infeasible to provide the landscaping on the project for an interim use. Mr. Alvord explained because of the current economic situation, anticipated projects are not being developed in the Otay Mesa area.

OSCAR GARCIA, representing Cal State Lumbers, stated they were in favor of the permit. He explained currently the area was not being developed as envisioned and this would be an ideal interim use.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 3-3 (ZOBELL, BENN and LA VAUT voting in the negative with BERNET not present) to approve the appeal and approve the permit deleting the landscape conditions with the permit to expire in two years. This motion failed for lack of four affirmative votes.

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 3-3 (ZOBELL, BENN and LA VAUT voting in the negative with BERNET not present) to approve the permit for one year with no landscape requirement, with a review of the condition should circumstance in the surrounding area change. The change in circumstance would include development in the area. This motion failed for lack of four affirmative votes. Therefore, the Planning Director decision of denial stands.

RECESS RECONVENE

The Commission recessed at 10:40 a.m. and reconvened at 10:45 a.m.

- ITEM-6 CONDITIONAL USE PERMIT 91-0496; OPERATE AND MAINTAIN A VETERINARY CARE CLINIC AND OFFICE FACILITY WITHIN AN EXISTING RETAIL STRUCTURE ON THE SUBJECT PROPERTY; LOCATION NORTH SIDE OF VALLEY CENTER DRIVE, BETWEEN CARMEL VIEW ROAD AND CARMEL CREEK ROAD WITHIN THE NEIGHBORHOOD 9 PRECISE PLAN AREA OF THE CARMEL VALLEY COMMUNITY (COUNCIL DISTRICT 1); APPLICANT: LIU, JUEL-MING.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 7-0 to certify the negative declaration and approve the permit as recommended by staff.

- ITEMS-2 COASTAL DEVELOPMENT/CONDITIONAL USE PERMIT 91-0158
& 2A 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. LOCATION: 6405 MUIRLANDS DRIVE. R1-10,000, LA JOLLA COMMUNITY; COUNCIL DISTRICT 1; APPLICANT: THOMPSON, RICHARD & JANET.

KARL ZOBELL abstained from this item. RALPH PESQUEIRA assumed chair of the meeting.

TRACY ELLIOT YAWN presented Planning Department Report No. 91-0158.

DICK BUNDY spoke in opposition to the permit. He stated the proposal was not compatible with development in the area and it had a larger FAR than most of the homes in the area. He stated the total square footage of the home was 12,550 square feet. He stated the average FAR in the neighborhood was 0.2 while the proposal was over 0.5, which is 3 to 4 times larger than other homes in the area.

MARTY BALL, representing the appellant, stated this was a visual compatibility issue based on the bulk of the proposed home.

RICHARD THOMPSON, applicant, spoke in support of the project. He stated he went to his neighbors within 300 feet of his home and stated the majority of those he spoke with were in favor of the project.

TIM MARTIN spoke in support of the project. He explained many of the older homes were being replaced with newer larger homes. He felt the project was compatible and sensitively designed.

CHARLES MAURER, attorney representing the applicant, stated that all the established criteria had been met for the proposed project.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 2-4 (BENN, LA VAUT, CALKINS, and BERNET voting in the negative) to deny the appeal and approve the permits. This motion failed for lack of four affirmative votes.

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 4-2 (PESQUEIRA and REYNOLDS voting in the negative) to uphold the appeal and deny the permits based on the design's incompatibility with the area.

KARL ZOBELL resumed chair of the meeting.

ITEM-5 CONDITIONAL USE PERMIT/COASTAL DEVELOPMENT PERMIT
& 5A NO. 90-0519. THE PROJECT IS AN UNMANNED COMMUNICATION
 FACILITY WHICH INCLUDES A 352-SQUARE-FOOT CONCRETE
 EQUIPMENT BUILDING TO HOUSE ELECTRONICS EQUIPMENT AND A
 MICROWAVE RECEIVER ANTENNA. LOCATION: THE NORTH SIDE
 OF SORRENTO VALLEY ROAD, WEST OF THE FUTURE ALIGNMENT OF
 CAMINO SANTA FE, AT 4488 SORRENTO VALLEY ROAD WITHIN THE
 MIRA MESA COMMUNITY PLANNING AREA IN COUNCIL DISTRICT 6;
 APPLICANT: PACIFIC BELL/BUCHANAN, DANNY.

SHELLY KILBOURN presented Planning Department Report
No. 91-287.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the
Commission voted 7-0 to certify the negative declaration
and approve the permits as recommended by Staff.

RECESS, RECONVENE

The Commission recessed at 11:40 a.m. and reconvened and
2:00 p.m.

ITEM-7 RANCHO PENASQUITOS COMMUNITY PLAN UPDATE

This item had been removed from the agenda.

ITEM-8 WORKSHOP/MIRA MESA COMMUNITY PLAN UPDATE

KARL ZOBELL abstained on this item. RALPH PESQUEIRA
chaired the meeting.

THERESA WILKINSON presented Planning Department Report
No. 91-284.

TOM FARRAR, representing H.G. Fenton, stated they owned
approximately 600 acres between Miramar Road and
Mira Mesa Boulevard. and they were in support of the
plan amendments.

DOUG BOYD, representing T & B, stated they were
processing an amendment to the update and wanted to make
the Commission aware these two issues would be processed
simultaneously.

PAUL ROBINSON, representing Mark II Properties, stated they were in support of the plan amendment.

DIANE STRUM, representing Kaiser Permanente, stated they were in support of the plan update.

MIKE KELLY, representing Friends of Penasquitos Canyon, stated they were in support of a light rail system through Carroll Canyon area and were opposed to the crossing of the Penasquitos Canyon at Camino Ruiz.

JEFF STEVENS, representing the Mira Mesa Planning Group, spoke in support of the plan update. He stated they were also in support of removing the Camino Ruiz connection over Penasquitos Canyon from the Community Plan. He expressed concern about residential element being added to Carroll Canyon with respect to the impact it might have on public facilities.

BOB CHAMBERLAIN spoke in favor and support of the plan update.

PAMELA STEVENS stated she has supported the deletion of the Penasquitos Canyon crossing through Camino Ruiz.

DAVID POOLE, representing Pardee Construction Company, stated he was opposed to the plan update because it did not encourage housing in the area.

GENE FESSLER stated she recently purchased the Arco Station at Black Mountain Road and Mira Mesa Boulevard. She stated it had come to her attention that a portion of her property might be needed for the widening of Black Mountain Road and she was opposed to this suggestion.

ALAN PERRY, representing American Newland, spoke in opposition to the plan update.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-0 (CALKINS and REYNOLDS not present with ZOBELL abstaining) to initiate the rezonings as recommended by staff.

ADJOURNMENT

The Commission adjourned at 4:00 p.m.