

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JANUARY 28, 1993
AT 9:00 A.M.
IN THE COUNCIL COMMITTEE ROOM - 12TH FLOOR**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Acting Chairman Pesqueira at 9:15 a.m. The Planning Commission adjourned at 1:10 p.m.

ATTENDANCE DURING THE MEETING:

Commissioner Ralph Pesqueira-present
Commissioner Lynn Benn-present
Commissioner Scott Bernet-present
Commissioner Verna Quinn-present
Commissioner Edward Reynolds-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
George Arimes, Assistant Planning Director-not present
Janis Sammartino, Chief Deputy City Attorney-present
Rachel Hurst, Principal Planner, Community Planning-present
Mike Stang, Principal Planner, Community Planning-present
Tom Story, Deputy Planning Director, Development and
Environmental Planning-present
Jeff Strohminger, Engineering and Development-present
Jeannette Santos, Recorder-present

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

ERNEST FREEMAN, Planning Director, presented plaques in recognition to Vice Chairman, Ralph Pesqueira, who has served eight years, and Edward Reynolds, who has served four years, as Planning Commissioner. Their term of appointment will expired at the close of today's hearing. Mr. Freeman expressed special thanks for their dedication and contribution on the Planning Commission.

KARL ZOBELL, past Chairman of Planning Commission, thanked both Commissioners Pesqueira and Reynolds, for their time serving on the Planning Commission and working with him, on the issues brought forth.

Commissioner Scott Bernet thanked Commissioners Pesqueira and Reynolds.

LINDA MICHAEL, representing the Sierra Club and the public, stated two recommendations for future operations of the Planning Commission: 1) Advantageous the Planning Commission give reports directly to the City Council on various projects; and 2) Planning Commission hearings be held in Council Chambers, the Council Committee Room is inadequate, the public cannot see maps displayed or the Planning Commissioners.

Planning Commissioners Benn, Quinn and Pesqueira expressed their opinions to the relocation from Council Chambers to Council Committee Room.

- ITEM-2 APPROVAL OF MINUTES OF OCTOBER 29, 1992.
APPROVAL OF MINUTES OF NOVEMBER 5, 1992.
APPROVAL OF MINUTES OF NOVEMBER 19, 1992.
APPROVAL OF MINUTES OF DECEMBER 3, 1992.
APPROVAL OF MINUTES OF DECEMBER 10, 1992.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **EDWARD REYNOLDS**, the Commission voted 4-0 (**BERNET** and **WHITE** abstaining) to approve the minutes of October 29, 1992.

On motion of **EDWARD REYNOLDS**, seconded by **VERNA QUINN**, the Commission voted 4-0 (**BENN** and **WHITE** abstaining) to approve the minutes of November 5, 1992.

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COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **LYNN BENN**, the Commission voted 4-0 (**BERNET** and **WHITE** abstaining) to approve the minutes of November 19, 1992.

On motion of **SCOTT BERNET**, seconded by **VERNA QUINN**, the Commission voted 6-0 to approve the minutes of December 3, 1992.

Minutes of December 10, 1992 removed from agenda and will be heard on February 4, 1993.

ITEM-3 THIS ITEM REMOVED FROM AGENDA.

ITEM-11 CONDITIONAL USE PERMIT (CUP) 92-0499. MIRAMAR PACTEL C.U.P.

Letter dated January 27, 1993, from Philip Millenbah, Pactel Representative, requested that this item be removed from agenda, and continued indefinitely.

This item removed from agenda.

ITEM-4 RANCHO PENASQUITOS COMMUNITY PLAN UPDATE.

This item was continued from December 10, 1992, Planning Commission hearing.

COMMISSIONER FRISCO WHITE stated reviewed report, listened to the tapes, and will participate.

CHARLES STUDEN presented Planning Department Report No. P-93-020. Revisions to Figures 28 and 30, the Rancho Penasquitos Community Plan, Draft, January 1993 distributed.

TONY GANGITANO from the Planning Department presented a video of the proposed draft plan.

BARBARA FISHER, Rancho Penasquitos Planning Board, in favor with reservations, object to the Anaheim Hills and lack of protection to CPIOZ.

DAVID POOLE, representing Pardee Construction Company, spoke in favor of the plan and CPIOZ.

KEITH RHODES, representing himself, thanked Charles Studen, staff, and Rancho Penasquitos Planning Board, and in favor of the plan.

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MARK DILLION, representing Newland California, submitted additional comments on the Environmental Impact Report, dated January 28, 1993, concerns regarding wildlife and vernal pools.

LAURA THORNTON, representing U.S. Navy, unable to stay, but in favor of the plan.

GARY RUHL, spoke in support to staff alternative with a minor modification, the inclusion of an additional 7-acre of land.

KEVIN McNAMERA, Chair of the Rancho Penasquitos Planning Board, spoke in favor of the plan. He stated we approved this plan with 3 problem areas: 1) Paseo Montrail and Penasquitos Blvd. (north), small 3 parcel of land should change to a church site; 2) CPIOZ on 2 pieces property, corner of Carmel Mountain and Penasquitos Drive, the other at the corner of Carmel Mountain and Paseo Montalban, and; 3) development of Paraiso Cumbres.

FRED KUHN, representing La Quinta Inns, addressed concerns to CPIOZ and discretionary use permit.

WADE SHOL, representing himself and small retail business owners. He spoke on bus service, and providing bike racks.

LINDA MICHAEL, representing the Sierra Club, and had concerns about Block Mountain area, its a landmark and should be protected.

Public testimony was closed.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **FRISCO WHITE**, the Commission voted 6-0 to recommend to City Council, the two undeveloped sites, CPIOZ not be applied, that a PCD be required and language will be added in the plan for the PCD requirement.

On motion of **LYNN BENN**, seconded by **FRISCO WHITE**, the Commission voted 6-0 to recommend that the Black Mountain area retain the A-10 and be designated as open space.

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COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **FRISCO WHITE**, the Commission voted 6-0 to recommend to City Council that the CPIOZ not be overlaid, that a PCD be required instead, and that the Black Mountain Anaheim Hills Neighborhood remain in the A-10 and be designated open space.

On motion of **LYNN BENN**, seconded by **FRISCO WHITE**, the Commission 6-0 to recommend to City Council adoption of the 1993 Rancho Penasquitos Community Plan, adoption an amendment to the Progress Guide and General Plan, and has reviewed and considered the Environmental Impact Report No. 89-1222.

ITEM-5 REZONE (RZ) PERMIT NO. 92-0578. PARK PLAZA CONDOMINIUMS. PROJECT DESCRIPTION: RZ FROM GH-2500 TO GH-1500. LEGAL: W. 15 FT. OF LOT 8, LOTS 9-13, BLK 59, MAP 309. LOCATION: 2751 A STREET BETWEEN: 27TH STREET AND: 28TH STREET. ZONE: *GHPDO. APPLICANT: GLOBUS DEVELOPMENT, INC.

COREY BRAUN presented Planning Department Report No. P-93-006.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **EDWARD REYNOLDS**, seconded by **SCOTT BERNET**, the Commission voted 5-0 (**BENN** not present) to approve Rezone No. 92-09578, and has reviewed and considered Negative Declaration No. 92-0578, and recommend to City Council for approval.

ITEM-6 INITIATION OF AN AMENDMENT TO THE SAN YSIDRO COMMUNITY PLAN TO REDESIGNATE 6.6 ACRES OF LAND FROM OPEN SPACE TO INDUSTRIAL. INTERNATIONAL TRADERS CENTER COMMUNITY PLAN AMENDMENT IN SAN YSIDRO.

NICK OSLER presented Planning Department Report No. P-93-025.

MICHAEL STEVENS, representing International Traders Center, Joseph Garcia, in favor, but had concerns about the consolidation process. He requested that this project be exempted application.

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Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **EDWARD REYNOLDS**, the Commission voted 4-2 (**BENN** and **QUINN** voting in the negative) to approve the initiation based upon Finding B.

On motion of **SCOTT BERNET**, seconded by **EDWARD REYNOLDS**, the Commission voted 6-0 based upon .4 of the staff report, that the exemption be permitted.

On motion of **SCOTT BERNET**, seconded by **RALPH PESQUEIRA**, the Commission voted 6-0 that the amendments be brought back to the Planning Commission at a later date for consideration of the request to exempt the application from the public hearing consolidation process.

ITEM-7 AMENDMENTS TO THE SAN YSIDRO COMMUNITY PLAN, THE PROGRESS GUIDE AND GENERAL PLAN, THE SAN YSIDRO IMPLEMENTING ORDINANCE AND AN ASSOCIATED REZONING.

Acting Chairman Ralph Pesqueira stated will be abstaining from this item. **Commissioner Scott Bernet** chaired the meeting.

NICK OSLER presented Planning Department Report No. P-93-240.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **VERNA QUINN**, the Commission voted 5-0 (**PESQUEIRA** abstaining) to approve staff recommendation, and has reviewed and considered Addendum No. 92-0289 to Environmental Impact Report No. 89-1115, and recommend to City Council for approval.

Acting Chairman Ralph Pesqueira resumed chair of the meeting.

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ITEM-8
&8A VESTING TENTATIVE MAP (VTM), AND PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 89-1258. LAGO VISTA. PROJECT DESCRIPTION: 6-LOT, 55.2 ACRE VESTING SUB. MAP, AND 280 ATTACHED UNITS. LEGAL: SAN BERNARDINO MERIDIAN, AND POR. T14S, R2W, SBM, POR NE 1/4 SEC 20, POR NW 1/4 SEC 21. LOCATION: POWAY ROAD BETWEEN: INTERSTATE 15 AND: SABRE SPRINGS PARKWAY. ZONE: A1-10 R-1500, AND R-1500. APPLICANT: PARDEE CONSTRUCTION COMPANY.

GLENN GARGAS presented Planning Department Report No. P-93-024.

No one spoke in opposition to this item.

Public testimony was closed.

JANIS SAMMARTINO stated on the Vesting Tentative Map 89-1258, in agreement with the developer on a revision to a condition, this vesting tentative map will be subject to the fees and charges based on the right and population method accepted at the time of payment.

COMMISSION ACTION

On motion of **FRISCO WHITE**, seconded by **LYNN BENN**, the Commission voted 6-0 to approve staff recommendation, as amended regarding the statement on Vesting Tentative Map fees and charges; and has reviewed and considered Mitigated Negative Declaration DEP No. 89-1258 and adopt the Mitigation, Monitoring and Report Program, recommend to City Council for approval.

ITEM-9
&9A PLANNED RESIDENTIAL DEVELOPMENT (PRD), AND VESTING TENTATIVE MAP NO. 89-1258. CREEKVIEW SOUTH-AMEND. NO. 2, AND CREEKVIEW SOUTH-REVISED. PROJECT DESCRIPTION: MODIFY PRODUCT TYPE/ADDITIONAL LOTS; AND RESUBDIVIDE PORTION/MODIFY PRODUCT. LEGAL: SEE ATTACHED (POR. CREEKVIEW SOUTH PARCELS, MAPS). LOCATION: POWAY ROAD BETWEEN: SABRE SPRINGS PARKWAY AND: SPRINGBROOK DRIVE. ZONE: A1-10 R-1500 R-3000 ON CC. APPLICANT: PARDEE CONSTRUCTION COMPANY.

SHELLY KILBOURN presented Planning Department Report No. P-93-017.

No one spoke in opposition to this item.

Public testimony was closed.

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JANIS SAMMARTINO stated on the Vesting Tentative Map 89-1258, in agreement with the developer on a revision to a condition, this vesting tentative map will be subject to the fees and charges based on the right and population method accepted at the time of payment.

COMMISSION ACTION

On motion of **FRISCO WHITE**, seconded by **SCOTT BERNET**, the Commission voted 6-0 to approve staff recommendation, and as amended to the statement regarding Vesting Tentative Map fees and charges; and has reviewed and considered Addendum to Environmental Impact Report No. 92-0296 and 92-0320; and recommend to City Council for approval.

ITEM-10 COASTAL DEVELOPMENT PERMIT (CDP) NO. 91-0494. BENSON RESIDENCE ADDITION. PROJECT DESCRIPTION: ADD 3,216 SQ. FT. TO EXISTING SINGLE-FAMILY RESIDENCE. LEGAL: POR. LOT A, LA JOLLA HILLS UNIT 2, MAP 2087. LOCATION: 7550 HILLSIDE DRIVE BETWEEN: VIA SIENA AND: CASTELLANA ROAD. ZONE: R1-40000 HRO TC R1-40000 HRO. APPLICANT: ROGER AND JUDY BENSON.

This item continued from December 10, 1992.

SHELLY KILBOURN presented Planning Department Report No. P-93-018, and the condition of the crib wall 3'.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **FRISCO WHITE**, the Commission voted 6-0 to approve staff recommendation as amended to the crib wall; and has reviewed and considered Environmental Negative Declaration No. 92-0494, and recommend to City Council for approval.

ITEM-12 APPEAL OF PLANNING DIRECTOR'S DECISION TO APPROVE COASTAL DEVELOPMENT PERMIT (CDP), AND LA JOLLA DEVELOPMENT PERMIT NO. 92-0303. RAVINA POINT. LEGAL: WESTERLY 84.30 FT. OF BLK 14 LA JOLLA PARK MAP 352. LOCATION: 415 OLIVETAS AVENUE BETWEEN: PEAL STREET AND: PROSPECT STREET. APPLICANT: ROBERT W. THIELE.

COLEEN FROST presented Planning Department Report No. P-93-0303.

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DAVE ODELL spoke in opposition to the project for non conformance.

CHERYL BUGSCH, CHRISTA and GUNTER ZITTEL, yielded their time to Donald Farnsworth.

DONALD FARNSWORTH, civil engineer, representing a neighborhood group. He spoke in opposition to the project, in violation to the Municipal Code and La Jolla Shore PDO. Mr. Farnsworth submitted a document for non conformance, 13 violations.

JAMES MILLER, representing himself, stated this building is too big and will encroach upon this tenants view.

ROBERT THIELE, representing the applicant, had no problem to continue for 1 week.

Commissioner Scott Bernet stated conflicting statements between staff and Mr. Farnsworth. He requested a one week continuance.

Acting Chairman Pesqueira and Commission Reynolds stated will serve on Planning Commission until the Mayor makes the appointment.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by , the Commission voted 6-0 to continue to February 4, 1993, at 9:00 a.m. for staff and Planning Commissioners to review the documents.

ITEM-13

APPEAL OF PLANNING DIRECTOR DECISION TO GRANT A COASTAL DEVELOPMENT PERMIT (CDP) 92-0516. VILLA ZOOK. PROJECT DESCRIPTION: REPLACE SINGLE FAMILY HOME. LEGAL: LOT 4, BLK 6, SUNSET CLIFFS, MAP 1889. LOCATION: 4533 ADAIR STREET BETWEEN: FROUDE STREET AND: GUIZOT STREET. ZONE: R1-5000. APPLICANT: LEE AND SEQUOIA ZOOK.

This item continued from January 7, 1993.

RICHARD LEWIS presented Planning Department Report No. P-93-002.

BENJAMIN DILLINGHAM, representing himself, presented photos that this project will impact the neighborhood.

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HEDY ST. JOHN, representing Peninsula Community Planning Board, spoke in favor to the project.

CHARLES BISHOP, representing Peninsula Community Planning Board, spoke favor to the project.

LARRY PAPPAS, representing Peninsula Community Planning Board, in favor to the project.

BRAD BURKE, architect, stated this project conforms to the neighborhood characteristics.

LEE ZOOK, applicant, presented copies of a petition in favor of the project.

SEQUOIA ZOOK, applicant, unable to speak, but in favor to the project.

Public testimony was closed.

COMMISSION ACTION

On motion of **EDWARD REYNOLDS**, seconded by **SCOTT BERNET**, the Commission voted 6-0 to deny appeal, and approve permit.

ADJOURNMENT

The Commission adjourned at 1:10 p.m.