

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
OCTOBER 14, 1993
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Acting Chairperson McElliott at 9:05 a.m. The Planning Commission adjourned at 5:00 p.m.

ATTENDANCE DURING THE MEETING:

Commissioner Scott Bernet-present
Commissioner Karen McElliott-present
Commissioner Lynn Benn-not present
Commissioner Christopher Neils-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-not present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
George Arimes, Assistant Planing Director-not present
Janis Sammartino, Chief Deputy City Attorney-present
Ron Friedman, Principal Planner, Development and
Environmental Planning-present
Hossein Ruhi, 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.

COMMISSION ACTION

No one appeared to speak at this time.

ITEM-2 APPROVAL OF MINUTES OF JUNE 17, 1993.
APPROVAL OF MINUTES OF JUNE 24, 1993.

COMMISSION ACTION

On motion of Verna Quinn, seconded by Frisco White, the Commission voted 4-0 (Benn, Bernet, and Skorepa not present) to approve the minutes of June 17, 1993.

The June 24, 1993 minutes trailed to the next meeting, to check page 4, under Commission Action, line 6, the number of 502.

ITEM-6 &6A CONDITIONAL USE (CUP) PERMIT NO.89-0731/AMENDMENT TO CORRECTION PLACEMENT CENTER GUIDELINES.

Judy Braswell of the Planning Department requested a continuance to December 9, 1993, at 9:00 a.m.

COMMISSION ACTION

On motion Frisco White, seconded by Verna Quinn, the Commission voted 4-0 (Benn, Bernet, and Skorepa not present) to continue to December 9, 1993, at 9:00 a.m.

ITEM-3 &3A COASTAL DEVELOPMENT (CDP)/SENSITIVE COASTAL RESOURCE (SCR) PERMITS NO. 91-0702. ENVIRONMENT IMPACT REPORT NO. DEP. 91-0702. 9650 LA JOLLA FARMS ROAD. PROJECT DESCRIPTION: DEMO. SFR/NEW 3-STORY; 28,660 SQ. FT. SFR. LEGAL: LOTS 12 & 13, LA JOLLA FARMS MAP 3487. LOCATION: 9650 LA JOLLA FARMS ROAD. BETWEEN: BLACKGOLD ROAD AND: BLACKGOLD ROAD. ZONE; R1-20,000 HRO TO R1-20,000 HRO. APPLICANT: HARRY EBERLIN, C/O FLEETWOOD JOINER. PROCESS 4.

Shelly Kilbourn presented Planning Department Report No. P-93-180, and three additional conditions:

#35, an open space easement shall be placed over the steeply slopping bluffs only. No open easement would be placed over the remainder of the site, which would restrict accepted uses in the coastal zones, such as landscaping.

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#36, archeological mitigation shall cover only those areas of the site currently proposed for the development. Any future development which would trigger the need for a coastal permit would require additional archeological mitigation.

#37, if any proposed archeological mitigation takes place after the Coastal Development Permit is issued but prior to the issuance of building permits, then a ministerial grading permit would need to be issued prior to the mitigation being carried out.

Ms. Kilbourn said Condition #26 of the permit, remove the language demolition of the existing house.

Janay Kruger, representing Harry Eberlin, owner. He gave a brief background of the project.

Commissioner Quinn said on Attachment 2, page 4 of 4, Item D, last sentence states, In addition, a negative open space easement has been applied to the portions of the site in the Hillside Review Overlay Zone, where development is not anticipated, change anticipated to permitted.

Ms. Kilbourn will make the language change.

Commissioner Neils discussed Condition #36, proposed language change second sentence. Any future development delete which would trigger the need for a Coastal Permit would required additional archaeological mitigation?

Anne Moore, City Attorney stated proposed language change would be "Any future development which would trigger the need for a Discretionary Review".

Commissioner Neils stated that would be acceptable.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Frisco White, seconded by Christopher Neils, the Commission voted 4-0 (Benn, Bernet, and Skorepa not present) to approve with the corrected and additional conditions from Commissioners Quinn and Neils, and staff.

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ITEM-5 PREISENDORFER RESIDENCE.

Matt Peterson requested that this item trail until Commissioner Bernet is present, since there is only 4 Planning Commissioners.

Acting Chairperson McElliott said this item will trail.

ITEM-7 STREET ACTION (SA) 93-501-000. THE VACATION OF ASHBURTON ROAD, FAIRLIE ROAD, RITIDIAN WAY, AND TIMARU WAY.

Lisa Adams presented Engineering and Development Memo dated, September 20, 1993.

William O'Connor, representing Homeowner Advocate for Playmor. He spoke in opposition to the traffic.

John Spellman, representing himself, spoke in opposition to a Gated Community, inconvenience, guest access, and traffic.

John Carmody spoke in opposition to a Gated Community and traffic.

Rosemary Rice addressed a concern to the traffic at Bernardo Center Drive. She spoke in opposition to the project.

Susan Lay, representing the Playmor Bernardo Homeowner Association. She gave a brief background of the project, street vacation, and presented a sketch of the gate, in favor.

Michael DeLavrell, representing the Homeowner Association and member of the Playmor Bernardo Board. He gave an overview from 1992 to present, the process the association took for a decision on a gated community.

Public testimony was closed.

Chairperson Bernet abstaining from this item, not present at the beginning of this item.

COMMISSION ACTION

On motion of Christopher Neils, seconded by Frisco White, the Commission voted 4-0 (Bernet abstaining with Benn, and Skorepa not present) to accept staff recommendation to deny the street vacation.

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ITEM-3 CONDITIONAL USE PERMIT (CUP) NO. 92-0729. HILLCREST VILLAGE. CERTIFY NEGATIVE DECLARATION NO. 92-0729. PROJECT DESCRIPTION: ANTENNAE AND 500 SQUARE FEET COM. FACILITY. LEGAL: DOCUMENT 90-368414 AND UNDERMINE INTEREST IN LT1 US9. LOCATION: 3975 5TH AVENUE BETWEEN: 4TH AVENUE AND: 6TH AVENUE. ZONE: *CN-1A. APPLICANT: PACTEL CELLULAR. CONSENT AGENDA. PROCESS 4.

Planning Department Report No. P-93-175.

Commissioner Quinn stated will be abstaining from this item.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Frisco White, seconded by Karen McElliott, the Commission voted 4-0 (Quinn abstaining with Benn, and Skorepa not present) to approve as Consent Agenda.

ITEM-5 RECONSIDERATION OF THE PLANNING COMMISSION DECISION TO DENY LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 93-0198. PREISENDORFER RESIDENCE. ENVIRONMENTAL IMPACT 93-0198 EXEMPT PURSUANT TO SECTION 15303 OF THE STATE CEQA GUIDELINES. PROJECT DESCRIPTION: 1594 SQUARE FEET, ADDITION TO SF RESIDENCE. LEGAL: LOT 35 LA JOLLA HIGHLANDS UNITS 2 MAP NO 3361. LOCATION: 8721 GLENWICK LANE BETWEEN: BORDEAUX AVENUE AND: GLENWICK PLACE. ZONE: *SF. APPLICANT: RUSSEL AND ANGELA PREISENDORFER. PROCESS 3.

Patricia Fitzgerald presented Planning Department Report No. P-93-186.

Chairperson Bernet stated this item was before the Planning Commission, public testimony was taken. Public comments given will be to the revised plan.

George Fujimoto lives across the street from the proposed project. He spoke in opposition to the height, not conforms to character of the neighborhood, single story homes.

Richard Covert, representing Thomas and Kathryn Schoene, spoke in opposition to erect a wall 6 feet away from their property, the height of the proposed project.

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Jeannette Henderson stated lived in this neighborhood since 1961. She said there is a village character, the proposed two-story proposed project will take the beauty of the neighborhood, in opposition.

Linda Kozin, yielded her time to George Fujimoto, in opposition.

Renee Simon, yielded her time to George Fujimoto, in opposition.

Holly Chase, yielded her time to George Fujimoto, in opposition.

Edward Beach, yielded his time to George Fujimoto, in opposition.

Mary Fujimoto, yielded her time to George Fujimoto, in opposition.

Matt Peterson, representing the Preisendorfers, spoke in support of the project, need additional space for their family.

Thomas Klauda, architect, and representing the Preisendorfers. He stated since the August 8, 1993 meeting made several revisions to the project based on the comments from the Planning Commission and neighbors.

Angela Preisendorfer, representing herself, husband, and two children. She said made many changes to address the concerns of our neighbors. Ms. Preisendorfer said this is a home where we want to raise our children, in support of the project.

Matt Peterson presented sketches, and letter dated October 8, 1993 of the revised proposed project.

David Dorne said lives the house that is not in character with the neighborhood. He spoke in favor of the remodel, there is no view blockage from the Preisendorfer's project.

Gabrielle Goodman said lives with her husband, the house that is not in character with the neighborhood, in favor of the remodeling.

Elaine Schneider lived in this neighborhood for 23 years, said she has seen many improvements, and this remodeling will enhance the neighborhood.

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Public testimony was closed.

COMMISSION ACTION

On motion of Christopher Neils, seconded by Karen McElliott, the Commission voted 5-0 (Benn and Skorepa not present) to approve the permit as the Commission voted to reconsider the decision to deny the appeal and approve the permit.

RECESS, RECONVENE

The Planning Commission recessed at 11:05 a.m. and reconvened at 11:10 a.m.

ITEM-8 VESTING TENTATIVE MAP (VTM)/COASTAL DEVELOPMENT PERMIT
8A&8B (CDP) NO. 90-0554. CERTIFY ENVIRONMENTAL IMPACT REPORT
 NO. 90-0554. RHODES VESTING TENTATIVE MAP. PROJECT
 DESCRIPTIONS: 10.2 ACRE, VESTING TENTATIVE MAP, 43-LOT
 SFR SUBDIVISION. LEGAL: POR. SF1/4 & SW1/4, SW1/4/4
 SEC.7, T14S, R32, SBBM. LOCATIONS: OLD EL CAMINO REAL
 NEAR: DERBY FARMS ROAD. OLD EL CAMINO REAL: BETWEEN:
 EL CAMINO REAL AND: DERBY FARMS ROAD. ZONES: *SF1-A.
 *SF1-A TO *SF1-A. APPLICANT: KEITH B. RHODES. PROCESS
 4.

Kevin Sullivan presented Planning Department Report No. P-93-120.

Matt Peterson, representing Keith Rhodes, gave a brief background of the project from 1990 to present. He discussed his letter, dated October 7, 1993 from Peterson and Price.

Keith Rhodes, applicant, spoke in favor of the project. He gave a brief overview from May, 1990 to present, the processing and involvement of the community planning groups.

Barry Jones, biologist, said started working on this project since 1991, and in support.

Opal Trueblood, representing herself, spoke in opposition to the project. She addressed the letter dated October 8, 1993 from the San Dieguito River Valley, page 2, third paragraph.

Scott Harvey, representing Fairbanks Ranch Association. He had concerns to the traffic and access to the proposed project, and letter dated October 7, 1993 from Sue

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Public testimony was closed.

COMMISSION ACTION

On motion of Karen McElliott, seconded by Frisco White, the Commission voted 5-0 (Benn, and Skorepa not present) to approve, certify the environmental impact report, adopt the findings and statements of overriding considerations, and the mitigations and monitoring report program, and approve the vesting tentative map for this program with the following considerations: 1) safety issues, 2) Scott Harvey concerns, safety and traffic elements looked at, 3) Diane Coombs, letter dated October 8, 1993, the applicant accept conditions 1, 2 and 3, 4) regarding the installation of the fences. as amended by Chairperson Bernet, 5) colors of the homes, and visual quality of the wall be resubmitted to staff; as amended by Commissioner White, 6) roof tile does not have the red and pink color, resubmit to staff,

ITEM-9

TENTATIVE MAP (TM) 89-1137. CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 89-1137. VANIER MAP. PROJECT DESCRIPTION: DIVIDE 2.6 ACRE INTO FOUR PARCELS. LEGAL: SAN CARLOS ESTATES NO. 2 MAP 4884 LT 3. LOCATION: ELAINE WAY NEAR: ELAINE WAY. ZONE: R1-10000. APPLICANT: DENIS AND DINCO VANIER. PROCESS. 4.

This item was continued from October 7, 1993.

Commissioners Neils and White stated have listened to the tapes, reviewed documents, and will participate.

Planning Department Report No. P-93-178.

No one spoke in opposition to this item.

Public testimony was closed.

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COMMISSION ACTION

On motion of Karen McElliott, seconded by Scott Bernet, the Commission voted 5-0 (Benn and Skorepa not present) to approve staff recommendations, as amended by Mr. Milch, 1) the revised Condition #20, as amended by Commissioner Quinn, 2) Attachment 9, page 5, 12c, delete and replace with appropriate language to the method of the sewer be in conformance with the environmental impact report any changes require review of the permit, as amended by Commissioner White, 3) the landscape as submitted will be in placed, if trees are removed will be replaced.

RECESS, RECONVENE

The Planning Commission recessed at 12:05 p.m. and reconvened at 1:50 p.m.

ITEM-10 LAND GUIDANCE, IMPLEMENTATION OF THE TRANSIT-ORIENTED DEVELOPMENT GUIDELINES, PROGRESS GUIDE AND GENERAL PLAN AMENDMENT. WORKSHOP.

Leslie Henegar presented Planning Department Report No. P-93-174.

Nancy Schwarz of the Planning Department gave a brief overview of the Transit Oriented Guidelines (TOD), and distributed copies of the Transit Oriented Development Design Guidelines. She presented a slide presentation.

Steve Silverman, chaired the Land Guidance Committee about 1 1/2 years, gave a brief background on this committee. He thanked staff for their effort and input in this project, available to the answer questions.

John Wilhoit explained the Engineering and Development Department involvement with the Planning Department where the TODs may be placed, available to answer questions.

Mike Stepner, Assistant to the City Manager, stated has worked on this project. That these guidelines is a policy that deals with the quality of life in neighborhoods.

Walt Ladwick, served on the subcommittee, talked about the concepts in the Transit-Oriented Development Guidelines, people can walk to their destinations.

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The Planning Commission discussed the transit system, MTDB involvement, transit/pedestrian-oriented development, density, how does this tie in with future urbanizing areas, eliminate the automobile as much as possible, and name change of this project.

Public testimony was closed.

COMMISSION ACTION

None taken. Hearing to be scheduled.

RECESS, RECONVENE

The Planning Commission recessed at 2:50 p.m. and reconvened at 2:55 p.m.

ITEM-11 NORTH CITY FUTURE URBANIZING AREA - SUBAREA 1. WORKSHOP.

Andy Watson presented Planning Department Report No. P-93-183.

Steve Silverman, Planning Division of Rick Engineering, on the consultants for Subarea 1. He gave an overview to the 5,100 acres in this subarea.

Anne DeBevoise, representing her family and two other families, together the three families have over 200 acres in the future urbanizing area, in opposition. She addressed concerns: 1) residential density, one that is consistent with the surrounding communities, the other that reflects the proximity of their properties, that continues to expand Rancho Bernardo, and 4S Ranch Industrial Centers, 2) changes in density, and; 3) her family owned property over 37 years, located at the base of the Black Mountain.

Ramona Salisbury, representing the League of Women Voters of San Diego,. She discussed the density levels, and level of service standards.

Cynthia Kallmeyer, representing County of San Diego, Department of Planning and Land Use. She addressed the density to the property of Anne DeBevoise, the county is not making any recommendation.

Dave Abrams, representing Fairbanks Ranch Association. He addressed the concern of the association regarding traffic circulation.

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Dennis Moser, development manager and planner for the 4S Ranch property. He gave an update to the traffic circulation, and 4S Ranch.

Public testimony was closed.

The Planning Commission discussed the location of the high school, elementary school, park facilities, hotel resort, transit-oriented development, commercial mixed-use in the village area, development on the ridge line. The maps regarding Anne DeBevoise family property, staff to review.

Chairperson Bernet stated the design guidelines have more specificity.

Commissioner White said would like more creative ideas in the design guidelines.

Commissioner Neils requested the status of the timeline that was presented a month ago, on NCFUA.

Jeff Washington, Deputy Planning Director, Long Range and Facilities Financing, said working with the City Manager on the overall schedule, and get back to the Planning Commission at a later date.

Chairperson Bernet stated an update once month.

COMMISSION ACTION

None taken. Public testimony for input from the Planning Commission and public.

ADJOURNMENT

The Commission adjourned at 5:00 p.m.