

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

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson at 9:05 a.m. The Planning Commission adjourned at 5:30 p.m.

ATTENDANCE DURING THE MEETING:

Commissioner Scott Bernet-present
Commissioner Karen McElliott-present
Commissioner Lynn Benn-present
Commissioner Christopher Neils-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
George Arimes, Assistant Planing Director-present
Jeff Washington, Deputy Planning Director, Long Range and
Facilities Financing-present
Janis Sammartino, Chief Deputy City Attorney-present
Dan Henski, City Attorney-present
Ron Friedman, Principal Planner, 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.

Warren A. Nielson presented and talked about a proposal for Balboa Elementary School Expansion, and the 252 Corridor Development.

COMMISSION ACTION

This matter will be referred to staff.

ITEM-2 LOUGEAY'S SUNDOWNER (RPO/TM/DEP 90-0136). INFORMATION.

John Fisher available to answer questions regarding the letter from Denis Lougeay, dated September 28, 1993. He presented a response memo from Tom Story, Deputy Planning Director, dated, October 19, 1993.

COMMISSION ACTION

None taken.

ITEM-2A INFORMATION - CONSISTENCY OF FOUR FY 1994 CAPITAL IMPROVEMENT PROGRAM PROJECTS WITH PARK PLANS.

Planning Department Report No. P-93-181.

Commissioner Quinn and Chairperson Bernet thanked Laura Alexander for her immediate response of the May 20, 1993 public hearing on the City's FY 1994 Proposed Capital Improvements Program.

Jim Baross discussed the bicycle path through Marian Bear Park. He proposed an alternative, a connection east west to Gillman Drive, the bicycle path up to La Jolla and down to Pacific Beach, and on the east through Convoy to Santee. Mr. Baross stated did not want an environmental impact report complete, that a mitigated negative declaration would be sufficient.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

None taken. Information.

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Rev. 4/5/94

ITEM-3
&3A

CONDITIONAL USE (CUP) PERMIT NO. ⁹²⁻⁰⁶⁵⁷~~92-065~~. VILLA VIEW
MEDICAL OFFICE BUILDINGS. STREET ACTION (SA) 93-503-000.
STREET VACATION EXCESS POR. UNIVERSITY AVENUE. PROJECT
DESCRIPTIONS: AMEND. CUP AND-25 STORY MEDICAL OFFICE. 3 story
E/O 54TH STREET. LEGALS: PORTION OF LOT 29, LEMON Rev. 4/5/94
VILLA, MAP NO. 734. EXCESS R/W ADJ. TO POR LOT 29, LEMON LL
VILLA MAP 734. LOCATION: 5556 UNIVERSITY AVENUE
BETWEEN: 54TH STREET AND 58TH STREET. APPLICANT: LA
COSTA PACIFIC BUILDERS, INC. PROCESS 5.

Kevin McGee presented Planning Department Report No. P-93-189.

Gary Taylor, architect for the project, agreed the maximum height of the wall be 10 feet.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Frisco White, seconded by Verna Quinn, the Commission voted 6-0 (Skorepa not present) to approve staff recommendation as amended by Commissioner Neils, 1) revise the language to the conditional use permit, Attachment 4, page 1, paragraphs 1 and 2, to include a complete description of the project as opposed to the parking lot; and, by Commissioner Quinn, 2) the building permits not be released until they met the County requirements for hazardous waste.

ITEM-4
4A, 4B
4C, 4D
4E, 4F
4G, 4H
&4I

CARMEL VALLEY NEIGHBORHOOD 6. AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN. AMENDMENT TO THE NEIGHBORHOOD AND PRECISE PLAN. AMENDMENT TO THE LOCAL COASTAL PROGRAM. AMENDMENT TO THE CARMEL VALLEY PLANNED DISTRICT ORDINANCE. PLANNED DISTRICT (PD)/TENTATIVE MAP (TM)/CONDITIONAL USE PERMITS NO. 93-0451. APPLICANT: CARMEL VALLEY PARTNERS I. PROCESS 5.

Commissioner Neils stated will be abstaining from these items.

Jerry Mailhot, member of the Carmel Valley Community Planning Group. He said the planning group voted 8-0 with 4 not present to recommend to the Planning Commission to continue and conduct workshops, if environmental impact report is warranted, coordinate traffic studies including weekends and evening traffic, safety factors, noise and pollution.

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Frank Rice, representing the Baldwin Company, stated all the impacts have been identified and thoroughly studied, we had numerous issues with the opposition, no new issues have arisen in our discussions with the opposition during the last six weeks.

COMMISSION ACTION

On motion of Lynn Benn, seconded by Verna Quinn, the Commission voted - to continue these items, to listen to the citizens concerns and request a workshop. Commissioner Benn withdrew her motion, stated after the hearing may reintroduce this motion.

Kevin Sullivan presented Planning Department Report No. P-93-152.

Frank Rice, representing the Baldwin Company, presented a slide presentation of the proposed project. He gave a brief overview of the project.

Beverly Bowley, General Manager, Doubletree Club Hotel Del Mar. She spoke in favor to the proposed project, it will benefit the community.

Priscilla Sutherland lives directly across from the proposed project. She spoke in favor to the design of the complex, and landscaping.

Edwin Blumberg, owner of a small business directly across the proposed project. He said this project will bring and keep the alot of the people within the neighborhood.

RECESS, RECONVENE

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

Diana Clark spoke in opposition to the proposed project. She addressed concerns to the negative impact to the plan.

Leslie Aman distributed a document to the Planning Commission, and her letter dated October 4, 1993. She spoke in opposition to traffic, noise, air pollution, and land use as it relates to the proposed rezoning of EC to SC.

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Rich Christensen spoke in opposition to the proposed project. The proposed project would result in a radical change to the Carmel Valley Community Plan.

Thomas Clark lives one mile from the proposed site. He spoke in opposition, the traffic needs to be studied, freeway access, number of cars, and will not serve the community.

Susan Carnevale spoke in opposition the community does not need any more commercial development, traffic issues have not been addressed, and the streets cannot handle the traffic.

Robert Smith did not speak, in opposition.

Robert Rouch requested a continuance, that this plan should met the needs of the community, traffic study needs to be completed, and no environmental impact review has been done.

Noella M. Durand spoke in opposition to the proposed project. She said the K-mart sales are down, and the stores are being boycotted.

Sy Forman, Vice President, Corral Cove Homeowner's Association. He spoke in opposition to the traffic, noise, and any regional shopping center that will bring more people into this community along Valley Center Road.

Jerry Mailhot requested a continuance on these items. He addressed the issue to traffic studies.

Robert M. Durand did not speak, in opposition.

Lisa Walton did not speak, in opposition.

Beverly Forman did not speak, in opposition.

Public testimony was closed.

COMMISSION ACTION

On motion of Lynn Benn, seconded by Verna Quinn, the Commission voted 2-4 (Neils abstaining with Bernet, McElliott, Skorepa and White voting in the negative) to continue these items for more analysis from staff. This motion failed not having four affirmative votes.

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COMMISSION ACTION

On motion of Frisco White, seconded by Andrea Skorepa, the Commission voted 2-4 (Neils abstaining with Benn, Bernet, McElliott, and Quinn voting in the negative) to recommend to City Council to approve with conditions to SR 56 and retaining wall.

On motion of Lynn Benn, seconded by Verna Quinn, the Commission voted 5-1 (Neils abstaining with Skorepa voting in the negative) to recommend to City Council to deny the project, and change to the community plan.

Chairperson Bernet stated these items scheduled before City Council, November 16, 1993.

Commissioner McElliott stated would like the report to City Council reflect the comments and testimony that was taken, and the Planning Commission recommendations to City Council.

RECESS, RECONVENE

The Planning Commission recessed at 11:40 a.m. and reconvened at 11:45 a.m.

ITEM-6 COASTAL DEVELOPMENT PERMIT (CDP) 92-0525. VILLANI ADDITION. PROJECT DESCRIPTION: CODE ENFORCEMENT-REMODEL SFR. LEGAL: PAR 1, LOT 1 BLK J MAP 1138. LOCATION: 5658 DOLPHIN PLACE BETWEEN: CHELSEA PLACE AND: COASTAL BLUFF. APPLICANT: KEVIN AND JANE VILLANI. PROCESS 4.

Chairperson Bernet stated public testimony was taken and closed at the September 23, 1993, Planning Commission hearing. Public testimony will be taken for any new additional information.

Terri Bungardner presented Planning Department memo from Tom Story, Deputy Director, Planning Department, dated October 22, 1993.

Lynne Heidel, representing the applicant, said Mr. Villani making an attempt to come compliance with the code.

Steve Rossi, representing the applicant, and architect for the project. He stated, we can open all the way, and there is no problem.

Jane Villani did not speak, in favor.

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Mary Smith did not speak, in favor, available to answer questions.

Dave Odell, representing Save Everyone Access (SEA), spoke in opposition to the FAR increase, code violations, and all encroachments on Coral Lane be removed.

B.G. Hilyard did not speak, yielded his time to Dave Odell.

Walt Hall said Coral Lane is public property, and for a private property owner to tell us what they are going to do with private property, in opposition.

Public testimony was closed.

COMMISSION ACTION

On motion of Frisco White, seconded by Christopher Neils, the Commission voted 5-2 (Benn, and Skorepa voting in the negative) to approve the project as amended to eliminate the walls and replace with open rails.

On motion of Christopher Neils, seconded by Andrea Skorepa, the Commission voted 7-0 to deny the improvements on Coral Lane.

ITEM-7
7A&7B

COASTAL DEVELOPMENT (CDP) 93-0370. SENSITIVE COASTAL RESOURCE (SCR)/LA JOLLA (LJC). THE WHITE SANDS OF LA JOLLA. PROJECT DESCRIPTION: CONVERT SFR TO DUPLEX. LOCATION: 7540 OLIVETAS AVENUE. APPLICANT: SOUTHERN CALIFORNIA PRESBYTERIAN. PROCESS 4.

Planning Department Report No. P-93-190.

Karl ZoBell said there are two conditions in the Planning Report: 1) Attachment 8, Condition #27, Lateral Access be set aside; 2) Attachment 8, Condition #2, to built the bathroom, tear out the 13 mature trees, and replace with 18 little trees, leave in the existing trees. He stated in the Planning Report, page 2, under Discussion, first paragraph, last sentence, change 175 to 205 residential units, and change house 205 to 230 tenants.

Mike Matalon, architect, representing the applicant, said there are no street trees in the public right of way, but Bottle Brush Trees are adjacent to the public right of way. We are requesting the installation of public street trees, and not take out the Bottle Brush Trees, just put in new ones.

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No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Christopher Neils, seconded by Andrea Skorepa, the Commission voted 7-0 to approve as amended 1) delete Condition #27, Attachment 8, and; 2) Condition Nos. 2 and 7, leave in the existing trees, as requested by the applicant.

RECESS, RECONVENE

The Planning Commission recessed at 12:40 p.m. and reconvened at 1:35 p.m.

Chairperson Bernet stated the workshop scheduled for 1:30 p.m. will not be heard before 2:30 p.m. or 3:00 p.m.

ITEM-8 TENTATIVE MAP (TM) RESOURCE PROTECTION ORDINANCE (RPO)
 &8A PERMITS NO. 90-0834. 3230 WELMER PLACE. LOCATION:
 3230 WELMER PLACE BETWEEN: WELMER STREET AND: WEST
 TERMINUS. APPLICANT: DONALD D. GOERTZ. PROCESS 4.

Dan Henski, attorney, stated representing the City of San Diego City in two lawsuits filed against the City in respect to the project. He gave a brief background on this item, the Planning Commission responsibilities. Mr. Henski said since some of the Planning Commissioners did not participate in the previously hearing, there is enough information to proceed with a recommendation.

Glen Gargas presented the memo dated October 20, 1993, from Ernest Freeman, Planning Director. He gave a brief background of the June 11, 1992 hearing.

Chairperson Bernet stated the Planning Commissioners will get copies of the tape of that hearing.

George Blackman will provide copies of the transcripts of the hearings.

No one spoke in opposition.

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COMMISSION ACTION

On motion of Christopher Neils, seconded by Lynn Benn, the Commission voted 7-0 to continue to November 18, 1993, at 9:00 a.m. That the Planning Commissioners get tapes of the June, 1992 hearing, and documents from all of the hearings.

ITEM-5
&5A

LA JOLLA SHORES (LJS)/COASTAL DEVELOPMENT (CDP) 92-0719. HUNT RESIDENCE. PROJECT DESCRIPTION: DEMO. EXIST. AND CONST. NEW 2850 SQ. FT. LEGAL: PARCEL 1 OF PARCEL MAP 11512. LOCATION: 7954 ROSELAND DRIVE BETWEEN: AVENIDA ALAMAR AND HYPATIA WAY. APPLICANT: WOODY AND GAYLE HUNT. PROCESS 3.

This item continued from May 20, 1993.

Patricia Fitzgerald presented Planning Department memo dated October 21, 1993, from Ernest Freeman, Planning Director.

Lynne Heidel, representing Gifford Menard, spoke in opposition to the information provided by Mr. Worley. She presented display overlay charts and photos of the Hunt's proposed project.

Jim Kelley-Markham, architect, representing Gifford Menard. He stated the insensitivity to the neighborhood, and Mrs. Menard, the height and view blockage, in opposition to the proposed project.

Mrs. Gifford Menard has lived at her property for 19 years. She spoke in opposition to the proposed project, the view blockage to the west and the ocean.

Peggy Davis, representing John Meyer, owner of the property adjacent to the rear property line, in opposition. She presented a statement from Mr. Meyer stating the proposed project is not compatible with adjacent properties, bulk and height.

Donald R. Worley, attorney, and representing Mr. and Mrs. Woody Hunt. He spoke in favor of the project stating the proposed project is compatible with the neighborhood.

Don Edson, architect, and representing Mr. and Mrs. Woody Hunt. He presented display photos of the proposed project, and said it is compatible with the surrounding neighborhood.

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Woody Hunt, applicant, representing himself, wife, and children. He gave a brief background of the proposed project from 1991 to present.

Roy Drew, alternate chair of the La Jolla Shores Review Committee stated this committee approved these plans unanimously on December 8, 1992. Then the plans were submitted to the La Jolla Community Planning Association, and approved unanimously, January, 1993.

Ernest Grabbe Jr. did not speak, in favor.

Dick Smith, trustee and secretary of the La Jolla Community Planning Association. He gave a brief background of the La Jolla Community Planning Association, the three committees, membership, and review process.

Louis Beachman, general contractor for the proposed project. He said contacted several of the neighbors in the neighborhood and in support of the Hunt's project.

Robert Johnston lives directly across from the Hunt property. He said the change of plan putting the two story part of the house at the front, in opposition to the view blockage.

Public testimony was closed.

COMMISSION ACTION

On motion of Christopher Neils, seconded by Andrea Skorepa, the Commission voted 6-1 (Benn voting in the negative) to approve the permits, and deny appeal.

RECESS, RECONVENE

The Planning Commission recessed at 2:55 p.m. and reconvened at 3:00 p.m.

ITEM-9 NORTH CITY FUTURE URBANIZING AREA - SUBAREA 3. WORKSHOP.

Miriam Kirshner presented Planning Department Report No. P-93-196.

Leslie Henegar talked about the design elements of the future urbanizing areas, for all the subarea plans.

Chuck Korman, representing Pardee Construction Company, gave an update on development plans for Pardee.

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Chris Morrow, Project Design, representing and working with 20 property owners, who own about 2,725 acres. He introduced staff from Project Design consultants, Jim Stebbins, and Rich Brassler, Policy and Fiscal Planners; Helix Environmental, Dave Claycomb, and Tammy Ching; Urban Systems Associates doing the traffic analysis, Ed Smally; overall circulation issues, Hannah Cohan; John Pound Associates, the water and sewer plans; Chuck Korman, Pardee Construction Company owns approximately 70% of Subarea III; Mark Steele, overall project manager.

Mark Steele, architect planner, gave a brief overview of the project plan, the environmental tier, junior and high school sites.

Jim Stebbins, presented display charts, and talked about the neighborhood structure, pedestrian orientation and circulation type pattern.

Steve Feher, representing Rancho residents. He spoke on affordable housing, that it is applicable in Subarea III as well in Subarea IV.

Donald Worley, attorney, representing property owners in Subarea III, and Land Bankers. He said Land Bankers, owns 40 acres in the southeast corner of Subarea III. Mr. Worley addressed the equity issue, presented a 2-page document, in opposition.

Commissioner Skorepa requested if the Planning Commissioners can obtain information of the parcel maps by owner, ownership and how many acres they own.

David Abrams, representing Fairbanks Ranch Association, in opposition. He had concern to traffic projections that are used in this plan, SR-56 and SA 680.

Allen E. Shaw stated owns 40 acres of land located on Old El Caminio. He discussed his letter submitted to Miriam Kirshner, ideas for open space, in opposition.

John Dean had concerns about the traffic impacts to Carmel Valley, the addition of 1,000 units from framework plan, and SR-56 being at level E.

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The Planning Commission discussed issues relating to the environmental tier, school sites, bike routes through the entire area, mixed use core, public facilities financing plan, 25% density bonus, concept of grading plans, design manual, village setting, diagonal parking, library, park, affordable housing, traffic circulation, SR-56, and open space.

COMMISSION ACTION

Input and discussion by the Planning Commission, consultants, staff, and the public.

RECESS, RECONVENE

The Planning Commission recessed at 4:50 p.m. and reconvened at 4:55 p.m.

ITEM-10 NORTH CITY FUTURE URBANIZING AREA. SUBAREA IV WORKSHOP AND DISCUSSION.

At the October 21, 1993, Workshop on Subarea IV, the Planning Commission did not state their issues and concerns to staff.

Chairperson Bernet said Anna McPherson, project manager, unable to stay, prior commitment. We can give our concerns to Miriam Kirshner, and she will forward the information to Anna.

The Planning Commission addressed the following issues and concerns: the upgrade and density being proposed for this area, above the CAC and original framework plan; roads alignment and size, the street above the operation center, SR-56; alternatives for the City Operation Center, its location; the environmental tier on the southern edge; and school locations. impacts on Deer Canyon

Debbie Collins, Liettri/McIntyre, answered questions addressed by the Planning Commission.

COMMISSION ACTION

Discussion and input by the Planning Commission with staff and consultant.

ADJOURNMENT

The Commission adjourned at 5:30 p.m.