

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
OCTOBER 7, 1993  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:15 a.m.  
The Planning Commission adjourned at 4:15 p.m.

ATTENDANCE DURING THE MEETING:

Commissioner Scott Bernet-present  
Commissioner Karen McElliott-present  
Commissioner Lynn Benn-not present  
Commissioner Christopher Neils-not present  
Commissioner Verna Quinn-present  
Commissioner Andrea Skorepa-present  
Commissioner Frisco White-not 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.

John Ponder, representing San Diego National Bank. He requested the Planning Commission reconsider their recent decision on TM Permit No. 92-0688, Boston Avenue, Extension of Time.

Chairperson Bernet requested the City Attorney explained the procedure for reconsideration.

Commissioner Quinn stated if there is a motion to reconsider this item, she would have to abstain.

Janis Sammartino, Chief Deputy City Attorney, said Commissioner Quinn can participate because this item is for reconsideration not a hearing.

Ms. Sammartino said when Senate Bill 428 was passed, if we were aware of this, the Boston Avenue Tentative Map would have been removed from the agenda. She explained the procedure for reconsideration.

COMMISSION ACTION

On motion of Andrea Skorepa, seconded by Scott Bernet, the Commission voted 4-0 (Benn, Neils, and White not present) a request of the Planning Commission to refer back to the Planning Department to schedule and renotece.

ITEM-2 This item removed from agenda.

ITEM-3 This item removed from agenda.

ITEM-6 This item removed from agenda.

Chairperson Bernet stated when the Planning Commission has 4 members present, it takes 4 affirmative votes to move an item forward. Mr. Bernet said because there are 4 Commissioners present, if anyone would like to request a continuance, they may do so.

No one requested a continuance.

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ITEM-4  
4A&4B

TENTATIVE MAP (TM)/ RESOURCE PROTECTION ORDINANCE (RPO)/ PLANNED INFILL RESIDENTIAL DEVELOPMENT PERMIT NO. 89-1137 CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 89-1137. ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM. VANIER MAP. PROJECT DESCRIPTION: DIVIDE 2.6 ACRE INTO FOUR PARCELS. LEGAL: SAN CARLOS ESTATES NO. 2 MAP 4884 LOT 3. LOCATION: ELAINE WAY NEAR: ELAINE WAY. ZONE: R1-10000. APPLICANT: DENIS AND DINCO VANIER. PROCESS 4.

Bill Tripp presented Planning Department Report No. P-93-176.

James Milch, representing the applicants. He spoke in favor, presented photos and displays of the project. Mr. Milch gave a brief overview from 1987 to present, distributed photos of the proposed project.

John Carlson spoke in support, lives 3 homes from the proposed project.

Dr. Merrill Thayer lives next door, spoke in favor of the project.

Walter Perkins spoke in support of the project.

Judy Pike said this project is appropriate, and sensitive to the natural environment of Lake Murray.

Steve Hutler, landscape architect for the project. He responded to two issues, the retaining wall and the roof.

Leo Lenard lived in this area for 35 years. He stated that this project will enhance the neighborhood.

Vance Vanier speaking for his family, spoke in favor of the project.

Barbara Massey, member of Mission Trails Regional Park Citizens Advisory Committee, said that Mr. Vanier was to come before the committee, as of this date he has not. She addressed concerns to the visual impact, two panhandle lots, grade the site but not build for several years, in opposition to the proposed project.

Denis Vanier, applicant, said the grading and construction will be done at the same time.

Public testimony was closed.

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COMMISSION ACTION

On motion of Karen McElliott, seconded by Scott Bernet, the Commission voted 2-2 (Quinn and Skorepa voting in the negative with Benn, Neils, and White not present) to approve as amended by Chairperson Bernet, Conditions Nos. 17 and 20, by Mr. Milch to PID and RPO Ordinance Permit No. 89-1137. This motion failed not having 4 affirmative votes, will trail to the next hearing. Tapes will be sent to the Planning Commissioners not present, of this item.

**RECESS, RECONVENE**

The Planning Commission recessed at 10:30 a.m. and reconvened at 10:35 a.m.

ITEM-5            PLANNED DISTRICT DEVELOPMENT (PD)/CONDITIONAL USE (CUP)  
5A&5B            PERMITS NO. 92-0487. DEL MAR HILLS TEXACO. STREET  
ACTION (SA) 90-525-000. DEL MAR HILLS DRIVE. PROJECT  
DESCRIPTION: REMODEL EXISTING GAS SERVICE STATION.  
LEGAL: LOT 2, T.M. SUB., MAP NC. 6214. LOCATION: 3015  
DEL MAR HEIGHTS ROAD BETWEEN: DEL MAR HILLS DRIVE AND:  
INTERSTATE 5. ZONE: CA TO CA. APPLICANT: ALI ASSI.  
PROCESS 5.

Glen Gargas presented Planning Department Report No. P-93-164.

Dave Mattson, representing Texaco, available to answer questions.

Philip Shamberger, representing the engineer, the designer of this project. He addressed the above ground storage tanks.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Verna Quinn, seconded by , the Commission voted 4-0 (Benn, Neils, and White not present) to approve with a condition, clarification of language to the propane tank.

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ITEM-7 TENTATIVE MAP (TM) PERMIT NO. 93-0369. MERCADO TM.  
PROJECT DESCRIPTION: LOT SPLIT. LEGAL: SW 1/4 NW 1/4  
LOT 51 HORTONS PURCHASE. LOCATION: 138 WEST STREET  
BETWEEN: IMPERIAL AVENUE AND: OCEAN VIEW BLVD.  
APPLICANT: JOSE MERCADO. PROCESS 4.

This item continued from September 23, 1993.

Patricia Fitzgerald presented Planning Department Report No. P-93-146, and memo dated September 30, 1993, from Ernie Freeman, Planning Director.

Reynaldo Pisano, representing Southeast Planning Group, in support with a condition. He addressed the issue of a code violation would like that corrected.

Larry Hernandez, representing the applicant, said if there is a violation, the owner will comply.

Jose Mercado, applicant, gave a brief background on the project, and code violation. If there is a violation will comply with the Planning Commission decision.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Verna Quinn, seconded by Andrea Skorepa, the Commission voted 4-0 (Benn, Neils, and White not present) to approve.

**RECESS, RECONVENE**

The Planning Commission recessed at 11:20 a.m. and reconvened at 1:30 p.m.

ITEM-8 NORTH CITY FUTURE URBANIZING AREA SUBAREA V. WORKSHOP.

Chairperson Bernet stated this workshop will be opened for public input.

Miriam Kirshner presented Planning Department Report No. P-93-169. Staff responded to population projections, and ramps for State Route 56, brought up at the last workshop.

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Dave Nielsen, owner and representing owners who are participating in the planning of Neighborhood 10. He gave a brief overview of the processing to this area in the framework plan.

Matt Peterson, representing West Shaw Associates, owner of the Bognavilla project. He said this project is about 350 acres in the southwesterly portion of the plan. Mr. Peterson gave a brief summary from 1988 to present, that his client wants to do is to develop the resort, 200 unit residential project, and 18 hole golf course.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

Discussion on the school issue, golf course, density, Shawridge, State Route 56, with input from the Planning Commissioners and public to staff.

ITEM-9 QUARTERLY PLANNING COMMISSION WORKSHOP.

This workshop will be trailed to a later date.

**ADJOURNMENT**

The Commission adjourned at 4:15 p.m.