

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
FEBRUARY 4, 1993
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Acting Chairman Pesqueira at 9:10 a.m. The Planning Commission adjourned at 12:00 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
Tom Story, Deputy Planning Director, Development and
Environmental Planning-present
Dave Schlesinger, Clean Water Program Director-present
Jeff Strohming, 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.

Acting Chairman Ralph Pesqueira, welcomed everybody back to Council Chambers; reminded staff that charts, maps, and display boards not needed for Council meetings be removed, other issues will be taken care of.

DAVE ODELL, addressed two issues on administrative process: that written documents be given to the Planning Commission Secretary by 10:00 a.m. on Friday to be included in the packets to the Planning Commissioners, be in writing, and; Planning Reports are not available to the public until Friday, after 2:00 p.m., unable to respond and meet the 10:00 a.m. deadline. Mr. Odell stated planning reports be available one week prior to the mailout.

Acting Chairman Pesqueira stated documents and planning reports are delivered to the Planning Commissioners, Friday before the next hearing. Some Commissioners received documents through the mail, and some do not, need to be consistent.

Commissioner Scott Bernet said part of the Zoning Code Update new procedures were established regarding projects.

Tom Story, Deputy Planning Director, responded, there are three types of noticing: on site posting, notification are sent when an application is received, and; notification are mailed to all property owners within 300' that a decision will be rendered. We require the applicant to provide verification to staff that they have met those requirements.

Commissioner Lynn Benn stated last minute submittals, if the Commissioners do not read the document will not become part of the public record, should be return to each individual, they forward on to City Council.

Commissioner Verna Quinn, addressed the issue regarding the planning reports are made available on Friday, and for the public to respond that same day, that's impossible. That the reports be available a couple days before the mailout.

This matter referred to staff for review.

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ITEM-2 APPROVAL OF MINUTES OF DECEMBER 10, 1992.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **SCOTT BERNET**, the Commission voted 5-0 (**BENN** abstaining) to approve the minutes of December 10, 1992.

ITEM-2A APPEAL OF THE PLANNING DIRECTOR'S DECISION TO APPROVE RAVINA POINT. COASTAL DEVELOPMENT PERMIT (CDP), AND LA JOLLA DEVELOPMENT PERMIT (LJS) NO. 92-0303. CERTIFY ENVIRONMENTAL NEGATIVE DECLARATION NO. 92-0303. LEGAL: WESTERLY 84.30 FT OF BLK 14 LA JOLLA PARK MAP 352. LOCATION: 415 OLIVETAS AVENUE BETWEEN: PEARL STREET AND: PROSPECT ST. APPLICANT: ROBERT W. THIELE.

This item continued from January 28, 1993.

Acting Chairman Pesqueira stated public testimony was taken at the last hearing, and will be taken.

COLEEN FROST presented Planning Department Report No. P-93-028, and memorandum dated January 29, 1993, from Ernie Freeman, Planning Director.

CHERYL, HARRY HACK, MR. HAUGH, GUNTHER ZITTLE, KRISTA ZITTLE, JAN HAUGH, and CRAIG DECKER, opposed to the project yielded their time to Donald Farnsworth.

DONALD FARNSWORTH, civil engineer, spoke in opposition to the project. He discussed his letter dated January 25, 1993, in violation of the Municipal Code and the La Jolla Planned District Ordinance.

JAMES MILLER, owner of a nine unit apartment building, near the proposed project. He addressed the issue of obstruction of the view by his tenants, in opposition to the project.

DAVE ODELL, representing himself, spoke in opposition to the project. He stated that this project is in violation of the Municipal Code and Planned District Ordinance.

ROBERT THIELE, applicant, and designer of the project. He responded to Mr. Farnsworth letter and comments.

Public testimony was closed.

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COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **EDWARD REYNOLDS**, the Commission voted 5-1 (**BENN** voting in the negative) to deny appeal, approve CDP and LJS Permits No. 92-0303, and has reviewed and considered Environmental Negative Declaration No. 92-0303.

RECESS, RECONVENE

The Planning Commission recessed at 10:25 a.m. and reconvened at 10:30 a.m.

ITEM-3 APPEAL OF THE PLANNING DIRECTOR DECISION TO APPROVE
&3A THE RUE DE ANNE RESIDENCE. LA JOLLA SHORES (LJS), AND
 COASTAL DEVELOPMENT PERMIT NO. 91-0618. CERTIFY
 MITIGATED NEGATIVE DECLARATION NO. 91-0618. PROJECT
 DESC: NEW 3,970 SQ. FT. SINGLE-FAMILY RESIDENCE WITH
 POOL. LEGAL: LOT 25 OF CHATEAU VILLE MAP NO. 3926,
 LOCATION: 2328 RUE DE ANNE. APPLICANT: R. E. HAZARD,
 JR. INC.

PATRICIA FITZGERALD presented Planning Department Report No. P-93-027.

WILLIAM WHITEMORE, representing residents of Via Siena, spoke in opposition to the project. He addressed the concerns of mud slides, and the pool to be constructed on this slope.

NINA McCARTHY, representing La Jolla Shores Association, spoke in favor of the project.

MATT PETERSON, representing Togo Hazard, applicant, spoke in favor of the project. He submitted a letter dated February 1, 1993. Mr. Peterson gave a brief background of the project, and stated to add as a condition to have drill pier foundation to the pool would be fine.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **VERNA QUINN**, the Commission voted 5-1 (**REYNOLDS** voting in the negative) to deny appeal, and approve La Jolla Shores/Coastal Development Permit No. 91-0618, as amended to have drill pier foundation and redesign of the pool; and has reviewed and considered Mitigated Negative Declaration No. 91-0618.

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Commissioners Bernet and Benn requested the following be brought back to Planning Commission at later date: "Notice of Geologic and Geotechnical Conditions", and the issue of property owners below adversary be affected if there is damage to their property

RECESS, RECONVENE

The Planning Commission recessed at 11:15 a.m. and reconvened at 11:20 a.m.

ITEM-4 CLEAN WATER - SITING OF THE POMERADO WATER RECLAMATION PLANT AND CERTIFICATION OF THE ASSOCIATED ENVIRONMENTAL IMPACT REPORT 92-0391 - POMERADO WATER RECLAMATION PLANT.

DAVE SCHLESINGER, Director of the Clean Water Program, presented Manager's Report No. P-93-030, and gave a brief background of the project.

MARK ANDRILLA, project manager, discussed the technical issues on each of the five sites.

MIKE ELLING, Clean Water Program, spoke on the Environmental Impact Report for the Pomerado Water Reclamation Plan.

DANNA GIVOT, representing Sabre Springs Community Planning Group. She presented to Planning Commission documents dated February 3, 1993, stated the EIR should not be certified in its current form.

LEO VERGUSON, stated studied this project for the last 21 months. He presented documents dated February 2, 1993, spoke in opposition to the sewage plant in Sabre Springs.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by FRISCO WHITE, the Commission voted 6-0 recommend to City Council as amended the deletion of the Old Decommissioned and Curry sites, that are near schools, and has reviewed and considered Environmental Impact Report No. 92-0391

ADJOURNMENT

The Commission adjourned at 12:00 p.m.