

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
APRIL 8, 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 11:15 a.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-not present
George Arimes, Assistant Planning Director-not present
Hal Valderhaug, Chief Deputy City Attorney-present
Rachel Hurst, Principal Planner, Community Planning-present
Larry Monserrate, Principal Planner, Development and
Environmental Planning-present
Lee Hennes, 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 APRIL 1, 1993.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **SCOTT BERNET**, the Commission voted 4-0 (**PESQUEIRA** and **REYNOLDS** abstaining) to approve the minutes of April 1, 1993.

ITEM-2A DETERMINATION OF CITYWIDE VACANCY RATE FOR APARTMENT RENTAL UNITS. PROCESS 5.

JOEY PERRY presented Planning Department Report No. P-93-071.

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 6-0 to approve staff recommendation.

LARRY MONSERRATE, Principal Planner, Development and Environmental Planning, introduced himself, replacing Ron Friedman, and **LEE HENNES**, Engineering and Development Department, replacing Hossein Ruhi for this meeting.

ITEM-3 COASTAL DEVELOPMENT (CDP)/SENSITIVE COASTAL (SCR) PERMIT NO. 92-0316. CERTIFY NEGATIVE DECLARATION NO. 92-0316. HARWELL RESIDENCE. PROJECT DESCRIPTION: DEMOLITION AND CONSTRUCTION OF A NEW SING-FAMILY RESIDENCE, FENCING, DECK AND POOL AREA, AND LANDSCAPING. LOCATION: 6246 CAMINO DE LA COSTA BETWEEN: VIA DEL NORTE AND: CORTEZ PLACE. ZONE: R1-5000 TO R1-5000. APPLICANT: NORMAN HARWELL. PROCESS 4.

TRACY ELLIOT-YAWN presented Planning Department Report No. P-93-061. She circulated copies of letters received in reference to the project.

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THOMAS FARRAR, representing Henry Hunte, who lives across the street from the subject property. He discussed the letter, dated March 29, 1993, and spoke in favor of the project with three conditions; treatment to the roof, landscaping, and compatibility. Mr. Farrar stated the applicant and staff has agreed to these conditions.

JOHN BEERY, an architect, discussed the landscape screening along the south property line, and in favor to the project.

RICHARD SMITH, representing Save Everyone's Access (SEA). He spoke in opposition to the project, regarding the view to the sea, landscaping, and height of the wall.

JAMES SNODY, representing himself and eight other residents: Boggles, Quinns, Fergusons, LaZinskys, Masonis, Simms, Zadenons, and Nassirs. He spoke in opposition to the project to the view corridors along Camino de la Costa, and Via Del Norte, and presented pictures.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **FRISCO WHITE**, the Commission voted 6-0 to approve staff recommendation, and the conditions agreed upon: roof treatment, roof color, solar collectors, and landscaping along the southern boundary; and include landscape treatment on the wall be consistent to that street.

RECESS, RECONVENE

The Planning Commission recessed at 10:10 a.m. and reconvened at 10:20 a.m.

ITEM-7 RESOURCE PROTECTION ORDINANCE (RPO)/CONDITIONAL USE
& 7A PERMIT (CUP) NO. 90-0111. ENVIRONMENTAL NEGATIVE
DECLARATION NO. 90-0111. NORTH COUNTY FARMERS MARKET
AMENDMENT. PROJECT DESCRIPTION: RETAIL NURSERY OUTLET.
LEGAL: PHO SAN BERNARDO PORTION, MAP PAGE 462.
LOCATION: 3660 HIGHLAND VALLEY ROAD NEAR: VIA RANCHO
PARKWAY. ZONE: A1-10. APPLICANT: PINERY TREE FARMS
INC. PROCESS 4.

Planning Department Report No. P-93-066. This item moved to Consent Agenda.

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No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **FRISCO WHITE**, seconded by **SCOTT BERNET**, the Commission voted 6-0 to move as a Consent Item, and approve staff recommendation.

ITEM-4 APPEAL OF SOUTHEAST SAN DIEGO DEVELOPMENT (SED) PERMIT NO. 90-0993. STEPHENSON/KUNARD AFFORDABLE HOUSING. NEGATIVE DECLARATION NO. 90-0993. PROJECT DESCRIPTION: MULTIFAMILY 12 UNIT PROJECT. LEGAL: LOTS 104 TO 114, MAP 1804. LOCATION: 47TH STREET BETWEEN: NOGAL STREET AND CEREZA STREET. ZONE: MF-2500. APPLICATION: E. F. STEPHENSON AND J. P. KUNARD. PROCESS 3.

PETER CHOU presented Planning Department Report No. P-93-065.

REYNALDO PISANO, representing Southeast Development Committee. He spoke in favor of the appeal stating that the three parcels be converted into one parcel, and three different owners.

WARREN SCOTT, architect of the project, representing the applicants. He gave a brief background of the project to the present, and spoke in favor of the project.

Public testimony was closed.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **VERNA QUINN**, the Commission voted 6-0 to uphold appeal, and deny project.

ITEM-5 VESTING TENTATIVE MAP (VTM) 92-0721. EXTENSION OF TIME FOR DEL MAR RIDGE - NCW NEIGHBORHOOD #1. PROJECT DESCRIPTION: EOT FOR 6-LOT SUP. MAP AND DEV. PERMIT. LEGAL: LOT 3, NCW NEIGHBORHOOD 7, UNITS 1 AND 13, MAP 11935; POR. SFC. 18. LOCATION: DEL MAR HEIGHTS ROAD BETWEEN: EL CAMINO REAL AND: HARTFIELD AVENUE. ZONE: N-MF3 TO N-MFC. APPLICANT: PARDEE CONSTRUCTION COMPANY. PROCESS 4.

Commissioner Scott Bernet stated will abstain from this item.

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RICHARD LEWIS presented Planning Department Report No. P-93-068, and memo dated April 8, 1993, revision to Condition No. 15b: "If the total number of EDUS in Carmel Valley exceeds 7,709, then this development is subject to the construction and operational acceptance of Reach 4 of the 3-in Green Valley Pipeline" from the Water Utilities Department.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **FRISCO WHITE**, the Commission voted 5-0 (**BERNET** abstaining) to approve staff recommendation, and revision to Condition No. 15b.

ITEM-6 DENNERY RANCH PRECISE PLAN, COMMUNITY PLAN AMENDMENT, AND RELATED PERMITS.

This item removed from agenda.

ADJOURNMENT

The Commission adjourned at 11:15 a.m., and will reconvene on Thursday, April 29, 1993, at 9:00 a.m.