

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JUNE 2, 1994
AT 9:00 A.M.
IN THE COUNCIL COMMITTEE ROOM, - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:26 a.m. The meeting was recessed at 11:00 a.m. and reconvened at 1:32 p.m. The meeting was adjourned at 3:15 p.m. by Chairperson Bernet.

ATTENDANCE DURING THE MEETING:

Chairperson 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
Hal Valderhaug, Chief Deputy City Attorney-present
Tom Story, Deputy Director, Development and
Environmental Planning-present
Jeff Washington, Deputy Director, Long Range and Facilities
Planning-present
Mohammad Sammak, Development Coordinator, Engineering and
Development-present
Linda Lugano, Recorder-present

ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

No one was present to speak.

ITEM-2: APPROVAL OF THE MINUTES OF MAY 19, 1994.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE. Second by White. Passed by a 6-0 vote with Vice-Chairperson McElliott abstaining.

ITEM-3: SLIDE PRESENTATION ON CRIME, GIVEN BY SUSIE PENNELL OF SANDAG.

Presentation given.

The Commission requested SANDAG provide information on crime and gangs and how it relates to land use issues in neighborhoods - i.e., recreation centers, schools, etc.

ITEM-4: WORKSHOP - NAVAL TRAINING CENTER.

Workshop on the reuse planning process and overview of draft vision/goal statement held, along with a tour of NTC base.

ITEM-5: REMOVED FROM THE DOCKET BY STAFF.

ITEM-6: VILLANI RESIDENCE - COASTAL DEVELOPMENT/SENSITIVE COASTAL RESOURCE PERMITS CDP/SCR NO. 93-0559). TO DEMOLISH AN EXISTING SINGLE FAMILY RESIDENCE AND CONSTRUCT A NEW 3,850 SQUARE FOOT SINGLE FAMILY RESIDENCE. LOCATED AT 5212 CHELSEA STREET IN THE R-1-5000 ZONE OF LA JOLLA. PROCESS 4.

Tracy Elliott Yawn presented Planning Department Report No. P-94-072.

Testimony in favor by:

Kevin Villani, owner. Explained the planning that went into the house and the rationale for same.

Steve Rossi, architect. Answered technical questions presented by the Commission.

Testimony in opposition by:

Dr. Erwin Angers, neighbor. Expressed concern of losing the privacy of his backyard if the second story house is developed.

Dave Odell, representing SEA (Save Everyone's Access). Presented technical information concerning the bluff and the ordinance that talked to drainage and concerns regarding the pool.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE PERMIT WITH THE ADDITION OF THE FOLLOWING CONDITIONS: THAT IF THE OWNER IS GOING TO REPOUR THE PATIO, CUT FIVE FEET OF THE EXISTING PATIO AWAY FROM THE BLUFF EDGE; THE PROPERTY STORM DRAIN SYSTEM BE CONNECTED DIRECTLY TO THE PUBLIC STORM DRAIN SYSTEM; ASSURE ALL ROOF DRAINING IS COLLECTED AND PUT INTO THAT SYSTEM AND A SMALL CURB BE ADDED AT THE EDGE OF THE PATIO SO THAT ANY RUNOFF FROM THE SWIMMING POOL OR WASHING OF THE DECK WILL NOT FALL ON THE OTHER SIDE AND SLOPE AWAY; MODIFY CONDITION NO. 1 FROM 3,850 SQUARE FEET TO 5,632 SQUARE FEET; CONDITIONS 12 AND 13 REVISED TO CHANGE THE DATE FROM APRIL 21, 1994 TO JUNE 2, 1994; DELETE CONDITION 14 AND ADD A HOLD HARMLESS CLAUSE TO THIS PERMIT; ADD THAT OWNER WILL REVEGETATE WITH DROUGHT TOLERANT PLANTS FIVE FEET FROM THE EDGE OF THE BLUFF; ADD A CONDITION TO APPROVE THE EXISTING IMPROVEMENTS BUT IF THESE IMPROVEMENTS CAUSE A PROBLEM THAT WOULD OTHERWISE REQUIRE GUNITE IN THE FUTURE, RATHER THAN HAVE THE GUNITE, THE EXISTING IMPROVEMENTS WOULD BE REMOVED. Second by Skorepa. Passed by a 6-0 vote with Commissioner Neils not present.

Planning Commission recessed at 2:35 p.m. and reconvened at 2:38 p.m.

ITEM-8: OFFICE AND PERSONAL STORAGE SYSTEMS; CLASSIFICATION OF LAND USE NO. 94-0202. PROCESS 4.

Coleen Frost presented Planning Department Report No. P-94-082.

Testimony in favor by:

Michael Stevens, Stevens Planning Group, applicant. Discussed in detail exactly what his intention is and the actual use of this building for storage and the items that would be stored.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO DENY THIS CLASSIFICATION OF LAND USE AND APPROVE STAFF'S RECOMMENDED ALTERNATE NO. 3 TO APPROVE THE PROPOSED CLASSIFICATION OF LAND USE NO. 94-0202 BY RESOLUTION TO ALLOW PERSONAL AND OFFICE STORAGE THROUGH A CONDITIONAL USE PERMIT IN THE MV-CO ZONE AND CERTIFY THE ENVIRONMENTAL DOCUMENT, AND BRING THIS CUP BACK BEFORE THE PLANNING COMMISSION FOR APPROVAL. DIRECT STAFF TO INCLUDE THE FOLLOWING CONDITIONS SHOULD THEY BE APPLICABLE WHEN THE CUP COMES BEFORE THE PLANNING COMMISSION: PUT A FIVE YEAR TIME LIMIT TO THIS USE; CONDITION NO. 6 TO BE MODIFIED TO ADD "ONLY WITHIN AN EXISTING OFFICE BUILDING" AND CONDITION NOS. 8 AND 9 IN APPLICANT'S LETTER DATED MAY 2, 1994 BE DELETED; AND OFFICE RECORDS/FILE CABINETS WOULD BE THE ONLY FURNITURE TO BE STORED. Second by Benn. Passed by a 6-0 vote with Commissioner Neils-not present.

ADJOURNMENT:

The Planning Commission was adjourned at 3:15 p.m. by Chairperson Bernet.