

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
AUGUST 5, 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 4:30 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-not present
John Reiss, Chief Deputy City Attorney-present
Ron Friedman, Principal Planner, Development and
Environmental Planning-present
Rachel Hurst, Principal Planner, Community Planning-present
Hossein Ruhi, Engineering and Development-present
Nancy Acevedo, Deputy Director, Park and Recreation-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-1A HOUSE OF HUNGARY, INFORMATIONAL.

Nancy Acevedo, Deputy Director, Park Development and Open Space, Park and Recreation Department. She gave a brief background of the Balboa Park Master Plan, that included the House of Hungry.

The Planning Commissioners addressed issues to the size of the building, areas of paving or hardscaping associated with the new proposed House of Hungry.

Ms. Acevedo said she will report back with a written respond to the concerns of the Planning Commission.

ITEM-2 This item removed from agenda.

RECESS, RECONVENE

The Planning Commission recessed at 9:30 a.m. and reconvened at 9:35 a.m.

ITEM-7 COLLEGE COMMUNITY REDEVELOPMENT PLAN. 1) REZONE INITIATION; 2) ENVIRONMENTAL IMPACT REPORT AND MITIGATION Monitoring PROGRAM; 3) AMENDMENT TO THE COLLEGE AREA COMMUNITY PLAN; 4) COLLEGE COMMUNITY REDEVELOPMENT PLAN; 5) REZONES; AND, 6) PUBLIC FACILITIES FINANCING PLAN. PROCESS 5.

Paul Robinson requested a continuance of this item stating the Planning Commission does not have the agreement, therefore their packet is not complete.

Commissioner Karen McElliott stated did listen to the tape, and will participate.

No one spoke in opposition to a continuance.

Public testimony was closed.

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COMMISSION ACTION

On motion of Verna Quinn, seconded by Frisco White, the Commission voted 6-0 (Neils not present) to continue to September 16, 1993, at 1:30 p.m.

ITEM-4

TENTATIVE MAP/EXTENSION OF TIME (TM/EOT) NO. 93-0263. HALEY HILLS SUBDIVISION. NEGATIVE DECLARATION NO. 89-1075. LEGAL; PORTION OF LOT 52 & 53 LAS ALTURAS VILLAS SITES. LOCATION: 5775 RADIO COURT BETWEEN: OLVERA AVENUE AND: CERVANTES AVENUE. APPLICANT: PACIFIC LAND SURVEYING/MR. DECK. PROCESS 5.

Charles Deck, project engineer, requested a continuance of this item to meet with the Southeast Development Committee regarding environmental concerns.

Commissioner Quinn stated will be abstaining from this item.

No one spoke in opposition to the continuance.

Public testimony was closed.

COMMISSION ACTION

On motion of Frisco White, seconded by Lynn Benn, the Commission voted 5-0 (Quinn abstaining and Neils not present) to continue to September 9, 1993, at 9:00 a.m.

ITEM-3

APPEAL OF THE PLANNING DIRECTOR DECISION TO APPROVE LA JOLLA SHORES PLANNED DISTRICT PERMIT (LJS) PERMIT NO. 93-0198. PREISENDORFER RESIDENCE. ENVIRONMENTAL IMPACT REPORT NO. 93-0198, EXEMPT PURSUANT TO THE STATE CEQA GUIDELINES. PROJECT DESCRIPTION: 1594 SQUARE FT. ADDITION TO SINGLE FAMILY RESIDENCE. LEGAL: LOT 35 LA JOLLA HIGHLANDS UNIT 2 MAP NO. 3361. LOCATION: 8721 GLENWICK LAND BETWEEN: BORDEAUX AVENUE AND: GLENWICK PLACE. ZONE: *SF. APPLICANT: RUSSELL AND ANGELA PREISENDORFER. PROCESS 3.

Patricia Fitzgerald presented Planning Department Report No. P-93-126.

Michael Arbib representing himself and concern neighbors, spoke in opposition that not in character with the neighborhood.

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George Fujimoto presented photos and charts of homes in the neighborhood showing the height, that the proposed project not in conformance with the neighborhood.

Renee Simon, representing herself and husband, stating this project does not conform to the criteria and design standards set forth in the La Jolla Shores Design Manual, General Design Guidelines.

Linda Kozin spoke in opposition that the proposed project does not conform to characteristics of the neighborhood.

Mary Fujimoto spoke in opposition to the height, two-story project.

Lawrence L. Stolurow, representing himself, spoke in opposition and to maintain the consistency of the neighborhood.

P. Jobib spoke in opposition to the height and not in conformance with the neighborhood.

Sally Ashburn, representing La Jolla Shores Advisory Board, presented a letter, stating on May 18, 1993, the La Jolla Shores Advisory Board voted 4-1 to deny, not in character with the neighborhood.

Thomas Klauda, representing the applicant, stated this project is in compliance with the San Diego Municipal Code, Section 103.0303.4, Design Manual.

Public testimony was closed.

COMMISSION ACTION

On motion of Frisco White, seconded by Andrea Skorepa, the Commission voted 6-1 (Neils voting in the negative) to uphold the appeal, and deny the project.

RECESS, RECONVENE

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

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OTHER BUSINESS

Ernie Freeman, Planning Director, talked about the Seascape condominiums, Seapoint removal of Torrey Pines, a violation, August 4, 1993, trees removed were part of the required yard 15 feet setback, as well as the 10 foot required sideyard. landscaping manual forward to the homeowner association, code compliance, will keep the planning commission informed. 9/15/93 trees to be replaced.

ITEM-5 TENTATIVE MAP/EXTENSION OF TIME (TM/EOT) PERMIT NO. 92-0688. NEGATIVE DECLARATION NO. 89-0864. BOSTON AVENUE MAP. PROJECT DESCRIPTION: 12-LOT, 2.40-ACRE. LEGAL: PUEBLO LOT 1343 EAST 1/2 OF THE NORTHEAST QUARTER. LOCATION: BOSTON AVENUE BETWEEN: 40TH STREET AND; 39TH STREET. ZONE: MR-3000. APPLICANT: SAN DIEGO NATIONAL BANK. PROCESS 4.

Commissioner Quinn stated will be abstaining from this item.

Bill Tripp presented Planning Department Report No. P-93-113.

Anna Major, Chairperson, Southeast Development Committee, had concerns about the density what impact the children from this project, Balboa Elementary School, grading.

Salvador Del Rio stated this property is a burden to the community, upkeep, everybody dumps their trash onto this property, no one cares to clean, representing 15 property owners, will oppose any projects.

Reynaldo Pisano, representing Southeast San Diego Development Committee, stated opposed., Engineering address what method of plans for street improvements 1911 and the people who reside on the westside of 39th street north of Boston, would allow a pave street to be done. method of financing engineering to improve streets. letter dated July 22, 1993.

Gail Jensen-Bigknife, representing San Diego National Bank, available to answer questions.

Public testimony was closed.

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COMMISSION ACTION

On motion of Andrea Skorepa, seconded by Frisco White, the Commission voted 6-0 (Quinn abstaining) to continue to September 23, 1993, at 1:30 p.m. additional information, the current lack of the southeast san diego planned district permit, code violations, consistency with the neighborhood,

ITEM-6 INITIATION-OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE KEARNY MESA COMMUNITY PLAN TO REDESIGNATE A 2.41-ACRE SITE FROM INDUSTRIAL AND BUSINESS PARK TO COMMERCIAL-INTERSTATE RETAIL CENTER.

Shelly Kilbourn presented Planning Department Report No. P-93-122.

Susan Lay, representing Ching Mei Chou, gave a brief background of the property, spoke in favor of the initiation and exemption from the consolidation requirement. letter dated May 17, 1993.

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 7-0 to initiate as amended, and waive the consolidation process.

RECESS, RECONVENE

The Planning Commission recessed at 11:50 a.m. and reconvened at 1:45 p.m.

ITEM-8 ZONING CODE UPDATE PHASE 1. WORKSHOP/INFORMATIONAL.

Kelly Broughton presented Planning Department Report No. P-93-133.

Besty McCullough and Betsy Weisman distributed Chapter 11.1, Land Development Ordinance, Administration and Procedures. They discussed the information that was distributed.

Kelly Broughton talked about Phase 1 and 2. He said there will be future workshops.

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COMMISSION ACTION

No action taken. Workshops to be scheduled.

ADJOURNMENT

The Commission adjourned at 4:30 p.m.