

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
OCTOBER 27, 1988
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:00 a.m.
The Planning Commission adjourned at 12:20 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-absent
Commissioner Ralph Pesqueira-absent
Commissioner Albert Kercheval-present
Commissioner Paula Oquita-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Michael J. Stepner, City Architect-present
Lee Okeson, Deputy Director, Development Planning-present
Mary Lee Balko, Deputy Director, Community Planning-present
Fred Conrad, Chief Deputy City Attorney-present
Jim McLaughlin, Engineering and Development-present
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF OCTOBER 6, 1988

COMMISSION ACTION

On motion of PAULA OQUITA, seconded CHRIS CALKINS, the Commission voted 5-0 (PESQUEIRA and LARSEN not present) to approve the minutes of October 6, 1988.

ITEM-2 INITIATION OF THE LA JOLLA CORONA REZONE REQUEST TO IMPOSE THE HILLSIDE REVIEW OVERLAY ZONE. LOCATED SOUTH AND EAST OF LA JOLLA RANCHO DRIVE, WEST OF LA JOLLA MESA DRIVE, AND NORTH OF AVENIDA AMANTEA IN THE R1-10000 AND COASTAL ZONES IN THE LA JOLLA COMMUNITY. OWNER/APPLICANT: CITY OF SAN DIEGO.

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by CHRIS CALKINS, the Commission voted 5-0 (PESQUEIRA and LARSEN not present) to initiate a rezone for La Jolla Corona as recommended by the Department.

ITEM-2A CENTRE CITY LINKAGES, SAN DIEGO BAY -- BALBOA PARK CONNECTOR, PROJECT; MODULE I: CONCLUSIONS. DEMONSTRATION LINK PROJECT AND DEVELOPMENT CRITERIA FOR STREETS (IN CENTRE CITY) PROPOSED BY WALLACE, ROBERTS AND TODD/ECONOMIC RESEARCH ASSOCIATES/NOLTE AND ASSOCIATES/DKS ASSOCIATES.

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by CHRIS CALKINS, the Commission voted 5-0 (PESQUEIRA and LARSEN not present) to conceptually approve the Bay-Park Link Module 1 as recommended by the Department.

ITEM-3 APPEAL OF THE BUCCELLATO RESIDENCE HILLSIDE REVIEW/ RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 88-0461. LOCATED AT THE SOUTHEAST CORNER OF NEALE STREET AND WASHINGTON STREET IN THE R1-5000/HR ZONE IN THE UPTOWN COMMUNITY. EQD NO. 88-0461. OWNER/APPLICANT: KENNETH J. BUCCELLATO. APPELLANTS: CARLOS D. PICKERING.

HOWARD GREENSTEIN presented Planning Department Report No. 88-417.

CARLOS PICKERING, appellant, spoke in opposition to the project. He cited as his concern soils stability in the area and the grading that would occur to develop the property. He further questioned whether the applicant was a licensed, reliable contractor.

YOLANDA PICKERING, resident of Neale Street, stated her concern was slope stability and the safety of her home.

EILEEN HOPE, area resident, stated her main concern was the stability of the hillside and the grading that would occur. She questioned whether grading would be done before the rainy season began.

HELEN HAMMOND, area resident, stated she had no objection to the home being constructed.

NANCY MCLLOUD stated she lived directly across from the proposed residence and had no objection. She felt it would be an asset to the area.

KEN BUCCELLATO, applicant, spoke in support of the project. He stated he was a reliable, fully licensed bonded contractor and qualify to develop the project. He then reviewed the design for the project.

COMMISSION ACTION

On motion LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 5-0 (PESQUEIRA and LARSEN not present) to certify the Negative Declaration and deny the appeal and approve the project with the following modifications:

- "1. That no grading occur between November 1 and March 31. This period could be extended at the discretion of the City Engineer.
2. Any disturbance on the slope as a result of grading be stabilized prior to the rainy season."

ITEM-4 INITIATION OF AN AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN FOR LA JOLLA VILLAGE SQUARE. REQUEST TO INITIATE AN AMENDMENT TO THE DEVELOPMENT INTENSITY ELEMENT OF THE UNIVERSITY COMMUNITY PLAN TO INCREASE THE DEVELOPMENT INTENSITY OF THE LA JOLLA VILLAGE SQUARE SITE (SUBAREA 78) AND A PORTION OF THE CAPE LA JOLLA SITE (SUBAREA 79) FROM 737,250 SQUARE FEET OF REGIONAL COMMERCIAL TO 950,000 SQUARE FEET. THE SITE IS BOUNDED ON THE NORTH BY NOBEL DRIVE, ON THE EAST BY INTERSTATE 5, ON THE WEST BY VIA LA JOLLA DRIVE AND VIA MALLORCA AND ON THE SOUTH BY CAPE LA JOLLA (SEE ATTACHMENT 1). OWNER/APPLICANT: T&S DEVELOPMENT (SEE ATTACHMENT 2 FOR LIST OF PERSONS WITH A FINANCIAL INTEREST).

SUSAN BALDWIN presented Planning Department Report No. 88-415.

MICHAEL LABAR, SGPA, representing T&S Development, spoke regarding the plan initiation.

JOHN ZIMMERMAN, applicant, spoke regarding the retail center and the proposed modifications.

ANDY SCHLAEFLI, representing the applicant, spoke regarding the traffic circulation in the area.

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by AL KERCHEVAL, the Commission voted 2-3 (the Chair, BENN and CALKINS voting in the negative with PESQUEIRA and LARSEN not present) to initiate the plan amendment as recommended by the Department. This motion failed for lack of four affirmative votes.

RECESS, RECONVENE

The Commission recessed at 10:15 a.m. and reconvened at 10:20 a.m.

ITEM-5 HAZARDOUS WASTE FACILITY SITING CRITERIA

DEBBIE COLLINS presented Planning Department Report No. 88-419.

LAURA TAMAYO, County staff, reviewed the County's Hazardous Waste Management Plan currently under development.

DIANE TAKVORIAN, representing the Environmental Health Coalition, spoke in support of the interim guidelines.

DAVID ODELL spoke in support of the guidelines but recommended they be expanded to include conditions outlined in the La Jolla Town Council's letter to the Planning Commission dated October 17, 1988.

RICHARD RAUSHENBUSH, representing Ogden Environmental Services, urged the Commission to review the comments from the Department of Health Services prior to final adoption of the siting criteria. He also expressed concern that the guidelines not be so restrictive as to eliminate placement of these facilities in the San Diego area.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by AL KERCHEVAL, the Commission 3-2 (the Chair and BENN voting in the negative with PESQUEIRA and LARSEN not present) to recommend removing any reference to property values and compensation contained in Page 155 of the Hazardous Waste Siting criteria. This motion failed for lack of four affirmative votes.

On motion of LYNN BENN, seconded by KARL ZOBELL, the Commission voted 3-2 (KERCHEVAL and OQUITA voting in the negative with (PESQUEIRA and LARSEN not present) to approve the Hazardous Waste Facility Siting Criteria as an interim guideline. This motion failed for lack of four affirmative votes.

ITEM-6 AMENDMENT TO NORTH CITY WEST PLANNED DISTRICT ORDINANCE (ADDITION OF MEDICAL OFFICES)

BOB DIDION indicated that staff was requesting a two-week continuance on this item. He noted the applicant concurred with the requested continuance.

COMMISSION ACTION

On motion of LYNN BENN, seconded by PAULA OQUITA, the Commission voted 5-0 (PESQUEIRA and LARSEN not present) to continue this item to November 10, 1988 at 9:00 a.m.

ITEM-7 COMMUNICATION FROM HOUSING COALITION REGARDING HOUSING ELEMENT REPORT

DICK MIURA presented Planning Department memorandum dated October 20, 1988.

Responding to the Commission, MR. CONRAD indicated there was no requirement in the Municipal Code that an annual housing report be prepared.

HANS JOVISHOFF spoke regarding the need for the housing element report.

MELVIN SHAPIRO, member of the Housing Coalition, spoke regarding the housing annual report and indicated his concern about the distinction of low income housing and how it would be presented in subsequent reports.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by AL KERCHEVAL, the Commission voted 5-0 (PESQUEIRA and LARSEN not present) to accept the staff report.

ITEM-8 LIVING UNIT ORDINANCE

JUDY LENTHALL presented Planning Department Report No. 88-410.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 5-0 (PESQUEIRA and LARSEN not present) to set this item for public hearing.

ITEM-9 UPTOWN EMERGENCY ORDINANCE FOR RESIDENTIAL HOTELS (SRO'S) - EXTENSION OF TIME. THIS ITEM IS AN EXTENSION OF THE UPTOWN EMERGENCY ORDINANCE FOR RESIDENTIAL HOTELS, WHICH WILL EXPIRE ON FEBRUARY 8, 1989. APPLICANT: CITY OF SAN DIEGO.

JOHN WILHOIT presented Planning Department Report No. 88-411.

TESS WILCOXSON, representing Uptown Planners, spoke in favor of the interim ordinance.

HANS JOVISHOFF recommended that the parking ratio be lowered because of his concern that high parking ratios increase the cost of housing.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by PAULA OQUITA, the Commission voted 5-0 (PESQUEIRA and LARSEN not present) to approve the extension of time as recommended by staff.

ITEM-10 APPEAL OF THE DECISION OF THE PLANNING DIRECTOR TO APPROVE LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 88-0753 FOR A TWO UNIT RESIDENTIAL BUILDING. A 0.13 ACRE SITE LOCATED AT 8009-8011 PASEO DEL OCASO IN THE MF-1 ZONE IN THE LA JOLLA SHORES PLANNED DISTRICT. OWNER/APPLICANT: ANTHONY DELEONARDIS. APPELLANTS: LA JOLLA SHORES ASSOCIATION, FOREST MILLER AND JANE LATTIN.

TIM PAWLAK presented Planning Department Report No. 88-423.

FOREST MILLER, La Jolla Shores Association, spoke in opposition to the project. He stated that the proposed structure was out of character with the neighborhood because of its bulk and scale.

JANE LATTIN stated she had a petition containing 101 signatures of neighbors opposed to the project. Their opposition based on the scale of the project.

SUE OXLEY stated that it was a very large structure and she urged that the project be denied.

LARRY KELLER, La Jolla Shores Association, spoke in support of the appeal and denial of the project basing his opposition on the deviation from the Planned District Ordinance.

DAVID DORNE, representing the applicant, stated that the proposed building did conform with the scale of the surrounding area and the project exceeded the standards under the ordinance. He stated the variance was not necessary because it did not apply to the project. He noted the building coverage only referred to those properties that would be see-through to the ocean. He pointed out that the ocean was not visible from this property.

PATRICK EDINGER reviewed the design of the structure.

ALBERTA JONES stated she lives near the property and felt that it would be an asset to the neighborhood.

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by AL KERCHEVAL, the Commission voted 5-0 (PESQUEIRA and LARSEN not present) to approve the appeal and deny the project based on its lack of adherence to the guidelines under the Planned District Ordinance.

ITEM-11 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

There were no announcements nor public comment during this portion of the meeting.

ADJOURNMENT

The meeting adjourned at 12:20 p.m.