

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
APRIL 21, 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 9:10 a.m.
The Planning Commission adjourned at 2:40 p.m.

ATTENDANCE DURING THE MEETING:

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

ITEM-1 MINUTES

APPROVAL OF MINUTES OF MARCH 31, 1988

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 5-0 (PESQUEIRA and CALKINS not present) to approve the minutes of March 31, 1988.

ITEM-2 REZONING CASE NO. 87-0115, FROM A1-10,000 (HILLSIDE REVIEW OVERLAY) TO THE R1-5,000 (HRO) AND OPEN SPACE PARK ZONES OVER A 40.3-ACRE SITE. LOCATED AT THE SOUTHERLY TERMINUS OF LA TRUCHA STREET BETWEEN STARGAZE AVENUE AND ROTHERHAM WAY. PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN. PENASQUITOS EAST COMMUNITY PLANNING AREA. OWNER/APPLICANT: FREDERICK HAMPE, RAYMOND HAMPE, RICHARD B. WILLIAMS AND BESSIE M. WILLIAMS.

KEN UNRUH, representing the applicant, requested a continuance to June 16, 1988 at 9:00 a.m.

No one opposed the continuance.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 5-0 (PESQUEIRA and CALKINS not present) to continue this item to June 16, 1988 at 9:00 a.m.

RECESS, RECONVENE

The Commission recessed at 9:15 a.m. and reconvened at 9:20 a.m.

ITEM-3 LA JOLLA PLANNED DISTRICT ORDINANCE AMENDMENTS. THE CITY COUNCIL, AT A PUBLIC HEARING ON MARCH 15, 1988, REFERRED CERTAIN PROPOSED REVISIONS OF THE LA JOLLA PLANNED DISTRICT ORDINANCE (PDO) TO THE PLANNING COMMISSION FOR REVIEW AND RECOMMENDATIONS. THE PROPOSALS WOULD MAKE SIGNIFICANT CHANGES IN DENSITY AND DEVELOPMENT STANDARDS IN THE PLANNED DISTRICT PORTIONS OF LA JOLLA. OWNER/APPLICANT: CITY OF SAN DIEGO.

BOB SAWYER presented Planning Department Report No. 88-141.

ROB WHITTEMORE, speaking on behalf of the La Jolla Town Council and Planning Association, spoke in support of the amendments to the La Jolla Planned District Ordinance.

LARRY KELLER supported the amendments to the Planned District Ordinance.

ORIN GABSCH spoke in support of the amendments.

DAVID ISH, representing the La Jolla Town Council, spoke in favor of the amendments.

ANNE DICK, representing the St. James by the Sea Church, stated she was opposed to the proposed amendment. She indicated the proposal would limit the church property to two stories and 30 feet. She requested they be exempted from the provisions of the proposed Ordinance.

FRITZ LIEBHARDT, representing La Jollans for Responsible Planning, spoke in opposition to the proposed amendments. He felt any amendment to the ordinance should be conditioned upon specific traffic improvements for the area.

DAN IRWIN spoke in opposition to the amendments. He indicated traffic was their main problem and he would like to see strong efforts made to resolve these problems.

PAUL REED spoke in opposition to the proposed amendments. He questioned the encouragement of retail establishments as opposed to office space. He stated they had plenty of retail in the area and they needed a balanced approach.

LEW MUSSER spoke in opposition to the proposed amendments.

ROBIN THARP, representing La Jolla Mediterranean Villas, spoke in opposition to the proposed amendments. She felt any revision to the PDO should be tied to implementation of a traffic improvement program.

ABE COHEN spoke in opposition to the proposed amendments. He stated he had not received adequate notice of the hearing.

FREDERICK LIEBHARDT spoke in opposition to the proposed amendments.

RECESS, RECONVENE

The Commission recessed at 10:25 a.m. and reconvened at 10:45 a.m.

CHAIRMAN ZOBELL indicated there may have been a noticing error for the hearing and suggested the matter be continued to allow for any possible renoticing.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 7-0 to continued this item to May 12, 1988 at 2:30 p.m. The Commission further conditioned this continuance to limit public testimony to only those who may not have properly noticed as well as allowing five minutes for both opponents and proponents of the amendments.

RECESS, RECONVENE

The Commission recessed at 10:50 a.m. and reconvened at 1:30 p.m.

ITEM-4,

- 4A and 5
1. APPEAL OF THE COSTA VERDE PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 87-0991.
 2. RECOMMENDATION TO THE CITY COUNCIL ON PROPOSED AMENDMENTS TO THE COSTA VERDE SPECIFIC PLAN.
 3. RECOMMENDATION TO THE CITY COUNCIL ON AN AMENDMENT TO THE COSTA VERDE DEVELOPMENT AGREEMENT, CASE NO. 88-0352.

LOCATED ON THE SOUTH SIDE OF LA JOLLA VILLAGE DRIVE, NORTH OF NOBEL DRIVE, WEST OF GENESEE AVENUE, AND EAST OF REGENTS ROAD IN THE COSTA VERDE SPECIFIC PLAN AREA IN THE UNIVERSITY COMMUNITY. EQD NO. 87-0991.
OWNER/APPLICANT: GUARANTY SERVICE CORPORATION.
APPELLANT: HOWARD E. VAN SICLEN: PLANNED RESIDENTIAL DEVELOPMENT PERMIT.

KEVIN SULLIVAN presented Planning Department Report No. 88-145.

PAUL ROBINSON, attorney representing the applicant, gave a history of the project.

MARK STEELE, project planner and architect, stated there was a misunderstanding about the 75-foot separation between the market and residential units.

MR. OKESON indicated an appropriate condition could state that the 75-foot separation would be between the structures of the PCD and PRD.

A.J. SWANSON, area resident, indicated he was in support of the project.

PAUL ROBINSON indicated there were two issues with respect to the development agreement. He recommended that conditions 28 and 29 be removed from the conditions of the PCD. He further requested that the requirement of building the first pedestrian bridge be delayed and they would accelerate construction of the second bridge constructing them simultaneously.

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by YVONNE LARSEN, the Commission voted 4-3 (CALKINS, BENN and the CHAIR voted in the negative) to approve in concept the construction delay of the pedestrian bridge.

On motion of PAULA OQUITA, seconded by RALPH PESQUEIRA, the Commission voted 6-1 (BENN voting in the negative) to delete conditions 28 and 29 from the PRD.

On motion of PAULA OQUITA, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to deny the appeal and approve the amendment to the PRD, the development agreement and the specific plan as recommended by staff.

ITEM-6 REZONE FROM CN-2 TO CN-1 ON PARK BOULEVARD AT ESSEX STREET IN NORTH PARK. THE PROPOSED CITY-INITIATED REZONE FROM THE CN-2 ZONE (COMMERCIAL-NODE 2) TO THE CN-1 ZONE (COMMERCIAL-NODE 1) OF THE MID-CITY COMMUNITIES PLANNED DISTRICT IS A RESULT OF A CITY COUNCIL REQUEST AT THE NOVEMBER 2, 1988, HEARING ON THE NORTH PARK REZONINGS TO EXAMINE THE PROPOSED ZONING OF THE SOUTHEAST CORNER OF PARK BOULEVARD AND UNIVERSITY AVENUE. APPLICANT: CITY OF SAN DIEGO.

JEAN CAMERON requested a continuance on this item to May 5, 1988 at 1:30 p.m. in order to properly notice the item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 7-0 to continue this item to May 5, 1988 at 1:30 p.m.

ITEM-7 DETERMINATION OF VACANCY RATE FOR APARTMENT RENTAL UNITS.

DENNIS TURNER presented Planning Department Report No. 88-139.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to find the vacancy rate in excess of five percent as recommended by staff.

ITEM-8 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

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

ADJOURNMENT

The Commission adjourned at 2:40 p.m.