

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
APRIL 6, 1989
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 3:50 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-present
Commissioner Albert Kercheval-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Michael J. Stepner, City Architect-present
Fred Conrad, Chief Deputy City Attorney-present
Mary Lee Balko, Acting Deputy Director, Community
Planning-present
Tom Salgado, Principal Planner-present
Tom Murphy, Acting Principal Planner, Development
Planning-present
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF FEBRUARY 23 AND MARCH 16, 1989

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 6-0 (KERCHEVAL not present) to approve the minutes of February 23, 1989 and March 16, 1989.

ITEM-2 COASTAL DEVELOPMENT PERMIT NO. 88-1311. PROJECT NAME: GABLE RESIDENCE. THE PROJECT PROPOSES THE CONSTRUCTION OF A 3,965-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH A TWO CAR DETACHED GARAGE (SEE ATTACHMENT 1, FIGURE 1-SITE PLAN. THE PROJECT SITE IS LOCATED ON SILVERGATE PLACE, SOUTH OF VIA FLORES (SEE ATTACHMENT 2, LOCATION MAP). LOCATION: 3577 SILVERGATE PLACE. APPLICANT: MR. & MRS. WILLIAM GABLE.

ITEM-5 COASTAL DEVELOPMENT PERMIT NO. 89-0136. PROJECT NAME: CHRISTIANSEN RESIDENCE. THE PROJECT INVOLVES A COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A TWO-STORY, 3,707-SQUARE-FOOT, SINGLE-FAMILY RESIDENCE WITH A POOL AND SPA. THE 15,155-SQUARE-FOOT PROJECT SITE IS LOCATED ON MIRA MONTANA PLACE IN THE TORREY PINES/HENEGAR HOMES PLANNED RESIDENTIAL DEVELOPMENT. APPLICANT: GARY AND ALINE CHRISTIANSEN.

ITEM-6 COASTAL DEVELOPMENT PERMIT NO. 88-1293. PROJECT NAME: ROMBERG RESIDENCE. THE PROJECT PROPOSES THE CONSTRUCTION OF A 4,587-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE. THE PROJECT IS LOCATED ON CAMINITO BASSANO WEST IN THE LA JOLLA COMMUNITY PLAN AREA. LOCATION: CAMINITO BASSANO WEST. APPLICANT: LARS, SOLVEIG AND BJORN ROMBERG.

ITEM-7 COASTAL DEVELOPMENT PERMIT NO. 88-1294. PROJECT NAME: HESS RESIDENCE. THE PROJECT PROPOSES THE CONSTRUCTION OF A 4,868-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE. THE PROJECT IS LOCATED ON CAMINITO BASSANO EAST IN THE LA JOLLA COMMUNITY PLAN AREA. APPLICANT: MICHAEL AND ELAINE HESS.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to approve the consent items.

ITEM-3 COASTAL DEVELOPMENT PERMIT NO. 89-0235. PROJECT NAME: PARKER RESIDENCE. THE PROJECT INVOLVES A COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A TWO-STORY, 3,366-SQUARE-FOOT, SINGLE-FAMILY RESIDENCE WITH A BUILT-IN GARAGE AND WORKSHOP. LOCATION: THE 6,522-SQUARE-FOOT PROJECT SITE IS LOCATED AT 13626 DURANGE DRIVE IN TORREY PINES. APPLICANT: J.D. PARKER.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 6-0 (BENN abstaining) to approve the consent item.

ITEM-4 COASTAL DEVELOPMENT PERMIT NO. 88-1278. PROJECT NAME: WYKOWSKI RESIDENCE. THE PROJECT PROPOSES A CONVERSION OF A THREE-UNIT RESIDENTIAL STRUCTURE TO A ONE-UNIT STRUCTURE AND THE CONSTRUCTION OF AN ADDITIONAL DETACHED RESIDENTIAL STRUCTURE. A NEW TWO-CAR ATTACHED GARAGE IS PROPOSED IN ADDITION TO THE EXISTING THREE CAR GARAGE. THE PROJECT SITE IS LOCATED ON SANTA MONICA AVENUE BETWEEN FROUDE STREET AND GUIZOT STREET IN THE PENINSULA AREA. LOCATION: 4575 SANTA MONICA AVENUE. APPLICANT: GARRET WYKOWSKI.

FRANK BACHMAN spoke in opposition to the consent item.

GARRETT WYKOWSKI indicated his support for the project stating they were in compliance with all applicable regulations.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to approve the consent item.

ITEM--8 UPTOWN COMMUNITY PLAN AMENDMENTS AND IMPLEMENTATION. THIS ITEM INCLUDES REFINEMENTS TO THE UPTOWN COMMUNITY PLAN AND THE REZONING OF AREAS WITHIN THE UPTOWN COMMUNITY PLAN AREA TO IMPLEMENT THE RECENTLY ADOPTED COMMUNITY PLAN; AND REVISIONS TO THE MID-CITY COMMUNITIES PLANNED DISTRICT ORDINANCE TO PROVIDE FOR ITS USE IN UPTOWN. PORTIONS OF THIS PROGRAM WERE APPROVED AT A PREVIOUS HEARING ON FEBRUARY 16, 1989. APPLICANT: CITY OF SAN DIEGO.

JOHN WILHOIT presented Planning Department Report No. 89-185.

ROBERT ORPHY spoke in support of staff recommendation regarding Issue 3 identified in the staff report.

MARK KRASNER, representing Jackson and Associates, stated he was in opposition to the staff's representation that the Bachman property be excluded from the NP-1 Zone designation.

ALAN HAYNIE, representing Malcolm and Dorothy Coats, recommended MR-1000 zoning for his client's property.

JIM MILCH, representing Ralph G. Miller, stated that his client's property south of Arbor Drive had been previously designated open space but that property was currently developed with a condominium project between Bachman and Montecito.

LEONARD DALE, representing Third Street Properties, spoke in opposition to the zoning for the area.

CHARLES ROSS, Third Street Properties, indicated his opposition to rezoning based on potential historic significance of the property.

ELMER SCHAEFER indicated his opposition to the zone change recommended for the property on Front between Upas and Walnut.

JOHN CHU, representing Ed Cunningham, spoke in opposition to the proposal that the lower portion of his property be placed in an open space zone.

FRED BLECKSMITH spoke in opposition to the proposed zoning on his property.

RICHARD GWENN stated he would be opposed to any high density zoning.

JAMES GUTHRIE, representing the Normal Heights CDC, spoke in opposition to the draft Mid-City Planned District Ordinance.

ERIC NASLUND, representing Uptown Planners, indicated his opposition stating the NP1 zoning adjacent to UCSD should extend only from Front Street to First Avenue, and further, he recommended that the R1-5000 zoning be maintained on portions of Third Avenue.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 6-1 (ZOBELL voting in the negative) to recommend rezoning from R-600 to MR-1000 for properties on the east side of Front Street between Walnut Street and Upas Street as recommended by the Department.

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 5-2 (BENN and LARSEN voting in the negative) to approve MR-1500 zoning to properties located at 3525, 3543, 3557 and 3565 Third Avenue as recommended by the Department.

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 4-3 (LARSEN, PESQUEIRA and KERCHEVAL voting in the negative) to follow staff's recommendation and recommend R1-5000 and R1-20000 (HR) zoning to the property located at the southeast of the southerly terminus Goldfinch, south of Thorn Street (Blecksmith property).

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to recommend the proposed NP-1 zoning with the Community Plan Implementation Overlay Zone to that property generally bounded by Dickinson Street and Montecito Way, Front Street and Bachman Place, to include [Alternative 2 for] Area 3 as per Attachment 3 which included those areas outlined in black on the map.

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 7-0 to reduce the open space designation in the area of Bachman Canyon as shown on the exhibit.

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 7-0 to approve the proposed amendments to the Mid-City Community Planned District Ordinance on the Mid-City and Greater North Park community as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 10:25 a.m. and reconvened at 10:30 a.m.

ITEM-9 GOLDEN HILL COMMUNITY PLAN AMENDMENTS AND IMPLEMENTATION. THIS ITEM INCLUDES ADJUSTMENTS TO THE GOLDEN HILL COMMUNITY PLAN, THE REZONING OF AREAS WITHIN THE GOLDEN HILL COMMUNITY PLAN AREA AND THE REVISING OF THE GOLDEN HILL PLANNED DISTRICT ORDINANCE TO IMPLEMENT THE RECENTLY ADOPTED COMMUNITY PLAN. APPLICANT: CITY OF SAN DIEGO.

HEIDI WAKHAM presented Planning Department Report No. 89-179.

DEBORAH CASHO, representing the Golden Hills Community Planning Group, spoke in support of the plan amendment.

ANNE REIDMAN, representing the Golden Hills Business Association, spoke in support of the planned district ordinance revisions.

CONNIE McDONOUGH spoke in support of the planned district ordinance.

JIM WERMERS, member of the Planning Committee, indicated his support for the proposed revisions to the PDO.

DAVID ENGBIRTSON spoke in support of the proposed revisions.

PAT MARTIN spoke in support of the proposed downzoning in the area.

BEVERLY NEDDEAU spoke in support of the planned district ordinance revisions.

MORRIS BENDAH spoke in support of the revisions to the planned district ordinance.

KATE TOOMIRE, representing the Second Church of Christ, expressed concern about the proposed rezoning on the

church's property, explaining that the off-street parking requirements would be substandard.

CHRISTOPHER CELENTINO spoke in opposition to the proposed rezonings.

EDWARD MURPHY, representing Eleni Jagon, spoke in opposition to the proposed rezoning on their property.

BRUCE DAMMANN indicated he was supportive of the revisions to the PDO with exception of the areas from 25th to 29th. He felt that the recommended downzoning was inappropriate for the area.

RICHARD ESPOSITO spoke in opposition to the proposed down zoning.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 6-0 (KERCHEVAL not present) to continue this item to June 8, 1989 at 9:00 a.m.

ITEM-10 PENINSULA COMMUNITY PLAN AMENDMENT AND LOCAL COASTAL PROGRAM AMENDMENT TO APPLY THE COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE TO PORTIONS OF VOLTAIRE STREET. A CITY INITIATED AMENDMENT TO THE PENINSULA COMMUNITY PLAN TO APPLY THE TYPE B COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ) TO THE COMMERCIALY DESIGNATED AREA OF VOLTAIRE STREET AND AN AMENDMENT TO THE LOCAL COASTAL PROGRAM LAND USE PLAN AND IMPLEMENTING ORDINANCES TO APPLY THE CPIOZ TO THOSE PROPERTIES WITHIN THE COASTAL ZONE. OWNER/APPLICANT: CITY OF SAN DIEGO.

CHRIS JACOBS presented Planning Department Report No. 89-157.

ANNE JACKSON, chair, Peninsula Community Planning Group, spoke in support of the CPIOZ guidelines for Voltaire Street.

BRUCE PELING, spoke in support of the proposed CPIOZ on Voltaire.

DICK LAREAU, Chairman of Point Loma Village Association, indicated their support for the proposed overlay zone.

GREG BOWERMAN spoke in support of the overlay zone.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 6-0 (KERCHEVAL not present) to approve application to the CPIOZ as recommended by the Department.

ITEM-11 APPEAL OF THE CHAPPARONE AUTO CENTER OF MIRAMAR, PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 88-1013 (AMENDMENT TO PID NO. 87-0103). LOCATED ON THE NORTH SIDE OF MIRAMAR ROAD BETWEEN MIRAMAR PLACE AND CAMINO SANTA FE IN THE M-1B ZONE IN THE MIRA MESA COMMUNITY.
OWNER/APPLICANT: GM PROPERTIES.

TOM WILLIAMS presented Planning Department Report No. 89-188.

GARY KAKU, representing the applicant, indicated his support for the project and stating that the issue was one of land use designation.

GARY BOSTWICK, applicant, stated they had unanimous support from the community planning group for their proposed development.

CHARLES SHURR spoke in opposition to the permit.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (CALKINS and KERCHEVAL not present) to continue this item to April 13, 1989 at 9:00 a.m. The purpose of the continuance was to afford to an opportunity to develop restrictive language to prohibit retail sales on the site.

RECESS, RECONVENE

The Commission recessed at 12:25 p.m. and reconvened at 1:50 p.m.

ITEM-12 MISSION VALLEY PLANNED DISTRICT ORDINANCE - FEBRUARY, 1989, DRAFT, AND MARCH 17, 1989, ADDENDUM. THE MISSION VALLEY PLANNED DISTRICT ORDINANCE IS THE PROPOSED PERMANENT IMPLEMENTING LEGISLATION FOR THE MISSION VALLEY COMMUNITY PLAN. FOR DEVELOPMENT INTENSITY PURPOSES, THIS ORDINANCE ALSO APPLIES TO THE PORTION OF LINDA VISTA TAKING ACCESS OFF OF FRIARS ROAD.

NANCY SCHWARZ presented Planning Department Report No. 89-191.

MARK STEELE, representing Mission Valley West, stated they were in support of the PDO with the exception of the mixed-use designation proposed for the site. He indicated they were not sure whether they could develop the property as a mixed-use project. He further questioned whether the specific plan would take priority over the community plan, noting they were operating under the FISDRIP specific plan.

RICK ASCHENBRENNER, representing the Mission Valley Unified Planning Group, spoke in opposition to the LRT policy. He felt the policy should be changed and felt it should be removed from the Planned District Ordinance.

MATT PETERSON, representing Fashion Valley, questioned whether the improvements would require discretionary review. He also felt a minor deviation from the existing traffic allocation should be allowed.

WILLIAM MARKEY, representing Warner Ranch, spoke in opposition to the requirements of the LRT in the Mission Valley Plan.

WILLIAM RICK, representing Rick Engineering, requested that his property at Colosa and Friars Road be exempted from the ordinance provisions relating to traffic improvement assessments.

CRAIG BEAM, representing Mission Valley Associates and Fenton Material, spoke in opposition to the Mission Valley PDO.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by KARL ZOBELL, the Commission voted 3-2 (BENN and BERNET voting in the

negative with KERCHEVAL and PESQUEIRA not present) to recommend exemption of the Rick Engineering property from the requirements contained in the PDO. This motion failed for lack of four affirmative votes.

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission 5-0 (KERCHEVAL and PESQUEIRA not present) to recommend approval of the planned district ordinance as recommended by staff noting areas of concern regarding the method of financing the LRT for Mission Valley, practicality of accommodating the Fashion Valley Shopping Center and acknowledging the concerns with development agreements as commented by MR. BEAM.

ITEM-13 APPEAL OF THE VALDES PARTNERSHIP COASTAL DEVELOPMENT PERMIT AND VARIANCES (NO. 88-1108). LOCATED ON VALDES DRIVE IN THE R1-8000 ZONE IN THE LA JOLLA COMMUNITY. EQD NO. 88-1108. OWNER/APPLICANT: VALDES PARTNERSHIP.

KARL ZOBELL abstained from discussion vote on this item.

YVONNE LARSEN assumed chair of the meeting.

Noting only four Commissioners were present that could participate and vote on this item, the chair asked if there were those who would like a continuance.

PHIL OBERHANSLEY, representing Dr. and Mrs. Cheng, requested a continuance on this matter.

TOM CAYWOOD, representing the applicant, indicated he would prefer the Commission consider the item today.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4-0 (ZOBELL abstaining with KERCHEVAL AND PESQUEIRA not present) to continue this item to April 13, 1989 at 3:00 p.m.

KARL ZOBELL assumed chair of the meeting.

ITEMS-14 REZONING CASE NUMBERS 89-0357, 89-0358 AND 89-0359.
THRU 16 FROM THE A-1-1 AND A-1-10 ZONES TO THE R1-5000, R-1500,
M-IP AND M-1B ZONES, IN THE SORRENTO HILLS COMMUNITY.
402.6 ACRES LOCATED EAST OF THE INTERSTATE 5 FREEWAY AND
SOUTH OF CARMEL VALLEY ROAD. IT IS DESCRIBED AS
PORTIONS OF SECTIONS 29-32, T14S, R3W, SBM.
OWNER/APPLICANT: THE NEWLAND GROUP, INC. AND SAN DIEGO
GAS AND ELECTRIC CO.

NICK OSLER presented Planning Department Report
No. 89-176. He noted that SDG&E did not want their
ownership to be included in the proposed rezoning.

ALAN PERRY, representing the Newland Group, spoke in
support of the rezoning.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS,
the Commission voted 4-1 (BENN voting in the negative
with KERCHEVAL and PESQUEIRA not present) to certify the
mitigated negative declaration and recommend approval of
the rezoning of the Newland Group Ownership as
recommended by the Department.

On motion of CHRIS CALKINS, seconded by KARL ZOBELL, the
Commission voted 5-0 (KERCHEVAL and PESQUEIRA not
present) to continue the rezonings on the SDG&E
Ownership to April 13, 1989 at 9:00 a.m.

ITEM-16A OMNIBUS GENERAL PLAN AMENDMENT 1989-1.

JULIE HUDDLE presented Planning Department Report
No. 89-200.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS,
the Commission voted 5-0 (KERCHEVAL and PESQUEIRA not
present) to approve the General Plan Omnibus Program as
recommended by staff.

ITEM-17 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

No one appeared to speak at this time.

ADJOURNMENT

The Commission adjourned at 3:50 p.m.