

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
SEPTEMBER 21, 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 4:30 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-present
Commissioner Scott Bernet-not present
Commissioner Edward Reynolds-present
Commissioner Chris Calkins-present
Commissioner Lynn Benn-present
George Arimes, Assistant Planning Director-present
Fred Conrad, Chief Deputy City Attorney-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Stacie Plante, Engineering and Development-present
Jim Ragsdale, Principal Planner-present
Recorder Janet MacFarlane-present

ITEM-1 THIS ITEM WAS REMOVED FROM THE AGENDA.

ITEM-2 APPEAL OF THE BERMUDA CONDOMINIUMS COSTAL DEVELOPMENT PERMIT (NO. 89-0469). LOCATED AT THE NORTHEAST CORNER OF BERMUDA AVENUE AND PESCADERO ROAD IN THE R-1750 ZONE IN THE OCEAN BEACH COMMUNITY. EQD NO. 89-0469. LEGAL DESCRIPTION: LOTS 13 THRU 18, BLOCK 44, OCEAN BEACH MAP NO. 279. OWNER/APPLICANT: MICHAEL G. 7 GALE E. MARINKOVICH. APPELLANTS; LELAND KEVIN SHANNON.

GEORGIA SPARKMAN presented Planning Department Report No. 89-457.

KEVIN SHANNON, appellant, spoke in opposition to the permit. He stated the parking was inadequate, the bulk and scale of the proposed project was too massive and he felt the number of units should be reduced from 12 to 10.

FRANK MERRITT spoke in opposition to the project because of the number of apartments proposed would be overcrowding the area.

LISA STRONGIN indicated her opposition was based on the traffic that would be generated by the project.

ELFRIDA HENDRICKS, area residential, indicated her opposition to the project.

A LADY residing on PESADERO, indicated her opposition to the project.

MIKE BOTKIN, representing the applicant, spoke in favor of the project indicating that many of the area residents were supportive.

EARL BROOKS, area resident, indicated his support for the project. He stated he lived in a condominium complex adjacent to the site and felt that the proposed project was consistent with the area.

PRISCILLA McCOY, Chairperson of the Ocean Beach Planning Board, indicated the planning group thoroughly reviewed the project. She stated the applicant had to modify their plans incorporating many suggestions made by the Board, and they were in support of the project.

JOE INZUNA, Ocean Beach resident, stated the project would be a benefit to the area.

MARY WITZEL, area resident, indicated her support for the project indicating the proposal would actually take cars off the street.

ERIC POINTER indicated his opposition to the project because only 24 off-street parking spaces were being provided to the project.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 3-3 (BENN, REYNOLDS AND CALKINS voting in the negative) to certify the negative declaration and deny the appeal and approve the permit. This motion failed for lack of four affirmative votes. Therefore, the decision of the Planning Director in approving the project stands.

ITEMS-3 CLASSIFICATION OF PROTECTION SINGLE-FAMILY NEIGHBORHOODS THRU 5 AND RELATED IMPLEMENTATION ACTIONS IN THE GOLDEN HILL, SKYLINE-PARADISE HILLS AND SOUTHEAST SAN DIEGO COMMUNITIES.

BILL LEVIN, presented Planning Department Report No. 89-442.

Southeast San Diego Community Plan

DAVID SWARENS, representing the Southeast Development Committee, indicated his support for the application of the Overlay Zone. He indicated, however, that the Committee wished the Memorial district just east of 28th Street also be included in the Single-Family Protection Overlay Zone.

IRMA CASTRO, representing the Chicano Federation, indicated their support that the Single-family Protection Overlay Zone to the Memorial area. She explained that a proposed HUD Project on "L" Street was based on the MF-1500 Zone and was concerned that the proposed rezoning might jeopardize final HUD approval for the project.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (BERNET not present) to approve the Single-Family Protection Overlay Zone to the Southeast San Diego Community Plan area as recommended by the department.

Golden Hill

MATT PETERSEN, attorney representing Community Home Loan Incorporated, indicated his support for the Planning Department's position.

GAIL MACLEOD, representing the Golden Hill Planning Group, indicated her support for staff recommendation. She indicated they were also in agreement with staff that the 24th and "A" Street property not be covered by the Single-family Protection Ordinance.

MARGARET PALMER stated she was opposed to the recommendation on the property at 24th and "A" and felt it should be included in the Single-family Protection Ordinance.

MARIE COPPOLA spoke regarding the parking problem in the area and was opposed to staff recommendation for the 24th and "A" street area. She indicated that area should be designated Single-family.

STEVEN NORMAN indicated his opposition for the staff recommendation related to the 24th and "A" Street area as he was opposed to the proposed development for the site.

B.J. DAVIS indicated his opposition to the proposed single-family rezonings.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BERNET not present) to approve the amendment to the Golden Hill Community Plan and approve the associated rezonings as recommended by staff.

Skyline Paradise Hills

EDNA MONK, indicated her support for the proposed rezoning indicating she had a petition of 104 residents in support.

SHAUN BOSS, representing the Baxters, indicated he was opposed to the proposed downzoning on Potomac Street.

MANUEL RODRIGUEZ, resident of Midweek Street, stated he was opposed to the proposed R1-5000 zoning in his neighborhood. He explained the property had been zoned R-3000 for the past 30 years and the present development was not totally single-family.

THOMAS FARRIS indicated his opposition to the proposed rezoning on Cumberland Street.

DALE HENRY stated he was opposed to the proposed rezoning on Shaw Street.

CHARLES COLVIN spoke in opposition to the proposed rezoning of the property on Cumberland Street.

LOIS FLETCHER stated there were many duplexes in the area and she was opposed to the proposed downzoning to single-family.

ROY CROOK, area resident, stated he was opposed to the proposed downzoning in his area.

TERRY WALKER indicated his opposition to the proposed rezoning.

ROBERT GRAFF stated he was opposed to the proposed rezoning on Albemarle.

GLORIA, Potomac Street resident, indicated her opposition to the proposed rezoning.

RICHARD HANSEN stated he was opposed to the proposed rezoning.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BERNET not present) to continue this item to November 16, 1989 at 9:00 a.m.

ITEM-6 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 4:30 p.m.