

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
OCTOBER 18, 1990
AT 10:00 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 5:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Tom La Vaut-present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-not present
Commissioner Chris Calkins-present
Michael J. Stepner, City Architect-present
Fred Conrad, Chief Deputy City Attorney-present
Jeff Strohming, Engineering and Development-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Larry Monserrate, Principal Planner-present
Ron Friedman, Principal Planner-present
Tom Salgado, Principal Planner-present
Janet MacFarlane, Recorder-present

ITEM-1 APPROVAL OF MINUTES OF AUGUST 30 AND SEPTEMBER 13, 1990.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (ZOBELL abstaining with BENN not present) to approve the minutes of August 30, 1990, and 6-0 (BENN not present) to approve the minutes of September 13, 1990.

ITEM-2 PRELIMINARY CENTRE CITY COMMUNITY PLAN AND INTERIM DEVELOPMENT AND DESIGN ORDINANCE, RECOMMENDATION FOR LOCAL COASTAL PROGRAM (LCP) AMENDMENT.

LARRY MONSERRATE presented Planning Department Report No. 90-329.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (BENN not present) to approve the amendment to the local coastal program to include those areas of the Centre City Community Plan boundaries in the Coastal Zone to be included in the Preliminary Centre City Community Plan and Interim Development and Design Ordinance.

ITEM-4 AN EMERGENCY ORDINANCE LIMITING ISSUANCE OF BUILDING PERMITS AND COMMENCEMENT OF CONSTRUCTION FOR THAT PORTION OF CENTRE CITY WITHIN THE COASTAL ZONE (LAUREL, CALIFORNIA, ASH, PACIFIC HIGHWAY). THE ORDINANCE WILL BE IN EFFECT FOR A PERIOD ON ONE YEAR OR UNTIL THE INTERIM CENTRE CITY SAN DIEGO DESIGN AND DEVELOPMENT ORDINANCE IS CERTIFIED BY THE CALIFORNIA COASTAL COMMISSION.

LARRY MONSERRATE presented Planning Department Report No. 90-318.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by CHRIS CALKINS, the Commission voted 6-0 (BENN not present) to recommend approval of an extension of the Centre City Emergency Ordinance.

ITEM-3 PRELIMINARY PLAN AND PROJECT AREA BOUNDARIES FOR THE NORTH PARK REDEVELOPMENT PROJECT. CONSIDERATION OF A PRELIMINARY REDEVELOPMENT PLAN AND PROJECT AREA BOUNDARIES FOR THE NORTH PARK REDEVELOPMENT PROJECT. OWNER/APPLICANT: CITY OF SAN DIEGO REDEVELOPMENT AGENCY.

JIM LOBUE presented Planning Department Report No. 90-337.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (BENN not present) to approve the project area boundaries and preliminary redevelopment plan for the North Park Redevelopment project.

ITEM-5 APPEAL OF THE MERINO RESIDENCE COASTAL DEVELOPMENT PERMIT CASE NO. 90-0494. LOCATED AT 7323 MONTE VISTA AVENUE, SOUTH OF MARINE STREET, EAST OF VISTA DEL MAR, NORTH OF SEA LANE, AND WEST OF OLIVETAS AVENUE IN THE R-1-5000 ZONE IN THE LA JOLLA COMMUNITY. LOT 10, BLOCK 7, LA JOLLA BEACH, MAP NO. 893 1/2. OWNER/APPLICANT: DR. RICHARD A. MERINO. APPELLANTS: DR. RICHARD A. MERINO.

GLENN GARGAS presented Planning Department Report No. 90-332.

MARK BAKER spoke in support and reviewed the proposed development.

RICHARD MERINO gave a history of the project and spoke in support.

JACK KLAUSEN stated he lived in La Jolla for over 18 years and was in support of the project.

WINIFRED KLAUSEN spoke in support of the project.

NORA DeSILVA stated the project had the support of the community group and she was in favor of the project.

JACKY FEIGHAN spoke in opposition to the project based on bulk and size of the proposed home.

JOHN MacALLISTER stated he had a petition with over 200 signatures of those in opposition to the project.

DAN DROBNIS, Chair of the La Jolla Coastal Development Permit Subcommittee, spoke in opposition to project.

DAVE O'DELL spoke in opposition stating the project was not visibly compatible with the surrounding area.

TONI CIANI spoke in opposition, stating the proposed residence looked like a three-story structure.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BENN not present) to approve the appeal and approve the project according to staff recommendation.

ITEM-5A APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF A COASTAL DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT FOR SUNSET CLIFFS PLAZA, NO., 89-0843. LOCATED AT 2253 SUNSET CLIFFS BOULEVARD, IN THE C-1 AND R-3000 ZONES I THE OCEAN BEACH COMMUNITY. DEP NO. 89-0843. LOTS 1-5, AND A PORTION OF LOT 6, BLOCK 22, MAP NO. 1167, OCEAN BEACH PARK. OWNER/APPLICANT: HAMID RAISSI. APPELLANTS: PATRICIA A. HALL, ET. AL.

MICHELLE FELL-CASALE presented Planning Department Report No. 90-304.

PAT HALL spoke in opposition stating the parking proposed was not adequate and spoke about traffic congestion in the area.

JOSEPH SPANN stated he lived across from the proposed project and was in opposition because the development was not compatible with the neighborhood.

BOB EVANS spoke in support of the project. He explained the owner had worked in cooperation with the area planning board and staff to develop a use suitable for the site.

PRISCILLA McCOY, representing the Ocean Beach Planning Board, spoke in support of the development.

Public testimony was closed.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (BENN not present) to certify the negative declaration, support the appeal and deny the project based on the project's incompatibility with the neighborhood.

ITEM-5B APPEAL OF THE 6209 PARTNERS COASTAL DEVELOPMENT PERMIT. LOCATED AT 6209 CAMINO DE LA COSTA IN THE R-18000 ZONE IN THE LA JOLLA COMMUNITY. LOT 4, BLOCK 3, LA JOLLA HERMOSA, MAP 1810. OWNER: 6209 PARTNERS. APPLICANT: PETER CORRENTE. APPELLANTS: ELIZABETH T. STORZ.

KEVIN McGEE presented Planning Department Report No. 90-313.

PEGGY DAVIS, representing the appellant, spoke in opposition to the permit based on the project's incompatibility and change of land form. She recommended that earth on the site be removed before any development occurs.

PETER CORRENTE, applicant, spoke in support of the project.

DANIEL DROBNIS, representing the La Jolla Coastal Development Permit Subcommittee, stated they were in support of the project.

TONY CIANI spoke in support of the development.

JOE GRAHAM, area resident, spoke in support of the permit.

ROBERT MORTON spoke in support of the permit stating the project was compatible with the neighborhood.

WILLIAM SMITH stated he attended many of the meetings to review the project and was in support of the development.

CHRIS COHEN-RICHARDS, architect for the project, reviewed the project.

Public testimony was closed.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by SCOTT BERNET, the Commission voted 6-0 (BENN not present) to deny the appeal and approve the permit according to staff recommendation.

- ITEM-6 CLASSIFICATION OF USE NO. 90-0206. REQUEST FOR A TRAFFIC SCHOOL IN THE CL-5 ZONE UNDER THE MID-CITY COMMUNITY PLANNED DISTRICT ORDINANCE. LOCATED ON THE NORTH SIDE OF POPLAR STREET BETWEEN FAIRMOUNT AVENUE AND HEATHER STREET, LEXINGTON PARK, LOTS 7, 8, 9, 10 BLOCK 2, MAP 1696. APPLICANT: WILLIAM ENNIS, OWNER, SAN DIEGO TRAFFIC SCHOOL.

JIM RODGERS presented Planning Department Report No. 90-294.

LINDA BRIDGES PENNINGTON, representing the applicant, spoke in support of the use.

No one appeared in opposition.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BENN not present) to approve traffic schools as a permitted use in the CL Zone.

- ITEM-7 APPEAL OF THE FULTON STREET PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 90-0293. LOCATED AT THE SOUTHEASTERLY TERMINUS OF FULTON STREET, WEST OF HIGHWAY 163 IN THE R-3000 ZONE IN THE LINDA VISTA COMMUNITY. PARCEL 2 OF PARCEL MAP 7279. OWNER/APPLICANT: SAN DIEGO HOUSING COMMISSION. APPELLANT: HOWARD L. SWEATTE.

JUDY BRASWELL presented Planning Department Report No. 90-330.

NORM MERRILL, San Diego Housing Commission, reviewed the proposed project and spoke in support of its development.

HOWARD SWEATTE, area resident, spoke in opposition. He stated the property was single-family zoned and was opposed based on school overcrowding, lack of parks and traffic impacts associated with the project.

TONY CHENG, representing the Chinese Evangelical Church, spoke in opposition. He recommended only 20, two-bedroom units be constructed.

EMORY LOTT stated the units were not needed. He questioned where the traffic would go as the project was served by a dead end street.

HAROLD JOW, representing the Evangelical Church, spoke about vandalism in the area and recommended an eight-foot wall be built along the property line to prevent people from climbing over the wall. He recommended that there be an eight-foot setback between the church property and the nearest unit.

LARRY AHERN, representing the Linda Vista Community Planning Committee, spoke in opposition stating the site was not suitable for the proposed development.

ANN GREENE stated she was opposed to the project and cited concern for the children who would live in the project.

Public testimony was closed.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by CHRIS CALKINS, the Commission voted 5-1 (LA VAUT voting in the negative with BENN not present) to certify the mitigated negative declaration and approve the permit as recommended by staff.

ITEM-8 APPEAL OF THE APPROVAL OF COASTAL DEVELOPMENT PERMIT NO. 90-0496. LOCATED AT 1644 THOMAS AVENUE IN THE R-1500 ZONE IN THE PACIFIC BEACH COMMUNITY. LOTS 29 AND 30, BLOCK 251, PACIFIC BEACH TRACT 854.
OWNER/APPLICANT: CONRAD PREBYS, PROGRESS CONSTRUCTION COMPANY, INC. APPELLANTS: ALFRED STROHLEIN.

BRIAN FISH presented Planning Department Report No. 90-334.

AL STROHLEIN, appellant, spoke in opposition to the project.

FRANK RYS, representing the applicant, spoke in support of the project. He stated the project had gone through considerable scrutiny and the project had been

redesigned as a result. He stated the project conformed to the Community Plan.

RICK SAYRE spoke in support of the project.

RANDY WILLIAMS, representing the sellers of the property, spoke in support.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 6-0 (BENN not present) to deny the appeal and approve the permit according to staff recommendation.

RECESS, RECONVENE

The Commission recessed at 12:15 p.m. and reconvened at 1:40 p.m.

ITEM-8A APPEAL OF THE OIL FILTER SERVICES, INC. COASTAL DEVELOPMENT PERMIT AND BARRIO LOGAN PLANNED DISTRICT PERMIT CASE NO. 90-0286. LOCATED NORTH OF MAIN STREET, SOUTH OF BOSTON AVENUE, EAST OF 26TH STREET, AND WEST OF 27TH STREET AT 1987 MAIN STREET IN THE BARRIO LOGAN PLANNED DISTRICT - SUBAREA "B" (BLPD-B) ZONE IN THE BARRIO LOGAN COMMUNITY PLAN AREA. OWNER/APPLICANT: MATTHEW MONISE. APPELLANTS: MATTHEW MONISE.

TRACY REED presented Planning Department Report No. 90-334.

BILL FISCHBECK, representing the applicant, indicated his support for staff recommendation.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (BENN and BERNET not present) to approve the appeal and approve the permit, modifying Condition 22 of the permit to eliminate the requirement for a 450-foot radius easement per staff recommendation.

ITEMS-9 APPEAL OF PLANNING DIRECTOR'S DECISION TO APPROVE LA
AND 10 JOLLA SHORES/COASTAL DEVELOPMENT PERMIT NO. 90-0109 FOR
THE DEMOLITION OF ONE EXISTING SINGLE-FAMILY RESIDENCE
AND THE CONSTRUCTION OF ONE TWO-STORY SINGLE-FAMILY
RESIDENCE. SUBJECT PROPERTY IS LOCATED AT 2320 CAMINO
DEL COLLADO IN THE SINGLE-FAMILY ZONE IN THE LA JOLLA
SHORES COMMUNITY. LOT 4 MM, 36, PUEBLO LANDS PORTION OF
LOT 1297. OWNER/APPLICANT: ROBERT AND WENDY SAIELLI.

TERI AVAKIAN-HUGHES presented Planning Department Report
No. 90-288.

ROBERT CAMPBELL spoke in opposition to the project
stating the project to the east would be negatively
impacted by the project's development.

JOHN E. JONES spoke in opposition. He stated views
would be blocked and the value of his house would be
impacted.

JERRY JONES recommended denial of the permit because of
the loss in value she would suffer because of loss of
view.

RUTH ANDERSON said she lived directly next to the
residence and was opposed to the permit.

STUART HUGHES spoke in opposition to the remodel.

JEFFREY LYSAUGHT stated public views would be blocked
with construction of the home.

NEWTON STEIN stated he was against the two-story element
being added to the residence.

DAVID HAWKINS, architect for the project, reviewed the
plans for the home.

SHERN PLATT, attorney representing the applicant, spoke
in support of the permit stating it was consistent with
the ordinance and coastal development permit. He stated
the design was compatible with the area.

Public testimony was closed.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET,
the Commission voted 4-2 (LA VAUT and REYNOLDS voting in
the negative with BENN not present) to certify the
negative declaration and deny the appeal and approve the
permit according to staff recommendation.

ITEM-10A CONDITIONAL USE PERMIT NO. 90-0116. LOCATED AT 1705 AND 1715 WINNETT STREET IN THE SF-10000 ZONE IN THE SOUTHEAST SAN DIEGO COMMUNITY. DEP NO. 90-0116. PARCEL A, PORTION OF LOT 13, MAP 1193 AND PARCEL B, PORTION OF LOT 13, MAP 1193. OWNER: JJWT REALTY CORPORATION (1705 WINNETT) MICHAEL AND GARBO ROCHS (1715 WINNETT). APPLICANT: ISLAH ABDUL-HAFEEZ.

TAMIRA CLARK presented Planning Department Report No. 90-260.

ISLAH ABDUL-HAFEEZ, applicant, spoke in support of the permit and explained the school operation.

ALI RASHEED, representing Al-Basit Academy, spoke in support of the school operation.

KIM BENABLE spoke in support of the permit.

TAUHEEDAH ROBINSON, student, spoke in support of continuing the school operation.

ALEX BROWN, student, spoke in support of the school operation.

DWAYNE IVEY spoke in support of the permit.

REYNALDO PISANO, representing the Southeast Development Committee, stated the committee was opposed to the school location at this site.

WILLIAM FERGUSON, area resident, spoke in opposition to the school's location in a residential area and suggested locations closer to Emerald Hills Park would be more appropriate.

Public testimony was closed.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by TOM LA VAUT, the Commission voted 5-0 (CALKINS and BENN not present) to approve the conditional use permit subject to the draft conditions.

RECESS, RECONVENE

The Commission recessed at 3:20 p.m. and reconvened at 3:25 p.m.

ITEM-13 APPEAL OF THE ALEXANDER FAMILY TRUST RESIDENCE, PROPOSED COASTAL DEVELOPMENT PERMIT NO. 90-0367. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF VIA PISA, BETWEEN VIA GRIMALDI AND PORTOFINO DRIVE IN THE R-1-5000 ZONE IN THE TORREY PINES COMMUNITY.
OWNER/APPLICANT: LINDA EVANS AND CARLOS AGUILAR.
APPELLANT: CARLOS AGUILAR.

The applicant requested a continuance on this item.

OPAL TRUEBLOOD, representing the Torrey Pines Community Planning Group, concurred with the requested continuance.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 5-0 (CALKINS and BENN not present) to continue this item to November 15, 1990, at 9:00 a.m.

ITEM-11 APPEAL OF THE PLANNING DIRECTOR'S DENIAL OF COASTAL DEVELOPMENT PERMIT REQUEST NO. 90-0533. LOCATED AT 536 PALOMAR AVENUE IN THE R-3000 ZONE IN THE LA JOLLA COMMUNITY. LOT 30 OF LA JOLLA GABLES, MAP NO. 1993.
OWNER/APPLICANT: BUONTEMPO - PARENTE DEVELOPMENT CO.
GIUSEPPE PARENTE. APPELLANTS: PINO PARENTE, IRENA GASZUR, JAROSLAVA SOLYOVA, MAURO CONVERSI, ANALYN DEFENSOR, MONIKA LOMBARD.

KIRK DAKAN presented Planning Department Report No. 90-333.

REBECCA MICHAEL, attorney representing the applicant, spoke in support of the permit.

PINO PARENTEA gave background on the project design.

STEPHEN BOROW spoke in support of the project.

TONI CIANI spoke in opposition stating the finding of compatibility could not be met. He stated while there were many two-on-one units in the area they were single-family in character and noted 92 percent of the houses on Palomar Street were one-story.

WILLIAM R.H. SMITH spoke in opposition to the project.

JACKIE FEIGHTON spoke in opposition to the permit.

DAVE O'DELL spoke in opposition. He was opposed to the garages being placed in the front of the lot and felt they did not need to be 14 feet high.

ALLEN DAVIS stated he lived across the street from the proposed duplex and felt it would be a large-scale monstrosity.

FRED LEPHARDT spoke in support of the project, stating the duplex would be a big improvement for the area.

Mr. FREDRICKSON stated he supported Mr. Parente's design and felt it should be approved.

Dr. ALLEN GALE spoke in support of the project. He stated it was compatible with the neighborhood.

NORMAH DeSILVA spoke in support of the project.

A gentleman in the audience stated we should get rid of the word, "compatibility."

A gentleman in the audience spoke in support of the project.

LUCIA FORMER stated he owned two houses in the area and felt the project was insensitive to the area.

Public testimony was closed.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 5-0 (BENN and CALKINS not present) to approve the appeal and approve the project finding that the proposed project was visually compatible with the area.

ITEM-12 APPEAL OF THE PLANNING DIRECTOR'S DECISION TO APPROVE LA JOLLA SHORES DEVELOPMENT PERMIT NO. 90-0488 FOR THE CONSTRUCTION OF AN 836-SQUARE-FOOT SECOND-STORY MASTER BEDROOM SUITE, DECK AND ENTRY FOYER. THE SUBJECT PROPERTY IS LOCATED AT 8320 CALLE DEL CIELO IN THE SINGLE-FAMILY ZONE IN THE LA JOLLA SHORES COMMUNITY. LOT 9, CIRCA DE LA PLAYA, ACCORDING TO MAP NO. 7957, FILED ON JUNE 5, 1974. OWNER/APPLICANT: DR. MICHAEL LEEMAN. APPELLANTS: AVA SMITH CARMICHAEL AND PATTI HILL RABBITT.

TERI AVAKIAN-HUGHES presented Planning Department Report No. 90-307.

MARK ROLAND, representing the appellants, requested a continuance in order to allow time for a design solution to be worked out between the applicant and appellant.

JERRY DAWSON, attorney representing the applicant, stated they were not in favor of the requested continuance.

MARK ROLAND spoke in opposition to the proposed remodel of the residence. He stated the grading had significant consequences on this project. He questioned the accuracy of the story poles.

Dr. CARMICHAEL stated they had a great concern over the entire La Jolla Shores area and felt approval of this second-story addition would be precedent setting.

PATTI RABBIT spoke in opposition to the remodel because it would create a loss of privacy in her backyard.

JOSEPH HOWELL, representing Paul Newberry, stated they were opposed to the addition because it would overlook his backyard and pool area.

JERRY DAWSON, attorney representing the applicant, explained the project conformed to all regulations.

VICTOR DOMINELLI, architect, reviewed the plans for the remodel.

W.W. FINLEY, representing the La Jolla Shores Association, stated private views should be protected.

Dr. LEAMAN explained the addition would be an improvement of the property was sensitive to the neighbors. He noted this was a very small project.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (CALKINS, LA VAUT and BENN not present) to deny the appeal and approve the permit as recommended by staff.

ITEM-14 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 5:15 p.m.