

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JANUARY 11, 1990
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 3:05 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
George Arino, Assistant Planning Director-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Fred Condon, Chief Deputy City Attorney-present
Jeff Stroninger, Engineering and Development-present
Jim McLaughlin, Engineering and Development-present
Tom Salgado, Principal Planner, Development
Planning-present
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF DECEMBER 7, 14 AND 21, 1989

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 7-0 to approve the minutes of December 7, 14 and 21, 1989, corrected to indicate Mr. CALKIN present at the meeting of December 7, 1990.

ITEM-2 MARKET STREET TOWNHOMES, LOCATED ON THE SOUTH SIDE OF MARKET STREET BETWEEN FIRST AND SECOND AVENUES. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

COMMISSION ACTION

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

ITEMS-3 WOODFIN SUITES--AMENDMENT TO THE MIRA MESA COMMUNITY PLAN, AND 3A THE LOCAL COASTAL PROGRAM, AND THE PROGRESS GUIDE AND GENERAL PLAN, AND ASSOCIATED REZONE. PROPOSAL TO CHANGE THE LAND USE DESIGNATION OF 3.6 ACRES OF LAND IN WESTERN MIRA MESA FROM INDUSTRIAL PARK TO VISITOR COMMERCIAL AND REZONE THE SITE FROM M-1B TO CR. THE WOODFIN SUITES PROJECT SITE IS NORTH OF MIRA MESA BOULEVARD, BETWEEN LUSK BOULEVARD AND PACIFIC HEIGHTS BOULEVARD. OWNER/APPLICANT: LINCOLN PROPERTY COMPANY.

TERESA WILKINSON presented Planning Department Report No. 89-004.

LYNN HEIDL, attorney representing the applicant, spoke in support of the plan amendment and rezoning.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 7-0 to certify the environmental impact report and recommend approval of the rezone and plan amendment.

ITEM-4 APPEAL FROM THE SUBDIVISION BOARDS DENIAL OF TENTATIVE PARCEL MAP NO. 89-0901 (G.L. ROCK). LOCATED AT THE SOUTHERLY TERMINUS OF FAWN AVENUE, SOUTHERLY OF ISLETA AVENUE IN THE R1-5000 ZONE, IN THE CLAIREMONT MESA COMMUNITY. EQD NO. 89-0901. LEGAL DESCRIPTION: LOT 2691, CLAIREMONT MESA UNIT 12, MAP 2954. OWNER/APPLICANT: GARY L. ROCK AND ASSOCIATES. APPELLANT: GARY L. ROCK AND ASSOCIATES.

JUDY BRASWELL presented Planning Department Report No. 90-010.

GARY ROCK, applicant, spoke in support of the map and stated the planning group for the area was in support of the project.

GWEN TOCZYLOWSKI, area resident, stated she owned the property immediately adjacent to the proposed map. She explained the driveway would run along next to her house and felt it would create a street atmosphere rather than a cul-de-sac.

SHARON RUSSELL, area resident, spoke in opposition to the approval of the map.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 7-0 to certify the negative declaration and deny the appeal and deny the map as recommended by staff.

ITEMS-5 AND 6 APPEAL OF THE VISTA DE ALCALA PLANNED INFILL RESIDENTIAL DEVELOPMENT AND ACCOMPANYING TENTATIVE MAP NOS. 89-0269. LOCATED WEST OF WILSHIRE DRIVE, NORTH OF 35TH STREET, EAST OF CROMWELL PLACE AND SOUTH OF CAMINO DEL RIO IN THE R1-5000 AND R1-4000 ZONES IN THE MID-CITY COMMUNITY. EQD NO. 87-0269. OWNER: J.C. MARTINEZ. APPLICANT: CARLO MARTINEZ. APPELLANTS: CARLO MARTINEZ.

BOB DIDION presented Planning Department Report No. 90-011.

MIKE McDADE, attorney representing the property owner, explained the project consisted of removal of one single-family residence and construction of four single-family homes. He then gave a slide presentation showing the plans for the project and aerial photographs.

EDWINA FOSTER, Edgewere Road, stated she supported and recommended approval of the project.

WILLIAM RATH, 35th Street, indicated he was in support of the project and stated growth was needed in the area.

CARLO MARTINEZ, applicant, stated the project did fill an individual need as it would provide homes for both he and his brother and for two other families that wish to locate in the area.

LINDA MICHAEL, representing the Sierra Club, stated they were opposed to the project because of the development pattern, which would encroach into the limited open space system in the neighborhood.

CHARLES KNIGHT, 35th Street resident, felt the project was inappropriate for the site and not compatible with the neighborhood.

TIMOTHY BUSSE, Hawley Boulevard, spoke in opposition to the project. He pointed out that the environmental impact report did not address the views from Hawley Boulevard and stated the proposed homes would look directly at the back of properties on Hawley Boulevard.

CURT REICHERT, Wilshire Boulevard resident, stated he lived three or four homes away from the project. He stated the environmental quality of the area had decreased as a result of increased noise, freeway noise, noise from the stadium and air pollution and there is a cumulative, negative effect of small projects being added to area.

JUDY ELLIOT, representing the Normal Heights Community Association, stated they were opposed to the project and stated the issues raised were the percentage of open space being lost and the issue of the private street versus the public street. She stated the development pattern was for access off a public street and there were problems with this type of development in the area. She noted that substandard streets were allowed many years ago but they did create problems.

FRANCIS GROSSET, Normal Heights Community Association, spoke in opposition to the project.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 3-4 (ZOBELL, CALKINS, LARSEN and PESQUEIRA voting in the negative) to deny the appeal and deny the project. This motion failed for lack of four affirmative votes.

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 5-2 (BENN and BERNET voting in the negative) to certify environmental report and approve the appeal and approve the map and permit.

RECESS, RECONVENE

The Commission recessed at 10:50 a.m. and reconvened at 10:55 a.m.

ITEMS-7 APPEAL OF THE RIVER TRAIL PLANNED INFILL RESIDENTIAL
8 AND 9 DEVELOPMENT AND RESOURCE PROTECTION OVERLAY ZONE PERMIT
NOS. 87-1098 AND ACCOMPANYING TENTATIVE MAP NO. 87-1098.
FORTY-FIVE (45) SINGLE-FAMILY DETACHED DWELLING UNITS ON A
10.5-ACRE SITE. THE PROJECT IS DESCRIBED AS LOT 75 OF
SUNRISE ADDITION UNIT NO. 3, MAP NO. 10832 AND IS LOCATED
ON THE WEST SIDE OF HOLLISTER STREET BETWEEN SUNSET AVENUE
AND TOCAYO AVENUE, WITHIN THE OTAY MESA-NESTOR COMMUNITY
PLANNING AREA AND THE R1-5000 ZONE.
OWNER/APPLICANT: S.P.E. CORPORATION. APPELLANTS: REUBEN
D. MARSHALL.

PAUL McNEIL presented Planning Department Report
No. 89-588.

DAVID GOMEZ spoke in opposition to the project based on
the flooding that has occurred in the area.

LINDA MICHAEL, representing the Sierra Club, stated they
were in opposition because they felt the project included
channelization of the river.

BILL WOOTTON stated he owned a home along the Tijuana
River bed and was opposed to any more development of
houses. He stated the schools were overcrowded and the
views would be destroyed because the project included
two-story structures.

REUBEN MARSHALL stated he was opposed to the project
because he thought it would be subject to flooding.

RUTH SCHNEIDER, Chairman of the Otay Mesa-Nestor Community
Planning Group, explained her organization voted to oppose
the project because it was in the floodplain and there was
no room in the schools for the children that would live in
the project.

LINCOLN PICKARD, Otay Mesa Planning Group, stated he was
opposed to the project.

RICK RUBIN, representing SPE Corporation, explained that
the project consisted of 45 single-family homes on
10 1/2 acres. He pointed out that approximately 7.3 acres
would be either an open space or back yards. He explained
the channelization and the requirements for placing the
homes on the site.

ROBERT KRAUSE, applicant, stated he was the developer of
property and spoke in support of the project.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 7-0 to uphold the appeal and deny the permit, based on the overriding consideration that the project would have significant unmitigated accumulative impact on schools in the area and further concern that the project area was subject to flooding.

ITEM-10 DEFINITION OF FAMILY.

JOAN HARPER presented Planning Department Report No. 90-017.

JOHN BEROL, representing the La Jolla Shores Association, spoke in opposition to staff's recommendation and suggested the retention of the traditional definition of "family" be adopted.

JIM VARNADORE, recommended that no action be taken as the problems with mini-dorms were one of nuisance and felt those would be better handled through the police department.

DOUGLAS CASE, representing the College Area Community Council, spoke in favor of staff's recommendation and encouraged the use of occupancy permits for the College area. He also requested that the issue of tandem parking be addressed at a future meeting.

Dr. BRIAN BENNETT, representing the College Area Community Council, recommended the permit occupancy be required and a test area be identified. He felt that front yard landscaping requirements would help alleviate some of the problem of parking and the front yard setback.

PHILIP SCHEY spoke in opposition to staff's recommendation.

CAROL LANDSMAN, representing CPC, stated that although her group had not voted on the latest proposal, their organization voted back in October to support the La Jolla Shores Association definition of "family."

JEANNE L. WRIGHT stated she was in support of the recommendations of the La Jolla Shores Association.

DICK GARLOCK stated he lived next to one of the "go homes" constructed in 1982 and felt that the City should take the legal expense to define "family" and take it through the court system.

OPAL TRUEBLOOD, representing the Torrey Pines Community Planning Group, felt that it was a City-wide problem and indicated her opposition to staff recommendation.

MICHAEL SMILEY, representing the Tierra Santa Community Planning Committee, felt that the City should continue with their present definition as earlier approved so these problems associated with multi-family living in single-family neighborhoods could be regulated.

TED SMITH spoke in favor of staff's recommendation.

Public testimony on this item was closed.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to set this item for public hearing.

RECESS, RECONVENE

The Commission recessed at 12:30 p.m. and reconvened in the Mayor's Executive Conference Room at 2:05 p.m.

ITEM-11 RECOGNITION OF TIJUANA VALLEY PLANNING GROUP.

This item was removed from the Agenda.

ITEM-12 DESIGN COMPATIBILITY

TOM STORY reviewed the elements identified as components of what is considered compatibility. The Commission then reviewed each element as identified as being included in the overall term "compatibility" and added a recommendation that in order to be compatible, one might also consider whether or not it is precedent setting.

It was concluded that staff would return with a short paragraph which would be used to help staff evaluate projects.

ITEM-13 ANNOUNCEMENT/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

CHAIRMAN ZOBELL explained that FRAN FICARA, attorney representing the V.R. Dennis Corporation, was present to solicit recommendations regarding compliance with their conditional use permit. CHAIRMAN ZOBELL explained that it

was Ms. Ficara's hope to create an Ad Hoc Committee comprised of representatives from V.R. Dennis, area residents, and one or two members of the Planning Commission to help resolve the issues and problems associated with its use.

CHAIRMAN ZOBELL explained that the Attorney's Office opined that it was inappropriate for a Commission member to sit on such an Adhoc Committee and Ms. FICARA was present to solicit ideas and suggestions as how this Ad Hoc Committee might function.

The Commission indicated that it would be helpful to have an independent third party also sit on this Ad Hoc Committee, perhaps someone from the Councilperson McCarty's office or a retired Planning Commissioner.

ADJOURNMENT

The Commission adjourned at 3:05 p.m.