

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
NOVEMBER 16, 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 4:25 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-not present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Tom Salgado, Principal Planner, Development
Planning-present
Hal Valderhaug, Deputy City Attorney-present
Stacie Plante, Engineering and Development-present
Michael Stang, Principal Planner-present
Recorder Janet MacFarlane-present

ITEM-1 REVIEW OF BASIC CONCEPT DRAWINGS FOR OLD COLUMBIA SUITES, A 262 UNIT RESIDENTIAL HOTEL. NORTHEAST CORNER OF BLOCK BOUNDED BY "B", "C", SATE AND COLUMBIA STREETS. OWNER/APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by YVONNE LARSEN, the Commission voted 6-0 (CHRIS CALKINS not present) to approve the consent item.

ITEMS-2 CLASSIFICATION OF SINGLE-FAMILY NEIGHBORHOODS IN THE AND 2A SKYLINE-PARADISE HILLS COMMUNITY.

THERESA WILKINSON presented Planning Department Report No. 89-550.

IVAN ELL BLANCHARD stated she lived in the area for 30 years and was in support of the single-family zone for the area.

PAT SEXTON, representing the Skyline-Paradise Hills Planning Committee, spoke in support of the rezoning.

LOIS FLETCHER, area resident, indicated her opposition to the proposed rezoning.

ANDRES TRUJILLO, area resident, stated his opposition to the single-family zone for his property.

MANUEL RODRIGUEZ, area resident, indicated his opposition to the single-family zone for his property on Midwick Street.

FRANCISCO ACUNA stated his opposition to the proposed rezoning of his property.

THOMAS FARRIS stated he was opposed to the single-family zone from the current R-3000 zoning.

LEO IMBIMBO, resident of Winchester Street, stated he was opposed to the proposed rezoning.

ROY CROOK spoke in opposition to the proposed rezoning.

MARGARITO BARABAS indicated his opposition to the proposed rezoning.

RICHARD HANSEN stated the people in the area did not want the proposed rezoning.

STEPHANIE JOHNSON stated she was in favor of the single-family zone for the area.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 3-3 (REYNOLDS, BENN and BERNET voting in the negative with CALKINS not present) to deny the single-family protection overlay zone and deny the proposed rezoning. This motion failed for lack of four affirmative votes.

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (CALKINS not present) to retain the R-3000 zone.

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 5-1 (LARSEN voting in the negative with CALKINS not present) to encourage and urge that the multi-family design ordinance be developed as quickly as possible and applied to this area.

RECESS, RECONVENE

The Commission recessed at 10:20 a.m. and reconvened at 10:30 a.m.

ITEM-3 MID-CITY COMMUNITY PLAN AMENDMENTS AND REZONINGS. AMENDMENTS TO THE MID-CITY COMMUNITY PLAN AND/OR REZONINGS ARE PROPOSED IN THREE AREAS IN THE MID-CITY COMMUNITY BASED UPON PUBLIC TESTIMONY AND DISCUSSIONS AT THE NOVEMBER 17, 1987, CITY COUNCIL HEARING. THE CITY COUNCIL DIRECTED THE PLANNING DEPARTMENT AND PLANNING COMMISSION TO CONDUCT HEARINGS AND PROVIDE RECOMMENDATIONS FOR FURTHER COUNCIL ACTION. APPLICANT: CITY OF SAN DIEGO.

JULIE HUDDLE presented Planning Department Report No. 89-536.

JAMES SEIBERT stated he owned four pieces of property in the area and was in favor of staff's recommendation.

BRIAN GREEN stated he was in support of staff recommendation.

BETTY TATE indicated her support for staff recommendation for Area A.

BOB GONZALES stated he was in support of staff recommendation relating to Areas C and D.

G.A. KAPORALETTI indicated he was in support of staff's recommendation relative to Area D and the removal of the HR Overlay Zone.

SHERYL SMITH, 4286 Pepper Drive, stated she was opposed to staff recommendation regarding Area C. She requested a continuance.

CECIL BROOKES stated he was opposed to the downzoning in the Mid-City area, specifically Area 17. (Mr. BROOKS was speaking to Item 3A, not Item 3.)

JOHN STUMP indicated he was opposed to development of Area D.

MARY CORMIER stated she was in favor of the staff recommendation regarding Area A.

COMMISSION ACTION

On motion of LYNN BENN, seconded by KARL ZOBELL, the Commission voted 4-1 (BERNET voting in the negative with LARSEN and CALKINS not present) to rezone Area A to R1-5000.

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 5-0 (LARSEN and CALKINS not present) to recommend to the City Council to maintain the community plan open space designation and remove the HR Overlay Zone in both Areas C and D, and to certify Environmental Impact Report No. 88-0456.

ITEM-3A MID-CITY CLASSIFICATION OF PROTECTED SINGLE-FAMILY NEIGHBORHOODS. THE CLASSIFICATION OF SINGLE-FAMILY NEIGHBORHOODS WITHIN THE MID-CITY COMMUNITY HAVE BEEN PROPOSED BY VARIOUS NEIGHBORHOOD GROUPS AND THE PLANNING DEPARTMENT. THE NEIGHBORHOOD GROUPS HAVE PROPOSED 15 AREAS TO BE REZONED FROM MULTI-FAMILY TO SINGLE-FAMILY. THE PLANNING DEPARTMENT HAS RECOMMENDED SEVEN AREAS TO BE REZONED FROM SINGLE-FAMILY TO MULTI-FAMILY.
APPLICANT: CITY OF SAN DIEGO.

JULIE HUDDLE presented Planning Department Report No. 89-524.

W.L. CHARMAN spoke in support of staff recommendation that recommended the retention of the MR-3000 zone and not rezone to R1-5000 for the Mid-City area.

JIM ENGELKE, representing an area property owner, stated he was in support of staff's recommendation for Area 17 and opposed to the community planning group recommendation.

BRIAN GREEN stated he was in support of staff's recommendation to rezone Area 1 to single-family.

MARY CORMIER indicated she was in favor of the proposed zoning from multi-family for Area 20.

HEIDI WAKHAM, speaking to Area 16, was in favor of staff's recommendation which was to retain the existing multi-family zoning.

DENNIS KEATH, referring to Area 12, stated he was in favor of multi-family zoning for this area.

GARY TAYLOR stated he was opposed to the community planning group's recommendation but was in support of the Planning Department's recommendation.

MARGARET LAUDAN stated she was in favor of changing the multi-family zone for Area 20 to single-family.

PAT SEXTON indicated she was in favor of the community planning R1-5000 zoning recommendations.

JUDY ELLIOTT, representing the Normal Heights Community Association, requested that Areas 1, 9 and 11 be continued to May so that they could be considered at the same time as other proposed rezonings for portions of Normal Heights.

TOM FOX, Director of the Normal Heights Community Association, asked for a continuance for Areas 1, 9 and 11.

DON WILLIAMS, referring to Area 15, stated he was in favor of retaining the existing multi-family zoning.

JERRY PEPE indicated his opposition to the proposed single-family rezonings in Area 9.

RORY HIGGINS indicated he was in support of multi-family zoning for Areas 17 and 3.

CECIL BROOKES, speaking to Area 15, indicated his opposition to the downzoning in his area.

STEPHEN SCOTT, referring to Areas 6 and 20, indicated his opposition to the downzoning.

LINDA PENNINGTON, referring to Area 17, indicated her support for the community planning group's recommendation and felt the area should be rezoned to single-family.

BRUCE HERSTEIN, referring to Area 16, recommended the Commission support the Planning Department's recommendation to retain the existing multi-family zone for the area.

BRUCE NASH, referring to Area 5 and 19 on the map, indicated he was opposed to the downzoning of the property.

JOHN STUMP recommended that Areas 15 and 16 be released from the single-family protection ordinance.

EDWIN BLANK, referring to Areas 2 and 6, stated he was opposed to multi-family and supports single-family zoning.

WILLIAM CRENSHAW, referring to Area 6 or 20, supported the single-family character for his neighborhood.

ALDEN ROLLINS, referring to Area 6, stated his side of the street was single-family and the other side was multi-family.

BEN SARKISIAN, referring to Area 6, stated he had just bought the property knowing it was zoned multi-family and he would lose money if the property were rezoned to single-family.

PAT SEXTON read a letter from SANDRA DURBIN and spoke in support of the single-family protection ordinance and the single-family zoning.

JACK PAF spoke to Area 7, stating he supported rezoning to single-family.

Public testimony was closed at this time.

COMMISSION ACTION

On motion of LYNN BENN, seconded by KARL ZOBELL, the Commission voted 4-0 (PESQUEIRA, CALKINS and LARSEN not present) to continue Areas 1, 9 and 11 to May of 1990, which will be renoticed.

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4-0 (CALKINS, PESQUEIRA and LARSEN not present) to rezone Areas 2 through 8 to R1-5000 zoning.

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4-0 (CALKINS, LARSEN and PESQUEIRA not present) to release Areas 14 and 23 from the single-family protection ordinance and not rezone the property.

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 4-0 (CALKINS, LARSEN and PESQUEIRA not present) to continue Areas 15 and 17 to December 14, 1989, at 9:00 a.m.

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (CALKINS, PESQUEIRA and LARSEN not present) to apply the R1-5000 zone Area 10.

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4-0 (CALKINS, LARSEN AND PESQUEIRA not present) to release Areas 12, 13 and 16 from the single-family protection zone.

ITEMS-5 DEL MAR RIDGE NORTH CITY WEST DEVELOPMENT PLAN NO. 89-0351
AND 6 AND VESTING TENTATIVE SUBDIVISION MAP NO. 89-0351, FOR THE SUBDIVISION OF A 21.4-ACRE SITE INTO SIX BUILDABLE LOTS AND THE CONSTRUCTION OF 428 ATTACHED DWELLING UNITS, LOCATED ON THE NORTH SIDE OF DEL MAR HEIGHTS ROAD BETWEEN EL CAMINO REAL AND HARTFIELD AVENUE, NORTH CITY WEST UNIT 7 PRECISE PLAN. OWNER/APPLICANT: PARDEE CONSTRUCTION COMPANY.

SCOTT BERNET abstained from discussion and vote on this item.

JUDY BRASWELL presented Planning Department Report No. 89-541.

CHUCK CORUM, representing Pardee Construction Company, indicated he was available for Commission questions and noted that the pedestrian bridge was a condition of a different map.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (BERNET abstaining with LARSEN and CALKINS not present) to certify the environmental impact report and approve the map and permit as recommended by staff.

ITEM-7 BORDER VILLAGE ROAD REZONE NO. 89-0132 FROM CO TO CV. LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BORDER VILLAGE ROAD AND VIRGINIA AVENUE IN THE CO ZONE AND WITHIN THE SAN YSIDRO COMMUNITY. EQD NO. 89-0132. OWNER/APPLICANT: JUAN MANUEL AND TRINIDAD BANUELOS.

JUDY BRASWELL presented Planning Department Report No. 89-540.

MICHELE ANDERSON, applicant, stated he was in support of the rezoning and available for Commission questions.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (LARSEN and CALKINS not present) to certify the mitigated negative declaration and recommend the rezoning per staff recommendation.

RECESS, RECONVENE

The Commission recessed at 2:20 p.m. and reconvened at 2:25 p.m.

ITEM-4 AN APPEAL OF THE DECISION OF THE ZONING ADMINISTRATOR DENYING VARIANCE C-20354; TO MAINTAIN A 1,130 SQUARE FOOT, 98.6 FOOT HIGH, GROUND SIGN (WHITE TRUCKS). LOCATED AT 3860 SHERMAN STREET IN AREA B OF THE MIDWAY PLANNED DISTRICT IN THE MIDWAY COMMUNITY. OWNER/APPLICANT: H.L. WELLS PARTNERSHIP, OWNER; SAN DIEGO TRUCK CENTER, LESSEE. APPELLANTS: HENRY L. WELLS.

NANCY PERCHERSKY presented Planning Department Report No. 89-538.

FRANK WELLS spoke in support of the appeal and retention of the existing sign.

JOSEPH SCHMITH spoke in support of the sign.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by YVONNE LARSEN, the Commission voted 5-1 (BENN voting in the negative with CALKINS not present) to approve the variance and allow the sign to remain with a condition that the sign be removed in five years and all signage with the exception of "White Trucks" signage be removed. It was noted the special circumstances in this sign as it was a beacon to traveling truckers to locate the facility.

ITEM-8 PAYDAR RESIDENCE HILLSIDE REVIEW PERMIT/COASTAL DEVELOPMENT PERMIT NO. 88-0923. LOCATED AT WESTERLY TERMINUS OF CLEMSON CIRCLE, WEST OF RUTGERS ROAD IN THE R1-20,000 ZONE IN THE LA JOLLA COMMUNITY. OWNER/APPLICANT: REZA PAYDAR. APPELLANTS: "UNITED HOMEOWNERS".

ROBERT GREEN presented Planning Department Report No. 89-547.

JEFFREY STOKES, representing Muirlands Vista, spoke in opposition to the permit and explained that the neighborhood had developed back in the 50's with the one-story element at the street level being important. He felt the project did not meet the coastal requirements.

HUGH NESS stated that the proposed home was not of the same character as the neighborhood nor was it compatible with the surrounding area and neighborhood.

RON OWENS, Muirlands Panorama, stated they were in opposition to the applicant's proposal and felt it was not in conformity nor compatible with the structures in the area and would affect the City lights view of many area residents.

PHILIP MERTEN stated that the Hillside Development Guidelines required that the character of buildings be compatible with the environment in the neighborhood in terms of scale and character. He felt that the proposed project did not meet those requirements.

JEFFREY STOKES concluded testimony by indicating the design was out of scale and character with the neighborhood.

MATT PETERSON, attorney representing the applicant, spoke in support of the project and indicated a new design had been created for this site.

DONALD GANDENBERGER, reviewed the design of the building.

Public testimony was closed at this time.

COMMISSION ACTION

On motion of LYNN BENN, seconded by KARL ZOBELL, the Commission voted 5-1 (REYNOLDS voting in the negative with CALKINS not present) to certify the negative declaration and grant the appeal and deny the project with the finding that 1) the project was not visually compatible with the surrounding area; and 2) the guidelines indicated that the project should match the scale and character under the HR Overlay Zone, which this project did not meet.

RECESS, RECONVENE

The Commission recessed at 4:00 p.m. and reconvened at 4:05 p.m.

ITEM-9 APPEAL OF THE PLANNING DIRECTOR'S DECISION OF OCTOBER 16, 1989 APPROVING A COASTAL DEVELOPMENT PERMIT, AND SENSITIVE COASTAL RESOURCE PERMIT 89-0675 FOR FIRST AND SECOND STORY ADDITIONS TO AN EXISTING SINGLE-FAMILY HOUSE. LOCATED AT 5502 CALUMET AVENUE IN THE R1-5000 ZONE IN THE LA JOLLA COMMUNITY. DEP NO. 89-0675. OWNER/APPLICANT: EARL AND JEAN BOOTH. APPELLANTS: SAM LADKI.

KIRK DAKAN presented Planning Department Report No. 89-543.

SAM LADKI, appellant, spoke in opposition to the two-story addition because it would block views from a public right-of-way. He further questioned the stability of the bluff.

JEAN BOOTH, applicant, indicated many of the homes in the area were two-story and felt her addition was appropriate for the area.

ROGER LEONARD, architect for the project, explained the design of the building and indicated that the house was 40 feet from the edge of the cliff.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 6-0 (CALKINS not present) to deny the appeal and approve the permit as recommended by staff.

ITEM-10 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA

ITEM-11 ANNOUNCEMENTS/PUBLIC COMMENTS - 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 4:25 p.m.