

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MARCH 22, 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 9:10 a.m.
The Planning Commission adjourned at 3:55 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-not present
Commissioner Chris Calkins-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Janis Sammartino, Deputy City Attorney-present
Jeff Strohming, Engineering and Development-present
Tom Salgado, Principal Planner-present
Michael Stang, Principal Planner-present
Bob Didion, Principal Planner-present
Janet MacFarlane, Recorder-present

ITEM-1 APPROVAL OF MINUTES OF FEBRUARY 26, AND MARCH 1, 1990

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL abstaining with BENN not present) to approve the minutes of February 26 and March 1, 1990.

ITEM-1A STREET ACTION SA 89-539 -- THE VACATION OF ESTUDILLO STREET SOUTH OF HANCOCK STREET. APPLICANT: SNIPES DYE & ASSOCIATES FOR THE SIMON LEVI COMPANY, LTD. THE PROPOSED VACATION HAS BEEN REQUESTED BY THE ABUTTING PROPERTY OWNER AND CONSISTS OF A FULLY-IMPROVED DEAD-END STREET WHICH ONLY SERVES THE ADJACENT PROPERTIES. THE PROPERTY OWNER PROPOSES TO UTILIZE THE VACATION AREA FOR LANDSCAPING AND OFF-STREET PARKING.

This item was continued from a previous meeting for further engineering review.

JEFF STROHMINGER reviewed Engineering and Development Department memorandum dated December 22, 1989.

Public testimony was closed at the previous meeting on this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 3-2 (CALKINS and BERNET voting in the negative with BENN not present) to approve the street vacation. It was deemed no action was taken on this item because of the lack of four affirmative votes.

ITEM-1B APPEAL OF THE PLANNING DIRECTOR'S DENIAL OF A REQUEST FOR A COASTAL DEVELOPMENT PERMIT AND VARIANCE FOR THE DEMOLITION OF AN EXISTING DUPLEX AND THE CONSTRUCTION OF A SINGLE-FAMILY HOME. LOCATED AT 3777 AND 3783 BAYSIDE LANE IN THE RN ZONE IN THE MISSION BEACH COMMUNITY. DEP NO. 89-1093. OWNER/APPLICANT: ANNE G. NEWLEE. APPELLANTS: BAYLESS COBB/DAVID SWEET ARCHITECTS, AGENTS FOR ANNE G. NEWLEE.

KIRK DAKAN presented Planning Department Report No. 90-068.

BAYLESS COBB, architect representing the applicant, spoke in support of the permit and reviewed the variance request.

BOB PHILLIPS, area resident, stated that he was opposed to the requested variances. He stated that many of the new development in the Mission Beach area was being constructed at a zero-lot line.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (BENN not present) to deny the appeal and deny the permit as recommended by staff.

ITEM-1C APPEAL OF THE PLANNING DIRECTORS APPROVAL OF THE HOLMES RESIDENCE - COASTAL DEVELOPMENT PERMIT/SENSITIVE COASTAL RESOURCE OVERLAY ZONE PERMIT NO. 89-0382. LOCATED AT 5576 CALUMET AVENUE IN THE R1-5000 ZONE IN THE LA JOLLA COMMUNITY. DEP NO. 89-0382. OWNER/APPLICANT: MR. R.D. HOLMES. APPELLANT: MR. R.C. ENTENMANN.

ROBERT GREEN presented Planning Department Report No. 90-076.

DAVE O'DELL, representing the La Jolla Community Planning Association and Town Council, spoke in opposition to the addition to the single-family residence. He stated they would like a continuance because they had not had an opportunity to review the City and third party analysis of the geological report prepared for this site. He stated it was their position that the 25-foot setback from the bluff should be measured from the gully and not the edge of the cliff as determined by staff.

RICHARD ENTENMANN, appellant, stated that he wanted a continuance in order for the City to furnish him with a review of the geological report. He stated that he disagreed with the point at which the 25-foot setback was measured.

BEN HILDYARD spoke in opposition to the permit and stated it should not be approved because of erosion that has occurred in the area. He stated that no drawings were submitted for this structure and he felt the FAR was excessive.

GEORGE HALL, resident on Bandera Street, spoke in opposition to the permit based on his concern for the stability of the bluff area.

DOUG HOLMES, applicant, spoke in support of the permit and quoted from the geological report on the bluff stability.

DAVID SCHUG, representing Woodward Clyde Engineers, spoke in support of the permit and stated that the geologic report supported the applicant's request in placement of the addition to the home.

STEPHEN BOROW, architect for the applicant, spoke in support of the project. He explained the existing piers had been placed on the side approximately 12 years ago when the home was constructed. He indicated that no new structural load would be added to these piers and they were adequate.

Public testimony was closed in this item.

COMMISSION ACTION

On motion of SCOTT BERNET seconded by RALPH PESQUEIRA, the Commission voted 3-2 (ZOBELL and REYNOLDS voting in the negative with BENN not present) to certify the negative declaration and deny the appeal and approve the permit as recommended by staff. This motion failed for lack of four affirmative votes; therefore, the permit was deemed approved by action of the Planning Director.

ITEM-1D APPEAL OF THE MOSS RESIDENCE, COASTAL DEVELOPMENT PERMIT NO. 89-0761. LOCATED AT 1235 OLIVET STREET, ON THE EAST SIDE OF OLIVET STREET, NORTH OF CABRILLO AVENUE, WEST OF MAR AVENUE, AND SOUTH OF EXCHANGE PLACE IN THE R-1-5000 ZONE IN THE LA JOLLA COMMUNITY. OWNER/APPLICANT: KIMBALL MOSS. APPELLANT: JAMES ENRIGHT, NEIGHBOR.

Commissioner PESQUEIRA stated he had listened to the tape recording of the previous meeting on this item and was therefore eligible to participate and vote.

It was noted that public testimony had been closed at the previous meeting.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by EDWARD REYNOLDS, the Commission voted 3-2 (BERNET and ZOBELL voting in the negative with BENN not present) to Deny the appeal and approve the permit as recommended by staff. This motion failed for lack of four affirmative votes; therefore, the action of the Planning Director in approving the Permit stands.

RECESS, RECONVENE

The Commission recessed at 10:30 a.m. and reconvened at 10:40 a.m.

ITEM-3 APPEAL OF A PLANNING DIRECTOR APPROVAL OF THE LA CASA DE TORREY PINES, COASTAL DEVELOPMENT PERMIT, CASE NO. 89-1048. LOCATED ON THE EAST SIDE OF MAR SCENIC DRIVE, SOUTH OF CORDEO ROAD, AND JUST NORTH OF THE TORREY PINES STATE RESERVE IN THE R1-6000 ZONE IN THE TORREY PINES COMMUNITY. EQD NO. 89-1048. LEGAL DESCRIPTION: LOT 11, BLOCK 38, DEL MAR HEIGHTS, MAP NO. 157. OWNER/APPLICANT: RICHARD S. SMITH. APPELLANTS: OPAL TRUEBLOOD, CHAIRMAN OF THE TORREY PINES COMMUNITY PLANNING GROUP.

GLENN GARGAS presented Planning Department Report No. 90-094.

OPAL TRUEBLOOD, Chair of the Torrey Pines Planning Group, stated that the Planning Group after another presentation by the applicant had voted 11-0 in support of the project.

No one appeared in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (BENN not present) to certify the mitigated negative declaration and deny the appeal and approve the permit.

ITEM-2 DEFINITION OF FAMILY/REGULATION OF UNRELATED PERSONS OCCUPYING A SINGLE-FAMILY DWELLING.

KARL ELLER spoke in favor of staff's recommendation and indicated he was opposed to multi-family uses in a single-family zone.

BLAIR LEMIRE, representing CARLA, felt the proposed regulations were unconstitutional.

HELEN TREVEY stated there was a mini-dorm to the left of her residence and the owner did not maintain the property. She stated the area needed cleaning up and there was a problem with the parking of cars.

KATHLEEN ELLIS, representing CARLA, indicated opposition to permit requirements for renters.

JOSH LACKER spoke in opposition to regulating renters in single-family zones.

JOHN BEROL, representing the La Jolla Shores Association, encouraged a strict definition of single-family zone.

KEVIN FAUKNER, representing San Diego State University students, stated they were against definition of family. He stated there were thousands of students in the area that have not caused any problem and felt the proposed regulation was unfair to students.

DAWN PECK stated she owned a three-bedroom condominium in the State University area. She stated her property was rented to students and she was against any increase in parking requirements.

MICHEL SMILEY, representing the Tierrasanta Planning Group, stated that while most of the testimony centered around the problems in the College Area, he felt that whatever regulations were developed should be applied City-wide as he felt it was a City-wide problem.

BRIAN BEZER stated he owned a home and rental in the State College area and he was opposed to the proposed license identified in the Planning Department Report as a possible way of regulating mini-dorms and multi-family use in single-family zones.

RICK AYERS, representing San Diego State University Associated Student Body, stated he was opposed to additional parking requirements for single-family housing renting to students.

JOSAN FEATHERS stated she owned a two-unit on one lot property in the College area and was opposed to an increase in parking requirement for her property.

OPAL TRUEBLOOD, Chair of the Torrey Pines Community Planning Group, spoke against the ability to develop the "Go Homes" in her area. She stated they were opposed to the traditional vs. non-traditional family definition.

RUSSELL JOHNSON stated he owned rental property in the College area. He stated he was opposed to additional parking requirements and was against the deletion of the tandem parking allowance. He felt that the problem in the College area would be best served by arbitration between those concerned and those having problems in the area.

MARRIAM LOUIS representing the College area Community Council, stated she shared the zoning enforcement committee of the the group and was opposed to staff recommendation.

CHUCK HOFFMAN stated he was opposed to any Certificate of Occupancy and against the deletion of the allowance of tandem parking to count as to required parking spaces.

TODD DORNBERGER, representing CARLA, spoke in opposition to staff recommendation.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (BENN not present) to recommend the development of appropriate land use guidelines to address architectural and parking impacts associated with "GO HOMES" as part of the Torrey Pines Community Plan Update.

On motion of RALPH PESQUEIRA, seconded by KARL ZOBELL, the Commission voted 4-1 (CALKINS voting in the negative with BENN not present) to recommend to the City Council that they seek enforcement of a traditional single-family zone.

RECESS, RECONVENE

The Commission recessed at 12:10 p.m. and reconvened at 1:45 p.m.

ITEM-2A APPEAL OF THE PLANNING DIRECTOR'S DECISION TO APPROVE RESOURCE PROTECTION PERMIT NO. 89-0899 FOR THE CONSTRUCTION OF 16 RESIDENTIAL UNITS IN FOUR BUILDINGS ON A 1.1-ACRE SITE. LOCATED ON THE EAST SIDE OF PARROT STREET BETWEEN ASH AND BEECH STREETS IN THE MR-3000 ZONE IN THE MID-CITY COMMUNITY PLANNING AREA. APPLICANT: S.L. EMERSON, INC. APPELLANTS: LINDA STATON, ADELE CAMPBELL AND DANE WILLS.

DENNI SHEFRIN presented Planning Department Report No. 90-095.

ADELLE CAMPBELL, representing the Bayridge Homeowners Association, stated they were opposed to the project being called Bayridge East and felt the name should be

changed so as not to be associated with their project. She stated they were concerned about water erosion and questioned the number of parking spaces provided for the project.

LINDA STANTON, President of Bayridge Homeowner's Association, spoke in support of the appeal and against the proposal. She questioned the accuracy of the environmental study as there were many biological resources on the site.

ANN SAVERMAN-BOYCE, resident of Parrot Street, stated she lived in the area for approximately 20 years and she felt that the increase in traffic would make the intersection dangerous. She noted there were no sidewalks in the area.

STEVE EMERSON spoke in support of the project.

JOANNA LUDWIG stated they were the owners of the property and explained it was currently in escrow. She spoke in support of the project.

FRED LUDWIG, owner of the property, spoke in support of the project.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 5-0 (BENN not present) to close public testimony and continue this matter to April 12, 1990 at 2:00 p.m. The purpose of the continuance was for additional review of the environmental report with the respect the amount of slope contained on the site.

ITEM-4

WORKSHOP/STATE ROUTE 56 WEST FREEWAY CONSTRUCTION PROJECT; CARMEL VALLEY RESTORATION AND ENHANCEMENT PROJECT (CVREP); AMENDMENT TO THE NORTH CITY WEST COMMUNITY PLAN AND NEIGHBORHOOD 4 AND 8 PRECISE PLANS; AMENDMENT TO THE SORRENTO HILLS COMMUNITY PLAN; AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN; AND AMENDMENT TO THE NORTH CITY LOCAL COASTAL PROGRAM LAND USE PLAN

NICK OSLER presented Planning Department Report No. 90-084.

DEE SNOW, representing A.B. McCORMIC, stated they were opposed to the separation of the plan amendment.

JAN McMILLIAN representing the Del Mar City Council, spoke regarding the best alignment for the east-west connector between I-5 and I-15.

GARY GRAMLIN, representing M.J. BROCK, spoke against the "decoupling" of the plan amendment because of the delay that would result.

DON WORLEY spoke against the decoupling of the plan amendment and also against staff's imposition of RPO requirements on the processing of the precise plan.

JERRY McCAW, representing Southcoast Land Company, stated they owned a 40-acre parcel containing a conditional use permit. His concern was the timing of the plan amendment.

ALICE TANG, stated she was opposed to building another freeway, but felt that mass transit should be developed.

BILL WATSON recommended an alternate alignment for Route 56.

DICK GARLOCK stated as a user of the freeway, it was imperative that they develop a route that served the traffic needs of the area.

OPAL TRUEBLOOD, Chair of the Torrey Pines Planning Group, spoke in opposition to the alignment of 56 and felt that it should be further south. She also questioned the adequacy of mitigation for the restoration enhancement project.

BILL MITCHELL spoke in opposition to a delay in the development of the land in the area.

PAUL ROBINSON stated they were opposed to staff proposal. He felt the application of RPO was not appropriate at the precise plan stage.

Public testimony was closed on this item.

No action was required of the Commission at this workshop.

ITEM-5 ANNOUNCEMENT/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 3:55 p.m.