

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
MARCH 8, 1990  
AT 9:00 A.M.  
IN THE COMMITTEE ROOM - 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 3:20 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Yvonne Larsen-not present  
Commissioner Ralph Pesqueira-not present  
Commissioner Edward Reynolds-present  
Commissioner Scott Bernet-present  
Commissioner Lynn Benn-not present  
Commissioner Chris Calkins-present  
Robert P. Spaulding, Planning Director-present  
Michael J. Stepner, City Architect-present  
Tom Story, Deputy Director, Development and  
Environmental Services-present  
Mary Lee Balko, Deputy Director, Long Range  
Planning-present  
Joe Flynn, Deputy Director, Neighborhood  
Services-present  
Fred Conrad, Chief Deputy City Attorney-present  
Jeff Strohming, Engineering and Development-present  
Tom Salgado, Principal Planner-present  
Janet Fairbanks, Principal Planner-present  
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF FEBRUARY 8 AND 15, 1990.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 4-0 (LARSEN, PESQUEIRA and BENN not present) to approve the minutes of February 8 and 15, 1990.

ITEM-2 INITIATION OF AN AMENDMENT TO THE MISSION VALLEY COMMUNITY PLAN. THIS IS A REQUEST BY CALMAT PROPERTIES COMPANY TO REDESIGNATE A 4.88-ACRE SITE FROM COMMERCIAL-OFFICE TO MULTIPLE USE. OWNER: RUSSELL V. GRANT. APPLICANT: CALMAT PROPERTIES COMPANY.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (LARSEN, PESQUEIRA and BENN not present) to approve the consent item as recommended by staff.

MISCELLANEOUS

MARY LEE BALKO introduced DENISE PRICE, newly assigned Planner in the Long Range Planning division.

TOM STORY introduced PAUL O'BOYLE, newly assigned Planner in the Subdivision Section of the Development and Environmental Services Division.

ITEM-3 STREET VACATION SA 89-539 - THE VACATION OF ESTUDILLO STREET SOUTH OF HANCOCK STREET. APPLICANT: SNIPES DYE & ASSOCIATES FOR THE SIMON LEVI COMPANY, LTD.

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

BILL HUGHES, representing CHRIS SHOW, spoke in opposition to the street vacation. He explained the M-1 Zone had no parking requirements and this street vacation would eliminate on-street parking spaces.

JAY JACOBS, representing the Simon Levi Company, spoke in support of the street vacation.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (LARSEN, PESQUEIRA and BENN not present) to continue this item to March 22, 1990 at 9:00 a.m.

ITEM-4 CONDITIONAL USE PERMIT NO. 89-1173. KFMB TOWERS -  
REQUEST FOR CONTINUANCE.

It was explained that the applicant had requested a one-week continuance on this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 4-0 (LARSEN, PESQUEIRA and BENN not present) to continue this item to March 15, 1990 at 9:00 a.m.

ITEM-5 PRELIMINARY PLAN AND PROJECT AREA BOUNDARIES FOR THE CITY HEIGHTS REDEVELOPMENT PROJECT.

JIM LOBUE presented Planning Department Report No. 90-040.

JOHN STUMP spoke in support of the City Heights redevelopment plan.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (LARSEN, PESQUEIRA and BENN not present) to approve the redevelopment plan and project area boundary as recommended by staff.

ITEM-6 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.

Because only four Commissioners were present, CHAIRMAN ZOBELL asked if the applicant wished a continuance.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (LARSEN, PESQUEIRA and BENN not present) to continue this item to March 22, 1990 at 9:00 a.m.

ITEM-7 APPEAL OF THE PLANNING DIRECTOR'S 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.

RICHARD ENTENMANN requested a continuance on this matter.

DAVID O'DELL requested a continuance so the La Jolla Towne Council Land Use Committee could review the geological report prepared for the project.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 4-0 (LARSEN, PESQUEIRA and BENN not present) to continue this item to March 22, 1990 at 9:00 a.m.

ITEM-8 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.

GLENN GARGAS presented Planning Department Report No. 90-070.

JAMES ENRIGHT, area resident, spoke in opposition to the single-family home. He stated he had the signatures of 27 residents of the area that were opposed to the project, stating its construction was incompatible and too large for the area.

MARGARET CLOVER, area resident, spoke in opposition, stating that the home was too large for the property.

TIM MOSS, applicant, spoke in support of the project.

MIKE BRUNO explained that at least 14 homes in the area were at least 6,000 square feet or larger, and felt the project was appropriate for the site.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 4-0 (LARSEN, PESQUEIRA and BENN not present) to continue this item to March 22, 1990 at 9:00 a.m. in order to afford the other Planning Commissioners an opportunity to review the project.

RECESS, RECONVENE

The Commission recessed at 10:10 a.m. and reconvened at 10:25 a.m.

ITEM-9 DEFINITION OF FAMILY/REGULATION OF UNRELATED PERSONS OCCUPYING A SINGLE-FAMILY DWELLING.

JOAN HARPER presented Planning Department Report No. 90-070.

GRACE GRAHAM spoke in support of the proposed recommendation.

DONALD BENNETT spoke in favor of regulating unrelated persons occupying a single-family dwelling.

ISADORE NUSBAUM, representing the Collwood Park Association, spoke in support of Planning Department recommendation.

LARRY BERGGREN spoke in support of Planning Department regulation to require an occupancy permit within the existing boundaries of the single-family rental overlay zone.

DOUG CASE, representing the College Area Community Council, spoke in support of staff recommendation.

BRIAN BENNETT spoke in support of staff recommendation.

MARTHA KILLION spoke in support of staff recommendation.

LANCE WITMONDT spoke in opposition to staff proposal stating that the ordinances were unfair and discriminated against landowners or renters.

STEVE HELLER stated he owned property in the College area and he felt the proposed parking requirements were unfair.

CHRIS STOKES, representing the San Diego Apartment Association, spoke in opposition to the staff recommendation and indicated that more multi-family zoning would be needed in the area so that apartments could be constructed to house students attending the University.

GERALDINE WOLF spoke in opposition to the proposed required business license for rental or leasing of single-family dwellings.

PHIL SCHEY indicated he was in support of the recommendation to increase parking requirements for those who rented to a number of unrelated persons. He was also in support of the La Jolla Shores Association proposal on definition of "family."

LARRY NORDELL spoke in opposition to the proposal because he felt it was discriminatory.

WILLIAM HAGERTY spoke against the requirement for a business license.

AL STROHLEIN stated he was opposed to multi-family uses in single-family zones.

MILLIE WILSON spoke in opposition to the staff recommendation. She felt it was not appropriate for a regulation to identify who she might be able to rent to.

THERESE TANALSKI stated she was not in favor of the restrictions nor the requirements of a business license.

TODD DORNBERGER, representing CEPMA, indicated his opposition to the staff proposal. He felt that the proposal was unenforceable and questioned the expense associated with requiring the permits.

CECIL FLOWERS spoke in opposition to the proposed permit for rental housing.

DAVID HOPKINS stated he owned a rental and was opposed to staff's recommendation.

SCOTT McCLARE spoke in opposition to the proposal and stated that it was discriminated against the poor and students.

BARBARA HUTCHINSON, representing the Alamo Area Homeowners, stated she was opposed to staff proposal because it was enforceable and there was no money budgeted to enforce the proposal.

DICK GARLOCK felt that the ordinance should be stronger and was opposed to the recommendations submitted by staff.

WILLIAM SULZBARL spoke in opposition to staff recommendation.

TED SMITH spoke in opposition to the proposed parking requirements.

CLYDE FIXMER stated he owned property in the College area and was opposed to the proposal.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (LARSEN, PESQUEIRA and BENN not present) to continue this item to March 22, 1990 at 9:00 a.m. It was explained that public testimony would be limited to those people not speaking at today's hearing.

RECESS, RECONVENE

The Commission recessed at 11:45 a.m. and reconvened at 1:40 p.m.

Commissioners in attendance during this workshop were CHAIRMAN KARL ZOBELL, SCOTT BERNET and EDWARD REYNOLDS.

ITEM-10 COMPREHENSIVE UPDATE OF THE EAST ELLIOTT COMMUNITY PLAN AND AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN. THIS IS A PRIVATELY-INITIATED PROPOSAL TO PREPARE A COMMUNITY PLAN UPDATE FOR THE EAST ELLIOTT PLANNING AREA. THE PROPOSAL WILL REQUIRE AMENDMENTS TO THE 1971 ELLIOTT COMMUNITY PLAN, AS WELL AS THE PROGRESS GUIDE AND GENERAL PLAN. THE 2,700-ACRE PLANNING AREA IS LOCATED TO THE WEST OF THE CITY OF SANTEE, TO THE NORTH OF MISSION TRAILS REGIONAL PARK, AND TO THE SOUTH OF MIRAMAR NAVAL AIR STATION. APPLICANT/OWNER: THE EAST ELLIOTT PROPERTY OWNERS ASSOCIATION IN CONJUNCTION WITH BREHM COMMUNITIES IS PROCESSING THE PROPOSED UPDATE.

ROBERT SPAULDING explained the approach used to identify the carrying capacity in the area known as East Elliott. He indicated the owners of the property had agreed to pay for a consultant to review the site and find the developability of the area which would look at the slopes, sensitive habitat, and view corridors.

TOM HUFFMAN presented Planning Department Report No. 90-066.

VICKIE TOUCHSTONE reviewed the major characteristics, history of the project and the major constraints of the property.

BILL RETTAZZA stated he owned 200 acres of land on the site. He felt that it was impossible to have strict adherence to the RPO ordinance in order to properly develop East Elliott.

BILL HOOVER, representing Brehn/East Elliott Association, explained that the property owners had been waiting for over 25 years to develop this site and indicated that RPO would not work in East Elliott.

DOUG BOYD, representing Turrini and Brink, indicated that in order for East Elliott to be a balanced community, strict adherence to local ordinances would not be feasible.

TIM GRAVES reviewed the background and sale of the property.

MORTON CAMERON, property owner, stated they were looking for a remedy on behalf of all property owners to develop the site.

ROBERT CAIRNCROSS, property owner, explained they had banded together for the sole purpose of developing a community in East Elliott.

DOUGLAS WILLIFORD, representing the City of Santee, explained that representatives of Santee had been involved in a cooperative relationship with the City and property owners. He explained that Santee would be impacted by what ever type of development came forward.

CHARLES BERRY stated that there was an area known as the Santee Boulders, a location of archaeological site. He felt that development should be sensitive to this location.

TOMAS COAD stated he owned the largest parcel of property in East Elliott and spoke in support of its development.

BILL GOLDFARB spoke in support of the area's development.

RECESS, RECONVENE

The Commission recessed at 2:55 p.m. and reconvened at 3:00 p.m.

BARARA MASSEY spoke in opposition to its development, based on the concern for the environmental issues.

LINDA MICHAEL, representing the Sierra Club, spoke in opposition to the plan, stating that from a biological standpoint this was not an isolated area. She stated the East Elliott area contained 190 acres of wetlands and buffer area and urged the full protection of the resource protection overlay ordinance.



SARAH HOLSHOUSER spoke in opposition stating she would like adequate notice regarding any proposed development for this area.

It was noted the Commissioners would take a field trip to the area in April.

ITEM-11 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 3:20 p.m.