

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JULY 5, 1990
AT 9:00 A.M.
IN THE COMMITTEE ROOM - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice Chairman Pesqueira at 8:35 a.m. The Planning Commission adjourned at 5:10 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-present
Commissioner Chris Calkins-not present
Michael J. Stepner, City Architect-present
Fred Conrad, Chief Deputy City Attorney-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Jeff Strohming, Engineering and Development-present
Tom Salgado, Principal Planner-present
Michael Stang, Principal Planner-present
Bob Korch, Acting Principal Planner-present
Larry Monserrate, Principal Planner-present
Janet MacFarlane, Recorder-present

ITEM-1A APPEAL OF THE LA JOLLA BOULEVARD CONDOMINIUM PROJECT COASTAL DEVELOPMENT PERMIT NO. 90-0154. LOCATED AT 5445 LA JOLLA BOULEVARD IN THE R-1000 ZONE IN THE LA JOLLA COMMUNITY. DEP NO. 90-0154.
OWNER/APPLICANT: BRAMKO, INC. APPELLANTS: DAVID NIGHTINGALE.

SHELLY KILBOURN reviewed Planning Department Report No. 90-190, which had been presented at the Commission's previous meeting of July 5, 1990.

JIM SIMMONS, representing the applicant, spoke in support of the project, noting they were not requesting any variances and had followed all development guidelines. He stated the project would remove an existing, 22-unit motel, and replace it with a 13-unit condominium project.

BRIAN HANSEN, architect for the project, reviewed the plans for development. he stated the development would exceed the proposed design standards for multi-family development.

MARK OSTROW, applicant, stated they received unanimous approval from the La Jolla Planning Board. He stated unfortunately, access on La Jolla Boulevard was not possible because of coastal regulations.

BRIAN SOROKIN, applicant, spoke in support of the project.

KARSTEN JONG, area resident, stated the project would complement the neighborhood, noting the amount of landscaping that would be provided.

LARRY GIDDENS, area property owner, stated the project would be an enhancement to the area. He also felt traffic circulation would be improved as the project did not take access off La Jolla Boulevard.

DAVID NIGHTINGALE, appellant, stated he was in continued opposition to the project.

Public testimony was closed at this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 4-1 (LA VAUT voting in the negative with ZOBELL and CALKINS not present) to certify the mitigated negative declaration and deny the appeal and approve the permit, with the modification proposed by the applicant to lower the building elevation one foot.

RECESS, RECONVENE

The Commission recessed at 9:20 a.m. and reconvened at 9:25 a.m.

ITEM-1 APPROVAL OF MINUTES OF JUNE 14, 1990

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-1 (BERNET abstaining with CALKINS and ZOBELL not present) to approve the minutes of June 14, 1990, as amended.

ITEM-2 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-3 PRELIMINARY CENTRE CITY COMMUNITY PLAN AND INTERIM DEVELOPMENT AND DESIGN ORDINANCE.

ERNEST HAHN, Chairman, Centre City Planning Committee, introduced the proposed plan and design ordinance.

LARRY MONSERRATE presented Planning Department Report No. 90-180. He then gave a slide presentation of the planning area.

PAUL DESROCHERS, Centre city Development Corporation, reviewed the proposed development area.

MARK WARDLAW further reviewed the plan and recommended ordinance.

LARRY DOHERTY, representing Pacific Galleria, explained they had a development plan for the property across from the County Administration Center. He recommended approval of the community plan as submitted.

PHIL WALLING, representing the Chamber of Commerce, stated they supported the plan but had concerns about the parking management plan. He felt the imposition of impact fees should be not set until the financing strategy is adopted.

TONY CUTRIE, representing Harborview Association, urged Commission support of the plan.

TED KAUFFMAN, representing Santa Fe Railroad, stated they were taking a neutral position with regard to the plan but did not have a concern that an area designated recreation/visitor was their operation yard. He stated he assumed that Santa Fe could continue to use the area as long as it was transportation oriented.

LUCY FRANK, representing the County of San Diego, recommended that the area Grape to Date, Beech to Ash have an FAR of 4, which would be in keeping with development of the County Administration Center.

JIM KELLY-MARKHAM stated he was in support of the plan but suggested an amendment that would allow development of efficiency units without the requirement for off street parking.

COMMISSION ACTION

On motion of TOM LA VAUT, seconded by LYNN BENN, the commission voted 5-1 (ZOBELL and CALKINS not present) to approve the Centre City Plan and Interim Design Ordinance as recommended by staff, modified to recommend an FAR of 4 and a height limit of 85 feet as requested by the County of San Diego.

RECESS, RECONVENE

The Commission recessed at 11:25 a.m. and reconvened at 11:30 a.m.

KARL ZOBELL assumed Chair of the meeting.

ITEM-4 MULTI-FAMILY DESIGN REGULATIONS

MIKE TUDURY reviewed Planning Department memorandum dated June 29, 1990 and Planning Department Report No. 90-172.

BRUCE RAY spoke in opposition to the proposed ordinance. He stated the ordinance should be more flexible and less restrictive.

MARK STAMON spoke in opposition to the proposed ordinance.

KEN KELLOGG, representing the AAC, spoke in opposition to the ordinance and stated they would support flexible design guidelines.

MANUAL ONGINA spoke in opposition stating offsetting planes and openings on the street were restrictive in terms of design.

WILLIAM SLATTON stated the ordinance was too restrictive.

SHORTY BEIGHTS stated he was opposed to the requirement to have windows and doors in the front of the building.

WALLACE CUNNINGHAM spoke in opposition.

DAVE ODELL stated this would affect La Jolla and those multi-family areas outside the PDO area. He stated he would like a delay until their community had the opportunity to review the proposed ordinance.

PINO PARENTE spoke in opposition to the ordinance and noted the problems he was having in designing homes in La Jolla that the community considered incompatible.

KEVIN JORGENSEN stated he was opposed to the ordinance.

JIM ENGELKE, representing the Ocean Beach Planning Board, stated his board was concerned about the purpose and intent section of the ordinance.

SPENCER LAKE spoke in opposition.

CHUNGIL RHO stated he was opposed to the side yard setbacks proposed in the ordinance.

Public testimony was closed.

RECESS, RECONVENE

The Commission recessed at 12:30 p.m. and reconvened at 1:30 p.m.

ITEM-4 MULTI-FAMILY DESIGN REGULATIONS AND AMENDMENT TO THE LOCAL COASTAL PROGRAM.

The Commission continued discussion of this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 6-0 (CALKINS not present) to recommend approval of the multi-family design regulations and amendment to the Local Coastal Program as recommended by staff, with the following modifications:

- "1. Delete item 101.410 N. 7., which is the requirement for the same materials and detail treatment of windows, doors and openings on all building facades.
- "2. Revise the first paragraph of 101.0410 D., "Discretionary Permit Thresholds," to read: A project which exceeds the number of dwelling units specified in a. or b. below or does not

incorporate the minimum design requirements of this ordinance is required to obtain the appropriate discretionary permit for that area. (i.e. PRD, PIRD, or Planning Director Permit.)

- "3. Revise the definition of a dormer in 101.0410 I. 2. to read: A dormer is defined as an additional building envelope that may project beyond the 45 degree angle sloping portion of the lot front building envelope. The dormer must meet the following criteria: Not more than 8 feet in width; face located at least 2 feet back from the vertical wall face below; located at least 12 feet apart; not more than one dormer per 50 feet of property frontage; overall height not to exceed that permitted by the zone. (Revised or added sections are underlined.)
- "4. Incorporate all Planning Department proposals included in the Planning Commission memo dated June 29, 1990. These items are noted "added for July 5 Planning Commission" in the annotated version of the proposed amendments (Attachments 2, 3 and 4) and have already been added to the strikeout-underline version contained as Attachment 5 of the City Council Report. An exception to this directive is the inclusion of the materials and details requirements which is to be deleted per item 1 of this memo."

ITEM-5 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-6 INITIATION OF AN AMENDMENT TO THE OTAY MESA COMMUNITY PLAN AND A CONCURRENT AMENDMENT TO THE OTAY MESA DEVELOPMENT DISTRICT. THE APPLICANT IS PROPOSING THAT A TEN-ACRE SITE, LOCATED IN THE OTAY MESA COMMUNITY PLAN AREA BE REDESIGNATED FROM INDUSTRIAL TO COMMERCIAL WITH A CORRESPONDING CHANGE IN THE OTAY MESA DEVELOPMENT DISTRICT (PLANNED DISTRICT ORDINANCE). THIS SITE IS ADJACENT TO THE WESTERN BOUNDARY OF THE OTAY INTERNATIONAL CENTER PRECISE PLAN, LOCATED ON THE EAST SIDE OF HARVEST ROAD IMMEDIATELY NORTH OF SIEMPRE VIVA ROAD.

GAIL GOLDBERG presented Planning Department Report No. 90-193.

ROBERT HARMON, property owner, spoke in support of the plan initiation. He explained the property was currently designated industrial but was surrounded by commercial property.

BARRY SIMONS spoke in support of the plan initiation. He stated it would be a minor amendment to the plan and could be processed by a consultant.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not present) to deny the requested plan amendment initiation.

ITEMS-7
8 AND 9

APPEAL OF THE SENSITIVE COASTAL RESOURCE PERMIT (SCR) NO. 90-0151 FOR THE SORRENTO VALLEY UTILITY IMPROVEMENT PROJECT. APPEAL OF THE SENSITIVE COASTAL RESOURCE PERMIT (SCR) NO. 89-1421 FOR THE SORRENTO VALLEY ROAD IMPROVEMENT PROJECT. NORTH CITY LOCAL COASTAL PROGRAM AMENDMENT FOR SORRENTO VALLEY ROAD. LOCATED WEST OF INTERSTATE (I-5) AND NORTH OF THE JUNCTION OF I-5 AND I-805 IN THE TORREY PINES COMMUNITY PLANNING AREA. CITY OF SAN DIEGO, ENGINEERING AND DEVELOPMENT DEPARTMENT (SCR 89-1421 AND LCP AMENDMENT) CITY OF SAN DIEGO, WATER UTILITIES DEPARTMENT (SCR 90-0151).

GEORGIA SPARKMAN presented Planning Department Report No. 90-208.

LEONARD WILSON presented Planning Department Report No. 90-0151.

FRANK BELOCK reported on the proposed Sorrento Valley Road realignment.

CATHY CIBIT reviewed the environmental document.

LINDA MICHAEL, representing the Sierra Club, spoke in opposition to the Sorrento Valley Road realignment. She stated that the environmental impact report had been segmented in such a manner that prevents an adequate assessment of the impacts.

CHARLES LIETZ, representing the Del Mar Terrace Conservancy, spoke in opposition to the widening of Sorrento Valley Road. He said they were in support of moving the utility projects outside the lagoon. He stated the design did not remove the sewer lines from the lagoon and there was no way to prevent spillage.

DAVE ODELL questioned the need for the road widening and felt it would induce traffic from outside the lagoon area.

JOAN JACKSON, Los Penasquitos Lagoon Foundation, spoke in opposition to intrusion of public improvements in the lagoon. She stated the proposed mitigation did not have a good history of success.

DON ROSE stated the utilities were not entirely in the road way and some are located on city-owned land. He stated the site was selected for economic reasons.

ALICE GOODKIND stated the project did not consider future alignment of the light rail. She was concerned about the cumulative impacts of projects in the area.

VICTORIA BRADSHAW stated she was opposed to the Sorrento Valley Road realignment.

WILLIAM ROSE, representing SDG&E, spoke about visual impacts, concerns over traffic analysis and slope impacts.

JESSIE La GRANGE stated the environmental impact report was inadequate and was against any filling or pollution of the lagoon. She stated the pump station should be moved.

MAURIE BROWN, representing Torrey Pines Association, spoke against pedestrian sidewalk and spoke about cutting off water supply for deer.

NORMA SULLIVAN, representing San Diego Audobon Society stated she supported the appeal. She urged considering mass transit in the area.

JOZANN KNITTEL, representing Sea Village Home Owners Assn., said she was opposed to the road improvements.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 6-0 (CALKINS not present) to support the appeal and deny the permits based on an inadequate EIR.

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 6-0 (CALKINS not present) to deny the amendment to the North City Local Coastal Program.

ITEM-10 APPEAL OF THE PLANNING DIRECTORS APPROVAL OF THE HALL RESIDENCE - COASTAL DEVELOPMENT PERMIT/SENSITIVE COASTAL RESOURCE OVERLAY ZONE PERMIT NO 89-0386. (RENOTICED HEARING - PREVIOUSLY HEARD MAY 31, 1990. LOCATED AT 5570 CALUMET AVENUE IN THE R1-5000 ZONE IN THE LA JOLLA COMMUNITY. DEP NO. 89-0386. OWNER/APPLICANT: MR. S. HALL. APPELLANT: MR. R. C. ENTENMANN.

ROBERT GREEN presented Planning Department Report No. 90-161. He noted that Condition 15 which related to lateral access was deleted from the permit based on previous legal action.

ROBERT HAWK, City geologist, stated the geological reports supported the addition to the existing house with a 25 foot setback from the bluff edge.

RICHARD ENTENMANN, appellant, spoke in opposition to the permit. He stated the addition should be placed no closer than forty (40) feet from the bluff edge.

WENDELL GAYMAN, representing R. Entenmann, spoke in opposition to the permit based on the issue of bluff stability.

Mr. HILDYARD, area resident, sated a survey should be done of the area before any construction is allowed on the site.

DAVE ODELL stated that no home should be placed closer than 40 feet until a comprehensive geological study is conducted of the entire bluff area.

LYNNE HEIDEL, attorney representing the applicant, spoke in support of the permit. She explained the project consisted of a second story addition to an existing home built around 1950. She noted the geological report supported the request to building the addition with a 25-foot setback. She stated the applicant was willing to condition the permit on a topographic survey to verify that the addition was 25 feet from the bluff.

DOUG HOLMES stated he owned the house directly to the north of the proposed addition and was in support of the permit. He stated the issue was one of view blockage, not stability of the bluff.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 3-2 (BERNET and PESQUEIRA voting in the negative with CALKINS and REYNOLDS not present) to approve the appeal and deny the permit until such time as a geological study is conducted for the area. This motion failed for lack of four affirmative votes. The permit is deemed approved based on previous Planning Director action.

On motion of SCOTT BERNET, seconded by KARL ZOBELL, the Commission voted 5-1 (BENN voting in thee negative with CALKINS and REYNOLDS not present) to condition approval for the permit on the requirement that a topographical map be provided verifying the setback from the bluff edge and that subsequent owners be advised that any request for additional rip rap to protect the bluff would require an additional permit.

ITEMS-11 APPEAL OF THE CREEKSIDE VILLAGE PLANNED RESIDENTIAL
12 AND 13 DEVELOPMENT AND RESOURCE PROTECTION ORDINANCE PERMIT
NO. 89-0790 AND ACCOMPANYING TENTATIVE MAP AND REZONE
CASE NO. 89-0790. LOCATED ON THE EAST SIDE OF 27TH
STREET, BETWEEN GROVE AVENUE AND IRIS AVENUE IN THE
R1-10000 (PROPOSED R-3000) ZONE IN THE OTAY
MESA-NESTOR COMMUNITY. DEP NO. 89-0790. A PORTION OF
SECTION 27, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN
BERNARDINO BASE AND MERIDIAN. OWNER/APPLICANT: PHILIP
CHODUR. APPELLANT: RUTH J. SCHNEIDER.

ROBERT MANIS presented Planning Department Report No. 90-198.

PHILIP CHODAR, applicant, spoke in support of the rezoning and permits.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 2-3 (ZOBELL, PESQUEIRA and BERNET voting in the negative with CALKINS and REYNOLDS not present) on a motion to approve the appeal and deny the permits. This motion failed for lack of four affirmative votes; therefore, the decision of the Planning Director and Subdivision Board to approve the permits stand.

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 3-2 (BENN and LA VAUT voting in the negative with CALKINS and REYNOLDS not present) to approve the rezoning. This motion failed for lack of four affirmative votes.

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 meeting adjourned at 5:10 p.m.