

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
OCTOBER 31, 1991
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 9:15 a.m.
The Planning Commission adjourned at 5:00 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-not present
Commissioner Chris Calkins-present
Severo Esquivel, Deputy Manager/Acting Planning
Director-present
George Arimes-Assistant Planning Director-present
Michael J. Stepner, City Architect-present
Fred Conrad, Chief Deputy City Attorney-present
Hal Valderhaug, Deputy City Attorney-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Hossein Ruhi, Engineering and Development-present
Janet Fairbanks, Principal Planner-present
Janet MacFarlane, Recorder-present

- ITEM-1 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

No one appeared to speak at this time.

- ITEM-2 APPROVAL OF MINUTES OF OCTOBER 3, 1991

Commission Action

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 5-0 (PESQUEIRA abstaining with BENN not present) to approve the minutes of October 3, 1991.

- ITEM 3 HOUSING ELEMENT UPDATE AND AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN AND LOCAL COASTAL PROGRAM

MYLES POMEROY presented Planning Department Report No. 91-353.

JIM VARNADOR stated he supported the work to date on the Housing Element Update.

VERNA QUINN, representing the Southeast San Diego Development Committee, noted she had submitted her criticisms of the Housing Element at the Commission's previous hearing. She stated her committee supported the resolution adopted by the Community Planners Committee on the Housing Element. She recommended the balanced community policy contained in the Housing Element be adopted by ordinance, not policy.

Public testimony was closed.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 6-0 (BENN not present) to continue this item to December 19, 1991, at 9:00 a.m. Further, Commission directed staff to review alternative recommendations to address exemption of communities that may have an over-concentration of low-income housing.

- ITEM-4 AMENDMENT TO THE SOUTHEAST SAN DIEGO COMMUNITY PLAN - VALENCIA PARK LIBRARY RELOCATION AND ASSOCIATED REZONINGS

CHANDRA CLADY presented Planning Department Report No. 91-344.

VERNA QUINN, Southeast San Diego Development Committee, stated her planning group voted unanimously to support the amendment. She stated she wanted the library officials to know her group should be included in the review of the design of the facility.

JOSHUA VON WOLFOLK spoke in support of the plan amendment and the need of the library facility.

ARDICE RAWLINS, representing Friends of the Library, spoke in support of the library relocation.

CATHERINE MONTGOMERY stated as Chairman of the Emerald Hills Library Council, she supported the proposed redesignation. She urged that the underlying zoning on the current library site be retained as an institutional use.

No one appeared in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by CHRIS CALKINS, the Commission voted 6-0 (BENN not present) to approve the plan amendment and associated rezonings as recommended by the department.

ITEM-5 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA

ITEMS
6&6A CONDITIONAL USE PERMIT NO. 91-0383 (AMENDMENT);
PROPOSING TO RELOCATE PARKING, BALL FIELD AND ADD TENNIS
COURTS; LEGAL: LOT 1, MAP 5203; LOCATION: 16955 BERNARDO
OAKS DRIVE IN COUNCIL DISTRICT ONE; APPLICANT: RANCHO
BERNARDO SWIM & TENNIS CLUB; AND CONDITIONAL USE PERMIT
NO. 91-0384 (AMENDMENT); PROPOSING EXPANSION AND
RELOCATION OF VARIOUS USES; LEGAL: LOT 1, MAP 005609;
LOCATION: 17010 POMERADO ROAD IN COUNCIL DISTRICT ONE;
APPLICANT: R.B. COMM. PRESBYTERIAN CHURCH

JUDY BRASWELL presented Planning Department Report
No. 91-355.

LEE OKESON, representing the applicants, stated they were in agreement with staff's recommendation and available for Commission questions.

No one appeared in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BENN not present) to certify the negative declarations and approve the conditional use permit amendments as recommended by staff.

ITEM-7 COASTAL DEVELOPMENT PERMIT NO. 90-0821 PROPOSING THE DEMOLITION OF AN EXISTING, SINGLE-FAMILY HOME AND CONSTRUCTION OF A NEW, TWO-STORY, SINGLE-FAMILY RESIDENCE; LEGAL: LA JOLLA COUNTRY CLUB HGTS, MAP 1975, BLK E, LOT 14; LOCATION: 7304 ENCELIA DRIVE BETWEEN BRODIAEA WAY AND SOUTH TERMINUS ENCELIA DRIVE IN THE LA JOLLA COMMUNITY PLAN AREA; APPLICANT: KELLEY MARKHAM

KEVIN SULLIVAN presented Planning Department Report No 91-337.

CLAIRE GUILLEMIN, appellant, spoke in opposition to the project. She felt the home was not visually compatible with the neighborhood and felt the house was too large in comparison to the other homes in the area.

LYNNE HEIDEL, attorney representing the applicant, spoke in support of the project. She stated the project was in harmony and scale with the neighborhood. Referring to view blockage, Ms. HEIDEL stated the new home would not block views. She stated this neighborhood was in transition and perhaps one-half of the homes in the neighborhood had undergone some form of remodel.

RICH BOKAL, architect, reviewed the plans for the project.

JAY WHARTON stated he was a member of the subcommittee of the La Jolla Town Council and Planning Council that reviewed the application. He stated the project conformed to many of design standards identified as desirable, such as a low-profile toward the street, and stepping down the hill for this type of topography. He recommended approval of the project.

DAVID CASEY, applicant, explained the size of the garage grew an additional 1,000 square feet to accommodate the requests of the neighbors.

Ms. GUILLEMIN stated in her opinion, the roof line of the new home would obstruction views.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 5-0 (ZOBELL abstaining with BENN not present) to deny the appeal and approve the permit according to staff recommendation.

MISCELLANEOUS

TOM STORY reported that on Monday, November 4, 1991, the City Council agreed to hear an appeal from the decision of the Planning Commission in approving a planned commercial development permit known as gateway plaza. The appellant had appeared before the Commission under a communication item requesting the Commission reconsider the matter.

ITEM-8 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA

RECESS, RECONVENE

The Commission recessed at 10:35 a.m. and reconvened at 1:50 p.m.

ITEM-9 PROPOSED COMPREHENSIVE HISTORIC PRESERVATION PLAN AND AMENDMENT TO THE LOCAL COASTAL PROGRAM

BILL LEVIN presented Planning Department Report No. 91-348.

KATHRYN WILLETTS, Chair of the Historic Site Board, stated the Commission and Board held a workshop and a hearing on this item and, therefore, she would defer to public testimony.

MILFORD WAYNE DONALDSON, representing the California Preservation Foundation, urged Commission's approval of the plan.

DAVE ODELL spoke in support of the ordinance.

ANN FAHEY spoke in support of the ordinance. She noted this amendment would remove historic preservation from the city's resource protection ordinance.

JUDITH SWINK, representing C-3, spoke in support of the ordinance and recommended its adoption in total.

IONE STIEGLER urged the Commission's support of the plan and ordinance. She felt the new plan took into account recent regulatory actions and would streamline the permit process.

DAVID SWARENS spoke in support of the ordinance. He was opposed to the recommendation of removing Historic Preservation from the resource protection ordinance and recommended rather that staff determine a threshold for exemptions.

KAREN TURNER spoke in opposition to the ordinance. She was opposed to the requirement that owners of historic sites be required to maintain their property. She explained she had a limited budget and was opposed to being dictated by someone else's time table.

TESS NELSON, representing San Diego Association of Realtors, stated they were opposed to the ordinance because it would give the city the power to permanently refuse issuance of building permits. She felt the proposed incentives would not encourage preservation. She further felt the disclosure requirements for brokers would be an onerous one. Ms. NELSON said the burden of historic preservation should not be borne by a few.

PATTY KENT spoke in opposition to the ordinance. She felt it important that the ordinance strive to retain only those truly significant structures. She recommended that the economic feasibility should be part of the original designation process.

JUDITH PIKE spoke in opposition to the ordinance.

JOHN ANEWALT, representing the Greater San Diego Chamber of Commerce, spoke in opposition to the ordinance. He noted the new ordinance would give the Historic Site Board significantly broader powers. He stated the current ordinance allows the Board to request a one-year delay in the issuance of a demolition permit while the proposed ordinance provides permanent restrictions. Mr. ANEWALT stated the make-up of the proposed board tells the direction of the board.

KAY DAVIS stated she was against the Historical Site Board and did not want them to have any more power. She stated the Board cost her family financial hardship.

MICHI SUZUKI stated he was opposed to the proposed ordinance.

BRENDA CARTER stated her firm had received awards for historic preservation and recently were working on the Mission Brewery. She stated it would be very difficult for owners of wood buildings to comply with Title 24.

WILLIAM ROGERS stated he was one of the owners of El Pueblo Ribera. He stated he had experienced tremendous hardship because of all the rules, regulations and guidelines associated with historical buildings.

PATRICIA MARTINEZ stated she was opposed to the ordinance.

ALFREDO GALLONE spoke in opposition to the ordinance.

ALEX RIGOPOULOS spoke in opposition to the ordinance. As an owner of an historic site, he felt his property rights were being violated.

MARIA LIA spoke in opposition to the proposed ordinance. She stated when you combine the provisions of the ordinance in the current climate, the restrictions in the ordinance did not balance. She felt when the largest percentage of historic designations are involuntary, this tells us the current system does not work.

Ms. LIA stated the ordinance as written conflicts with other ordinances such as the planned district ordinance and redevelopment plan redevelopment plan.

Ms. LIA recommended the Commission adopt Alternative 3, and move forward with the incentives element, and the inventory be delayed until those incentives are in place.

LORRAINE TRUP spoke in opposition. She stated many buildings being identified are not historic. She felt if the city wants the property, they should purchase it.

JARUSKA PARENTE spoke in opposition to the proposed ordinance. She felt very dangerous discretionary powers would be given to a five-member board. She also stated the criteria for designation was too vague.

JACK KLAUSEN stated he was opposed to condemnation without compensation and he believed the city should purchase the historical sites.

GEORGE TOWER stated he owned several historically-designated properties in the Harborview area. He felt the proposed ordinance was too broad. He recommended that consideration be given to creating a "second tier" of properties.

PHIL LEROY spoke in opposition to the enforcement aspect of the ordinance.

SUSAN FAVROT stated the historic ordinance is unfair to property owners.

MICHAEL HOSKING stated he was strongly opposed to the ordinance. He questioned whether his apartment building should have been designated a historic site.

BRUCE NORDAHL spoke in opposition to the proposed ordinance.

RANDAL McENDREE stated he supported historic preservation but was opposed to the ordinance as proposed.

BUD FISCHER stated that the proposed designation process was unfair to property owners. He stated designation was a downzoning that has a negative impact on the property owner. He stated as a result, land values drop 50-60%. He further noted there were many conflicting ordinances having to do with historic buildings and seismic retrofit.

HAMILTON MARSTON stated he was opposed to the adoption of the preservation plan and ordinance. He explained it was unfair not to let property owners make lawful changes to the structures.

LUCIN SIPPEL spoke in opposition, explaining her concern with the economic feasibility of maintaining an historic structure and complying with state seismic retrofit requirements.

DENNIS PORTER stated he supported preservation but it placed a tremendous burden on the property owner and felt designation should be voluntary.

MARTHA BEKKEN stated she bought an old house because it was affordable, and felt designation would deprive her of its reasonable use.

ELEANOR HERZMAN stated all the residents on her block objected to the ordinance because it has an appointed board with decision-making powers and felt it should be an elected body.

ANN LEROY stated she was opposed to the proposed ordinance.

Public testimony was closed.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 6-0 (BENN not present) to approve the educational element of the plan.

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 5-1 (LA VAUT voting in the negative with BENN not present) to recommend approval of the incentives element.

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 6-0 (BENN not present) to continue the inventory element to November 14, 1991, at 9:00 a.m. for the purpose of writing language into the text to reflect that identification of potential historic significance during this inventory would not impact the owners of such property.

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 6-0 (BENN not present) to continue the regulatory element to January 9, 1992, at 9:00 a.m.

ADJOURNMENT

The Commission adjourned at 5:00 p.m.