

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
DECEMBER 12, 1991
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 3:30 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-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
Joe Flynn, Deputy Director, Neighborhood Services-present
Jeff Strohming, Engineering and Development-present
Mike Stang, Principal Planner-present
Janet MacFarlane, Recorder-present

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

The Commission presented JIM JOHNSON a certificate of appreciation for his contributions to the department in providing illustrations related to the recent Municipal Code amendment on height limits.

ITEM-2 APPROVAL OF MINUTES OF NOVEMBER 14, 1991

On motion of EDWARD REYNOLDS, seconded by SCOTT BERNET, the Commission voted 4-0 (BENN and LA VAUT abstaining with CALKINS not present) to approve the minutes of November 14, 1991.

ITEM-3 COASTAL DEVELOPMENT PERMIT, LA JOLLA PLANNED DISTRICT PERMIT AND SPECIAL USE PERMIT NO. 90-0747; PROPOSAL TO RENOVATE EXISTING ART MUSEUM, ADD 7,555 SQUARE FEET OF ACCESSORY SPACE AND BUILD A SECURITY FENCE SURROUNDING THE SCULPTURE GARDEN; LOCATION: 700 PROSPECT STREET; APPLICANT: SAN DIEGO MUSEUM OF CONTEMPORARY ART.

PETER CHOU presented Planning Department Report No. 91-0747.

DAVE ODELL spoke in opposition to the permits. He stated he was opposed to the building expansion because it would encroach into the view corridor. He was also opposed to the addition of the fence because it would restrict access to the sculpture garden.

MELINDA MERRIWEATHER spoke in opposition to the permit to allow the fence around the sculpture garden.

MICHAEL KRICHMAN, representing the applicant, stated the two main issues were the fence on Coast Boulevard and the issue of the public's right to unencumbered access to the sculpture garden. He explained the need for the fence was to protect sculptures planned for the garden. He also requested that Condition 13 of the permit be removed, and the museum be allowed to expand the building for the proposed cafe.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-1 (REYNOLDS voting in the negative with CALKINS AND ZOBELL abstaining) to approve the appeal and approve the permit prohibiting construction of the fence based on the legal opinion that Coast Boulevard was a front yard for purposes of establishing setback requirements.

RECESS, RECONVENE

The Commission recessed at 10:25 and reconvened at 10:30 a.m.

Chairman ZoBell resumed chair of the meeting.

ITEM-5 UNIVERSITY TRANSMISSION/GATEWAY CENTER WEST, LOT 7 -
CONSISTENCY WITH GENERAL PLAN

PETER CHOU presented Planning Department Report No. 91-242. He explained a condition would be added in the environmental document that would require a list of hazardous materials on the site and how they will be disposed.

REYNALDO PISANO, representing the Southeast San Diego Development Committee, stated they were satisfied with the permit with the added condition.

Public testimony was closed.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by TOM LA VAUT, the Commission voted 7-0 to find the use consistent with the General Plan.

ITEM-4 AMENDMENTS TO MOBILEHOME OVERLAY ZONE AND LOCAL COASTAL PROGRAM

HAL VALDERHAUG reviewed City Attorney memorandum dated December 4, 1991.

DEXTER GOODY, representing the California Association of Mobilehome Owners, spoke in support of the amendments.

PHYLIS LEMBERG, resident of De Anza Mobilehome Park, asked that they not be excluded from the provisions of the ordinance so they could have protection until the end of the lease.

PAUL ZAMAZANUS, De Anza Mobilehome Park, spoke in opposition to the provisions of the ordinance not being applied to residents of De Anza. He stated the question was what they were going to be in the Year 2003 when they had to relocate from the park.

ROY PAUL stated the mobilehome were a source of affordable housing.

G. B. PATTERSON recommended the provisions of the proposed amendment include De Anza Mobilehome Park.

HARRIET STEELE spoke in opposition to the restriction that the proposed amendments not be applied to residents of De Anza Mobilehome Park.

CONNIE BILLINGTON felt it was an issue of equity, and that De Anza Mobilehome Park should not be excluded from the overlay.

JOSEPH KENNEDY stated they were looking for some type of protection. He was looking for someone to help relocate them when they would be forced to relocate.

JIM DAWE, attorney representing De Anza Resorts, explained there was a long-term residential agreement that has been signed by 96% of the tenants of De Anza regarding the park's closure. He stated he concurred with the City Attorney's opinion.

Public testimony was closed.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by CHRIS CALKINS, the Commission voted 6-0 (REYNOLDS not present) on a motion not be exclude De Anza Mobilehome Park from the provisions of the overlay until the year 2003 when the lease with De Anza expires. And further, that this overlay due nothing to diminish the rights that currently exist for the residents of De Anza Mobilehome Park.

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (REYNOLDS not present) to continue the issue of the overlay zone to January 23, 1992, at 9:00 a.m.

ITEM-6 AMENDMENTS TO THE CARMEL VALLEY COMMUNITY PLAN, NEIGHBORHOOD 3 PRECISE PLAN, AND CARMEL VALLEY PLANNED DISTRICT ORDINANCE; VESTING TENTATIVE MAP AND CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PERMIT NO. 91-0553; PROPOSING THE DEVELOPMENT OF 39 MULTI-FAMILY UNITS ON A 3.3-ACRE SITE; LOCATION: QUARTER MILE DRIVE BETWEEN EL CAMINO REAL AND WYNDHAVEN DRIVE; APPLICANT: PARDEE CONSTRUCTION COMPANY.

NICK OSLER presented Planning Department Report No. P91-378.

GLEN GARGAS reviewed conditions proposed for the project.

BETSY MORRIS, San Diego Housing Commission, spoke in opposition to the permit, recommending that affordable housing be required in this project.

CHUCK CORUM, representing Pardee Construction Company, explained the property has a current commercial designation on the property. He explained the community felt multi-family housing was more appropriate for the area. Mr. CORUM stated it would be unfair to request the provision of low-income housing on this project at this late stage.

TOM STEINKE, attorney representing the applicant, spoke in support of the project. He stated it was untimely to bring forward a request for low-income housing at this point in time. He noted this issue was brought up after the Subdivision Board hearing.

VIRGINIA BARNES, representing the Del Mar Heights Homeowners Association, stated the planning group was in favor of the amendment. However, the issue of providing low-income housing in this project was not discussed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 2-4 (PESQUEIRA, BERNET, CALKINS and ZOBELL voting in the negative with REYNOLDS not present) to certify the mitigated negative declaration and approve the plan amendments, map and permit. This motion failed for lack of four affirmative votes.

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 6-0 (REYNOLDS not present) to deny the plan amendments, map and permit based on the Commission's finding that commercial zoning was the appropriate designation for the property.

RECESS, RECONVENE

The Commission recessed at 12:15 p.m. and reconvened at 1:45 p.m.

ITEM-7 WORKSHOP/LA JOLLA COMMUNITY PLAN UPDATE

BETSY McCULLOUGH commented on the process of the plan update.

BRIAN CLATER presented Planning Department Report No. 91-395.

DAVID ABRAMS, representing La Jolla Community Planning Group, spoke in support of the plan update.

JOANNE PEARSON spoke about the need for an environmental data base for the area.

WILLIAM FELL urged that residents of La Jolla Shores area be included in the update process.

DAVE ODELL spoke in opposition, stating that many of the recommendations of the La Jolla Town Council Land Use Committee were not included in the draft plan.

ROBERT CAMPBELL, La Jolla Shores Association, stated they strongly favored control of the increase of vehicular traffic in their area and in La Jolla in general.

ATTI HUGHES felt the proposed plan was too sketchy. She urged that the scenic element of Mount Soledad be recognized in the plan.

CARLOS MALAMUD stated he was opposed to the recommendation of increasing R1-5000 property to R1-8000.

NANCY WARD stated she was concerned that input from the La Jolla Town Council be included in the plan update.

WALT HALL stated he was concerned that the Bird Watchers be included in the plan update.

NATALIE MOYNIHAN stated she lived in the Mt. Soledad area of La Jolla. She was concerned that areas be designated open space because of the geological hazards in the area.

CRAIG BEAM, representing La Jolla Alta South, explained that staff from the District One office recommended they bring their issue to the Planning Commission for possible inclusion in the La Jolla plan update.

JIM WILLIAMS explained that La Jolla Alta contains about 200 homes developed on theatre lots. He explained they were looking for help in trying to prohibit the construction of two-story additions in their project.

AL SINGER, La Jolla Alta, explained it was their goal to maintain the existing character of their neighborhood.

LEONARD LOPEZ, La Jolla Alta, stated he would like to see a 15-foot height limit in their area.

Public testimony was closed.

The Commission held a discussion on the plan.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (BENN, REYNOLDS and CALKINS not present) to initiate the rezonings as recommended by the department.

ADJOURNMENT

The Commission meeting adjourned at 3:30 p.m.