

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
DECEMBER 19, 1991
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice Chairman Pesqueira at 9:10 a.m. The Planning Commission adjourned at 12:20 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
Tom Story, Deputy Director, Development and
Environmental Services-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Jeff Strohming, Engineering and Development-present
Janet Fairbanks, Principal Planner-present
Janet MacFarlane, Recorder-present

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

DAVID SINGER, architect for the San Diego Museum of Contemporary Art, requested the Planning Commission place the matter of reconsidering their denial of their project on the next available Commission docket.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by SCOTT BERNET, the Commission voted 5-0 (ZOBELL and CALKINS abstaining) to place the matter of reconsideration on the Commission's next available agenda.

KARL ZOBELL assumed Chair of the meeting.

ITEM-2 APPROVAL OF MINUTES OF NOVEMBER 25, 1991

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 4-0 (LA VAUT, PESQUEIRA AND REYNOLDS abstaining) to approve the minutes of November 25, 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. P91-398.

GAIL MacLEOD, representing Community Planners Committee and Greater Golden Hill Planning Committee, stated they supported the Housing Element but recommended that areas containing an over-concentration of low-income housing be exempt from additional low-income housing.

LILIANE CHONEY, representing Revisions Resources, spoke in support of the Housing Element.

SHUF SWIFT stated the new Housing Element was much stronger than that previous and he supported the issue of fair share.

ANN FATHY suggested that a work program be established in 1992 to repeal the requirement for conditional use permits for group homes for handicapped persons.

VERNA QUINN, representing the Southeast San Diego Development Committee, spoke in opposition to the Housing Element. She felt her area had an over-concentration of low-income housing and should be exempt from the provisions of the Housing Element.

LANCE BURRIS, representing Potomac Investments, recommended that further study be conducted on the assumptions made in the capacity study. He felt there were serious flaws in many of the statements in the report.

TOM SHEFFER, representing the Construction Industry Federation, felt the capacity study contained inaccuracies and should be further reviewed before adoption of the Housing Element.

RANDI COOPERSMITH, representing Project Design Consultants, felt if the capacity study contained inaccuracies, the Housing Element should not be adopted.

Public testimony was closed.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 6-1 (BERNET voting in the negative) to continue this item to February 6, 1992, at 9:00 a.m.

RECESS, RECONVENE

The Commission recessed at 10:50 and reconvened at 11:00 a.m.

ITEM-4 CONDITIONAL USE PERMIT 91-0743; CHANGE IN OPERATOR AND CLIENTELE TO EXISTING CONDITIONAL USE PERMIT; LOCATION: 757 11TH AVENUE; APPLICANT: VOLUNTEERS OF AMERICA, INC.

MARIANNE MUNSELL presented Planning Department Report No. P91-385.

MARIE MCKENZIE, representing Volunteers of America, spoke in favor of the permit. She explained it was an extremely structured program to assist in alcohol recovery.

DOUGLAS GAGLIARDO, representing Volunteers of America, spoke in support of the permit.

MYRON LYON spoke in support of the permit.

PAUL DESROCHERS, representing the Centre City Development Corporation, spoke in opposition to the permit amendment. He stated he was opposed because it was a new facility asking to come into the area,

JOHN HOM, area property owner, spoke in opposition to the permit. He stated he owned a residential property adjacent to the proposed facility, and was concerned about the negative impact this facility might have on his investment.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-2 (PESQUEIRA and BERNET voting in the negative) to deny the permit amendment.

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-2 (PESQUEIRA and BERNET voting in the negative) to initiate a revocation hearing for the conditional use permit at this location.

ITEM-5 CONDITIONAL USE PERMIT NO. 86-1024; EXTENSION OF TIME FOR NEW VISTAS CRISIS CENTER; LOCATION: 732 10TH AVENUE; APPLICANT: COMMUNITY RESEARCH FOUNDATION

MARIANNE MUNSELL presented Planning Department Report No. P91-384.

PAUL DESROCHERS, representing Centre City Development Corporation, stated they were in support of the permit, explaining this was an existing facility in the area.

NEIL LONGO, Administrator for Vista Hill, explained the operation of the facility.

JOHN HOM spoke in opposition to the permit because he felt these facilities serve as magnets for one another and encourage over-concentrations in particular areas of the city.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 7-0 to certify the negative declaration and deny the appeal and approve the permit according to staff recommendation.

ITEM-6 CONDITIONAL USE PERMIT NO. 91-0498; PROPOSING A SURFACE PARKING LOT AT 8TH AND BROADWAY; LEGAL: LOTS A,B,C, BLK 47; LOCATION: 801 BROADWAY BETWEEN 8TH AND 9TH STREETS; APPLICANT: HALL/FISH INVESTMENTS, INC.

MARIANNE MUNSELL presented Planning Department Report No. P91-386.

JOHN TURNER, representing the appellant, spoke in opposition to the permit. He stated that the parking lot was used as access for trash removal from the apartment building owned by the appellant. He also felt it was a safety issue for emergency access for the residents of the apartment building.

JAMES HALL, representing Hall/Fish Investments, explained the family had owned the property since 1914. He reviewed the history of the use of the property. He explained they had allowed the appellant to remove trash through the walkway and through a locked gate. He stated he did not believe they had adverse possession rights, but had extended a license to use this walkway. He felt the appellant was using the appeal process to gain leverage to force them to get a recorded easement against the property of which they are in dispute.

Public testimony was closed.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 7-0 to deny the appeal and approve the permit.

ITEM-7 CENTRE CITY PERMIT NO. 91-0601; PROPOSING A 12-FOOT CURB CUT TO ALLOW VEHICULAR ACCESS TO THE SITE; LEGAL: LOT C, BLK 33, HORTON'S ADDITION; LOCATION: 1045 7TH AVENUE; APPLICANT: 7TH & BROADWAY PARTNERSHIP

MARIANNE MUNSELL presented Planning Department Report No. 91-387.

BILL HEDENKAMP, architect for the project, spoke in favor of the appeal and the need for the curb cut.

No one appeared in opposition

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 7-0 to approve the appeal and approve the permit.

ITEM-9 VESTING TENTATIVE MAP AND CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PLAN PERMIT NO. 91-0247; PROPOSING TO CONSTRUCT 323 ATTACHED, MULTI-FAMILY DWELLING UNITS ON AN 18.3-ACRE SITE; LEGAL: PARCEL 1, PARCEL MAP 15929 & PARCEL 1, P.M. 15939; LOCATION: CARMEL CREEK ROAD BETWEEN CARMEL CENTER ROAD AND CARMEL COUNTRY ROAD; APPLICANT: VILLAGE PROPERTIES

KEVIN SULLIVAN presented Planning Department Report No. 91-365.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to certify the mitigated negative declaration and approve the map and permit according to staff recommendation.

RECESS, RECONVENE

The Commission recessed at 11:45 a.m. and reconvened at 11:48 a.m.

ITEM-8 LA JOLLA SHORES PERMIT NO. 91-0133; PROPOSING THE DEMOLITION OF AN EXISTING, SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW, TWO-STORY, SINGLE-FAMILY RESIDENCE; LEGAL: LOT 21, AZURE COAST UNIT NO. 1, MAP 4995; LOCATION: 2683 COSTEBELLE DRIVE; APPLICANT: MIU LAM SO

PATRICIA FITZGERALD presented Planning Department Report No. P91-402.

NORMAN BLUMENTHAL, attorney representing the appellant, spoke in opposition to the permit.

ALFRED VANDENBERG, civil engineer representing the appellants, spoke in opposition to the permit. He stated it was his opinion the topographic map contained substantial omissions.

MATT PETERSON, attorney representing the applicant, spoke in support of the permit. He stated the home was designed to be compatible with the neighborhood and they were seeking no variances. He stated further, no public views would be impacted by the small, second story portion of the new home.

MUI SO, applicant, spoke in support of the permit. She stated they worked with the neighbors to develop a good project and had the support of the La Jolla Shores group.

MIU HO, architect for the project, stated her client was concerned that the project fit with the neighborhood and she had made several design changes at the request of the neighbors.

CHOU CHI LIN stated he lived directly across from the So property and was in support of their project.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to deny the appeal and approve the permit according to staff recommendation.

ADJOURNMENT

The Commission adjourned at 12:20 p.m.