

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
DECEMBER 5, 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 9:15 a.m.  
The Planning Commission adjourned at 3:45 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  
Fred Conrad, Chief Deputy City Attorney-present  
Tom Story, Deputy Director, Development and  
Environmental Services-present  
Jeff Strohming, Engineering and Development-present  
Tom Salgado, Principal Planner-present  
Frank Ducote, Principal Planner-present  
Janet MacFarlane, Recorder-present

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

No one appeared to speak at this time.

ITEM-2 APPROVAL OF MINUTES OF OCTOBER 24 AND OCTOBER 31, 1991.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 6-0 (REYNOLDS abstaining on approval of the minutes of October 24, 1991, and BENN abstaining on approval of the minutes of October 31, 1991) to approve the minutes of October 24 and October 31, 1991.

ITEM-3 CONDITIONAL USE PERMIT NO. 91-0257 (RACHEL GROSVENOR FAMILY CENTER); PROJECT DESCRIPTION: TO OPERATE A 130-BED REHABILITATION/HOUSING CENTER FOR HOMELESS WOMEN AND CHILDREN; LEGAL: LOT 1-13, BLK 138 OF SUBDIV PUEBLO LOT NO. 1157; LOCATION: 939 SOUTH 16TH STREET; APPLICANT: SAN DIEGO RESCUE MISSION, INC.

Commissioner LA VAUT reported he had distributed copies of two reports regarding an underground tank that was removed from a site near the Rachael Grosvenor Center, one from the County of San Diego, the other from the Environmental Health Coalition.

COREY BRAUN presented Planning Department Memorandum dated November 24, 1991.

Chairman ZOBELL reported public testimony had been closed at the Commission's previous hearing on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-3 (BERNET, REYNOLDS and PESQUEIRA voting in the negative) to deny the permit based on the finding that the environmental document was inadequate.

RECESS, RECONVENE

The Commission recessed at 10:30 a.m. and reconvened at 10:40 a.m.

ITEM-4 AMENDMENTS TO THE MUNICIPAL CODE - R-1 ZONE PARKING REQUIREMENTS AND RECREATIONAL VEHICLE STORAGE REGULATIONS

BOB DIDION presented Planning Department Report Nos. 91-376 and 91-388.

GERALD KRETOVICS, representing RV'ers United, spoke in support of amending current regulations to allow storage of recreational vehicles in residential zones.

MARVIN MILES stated people make a large investment when purchasing recreational vehicles and he supported some method of allowing residents to park their vehicles on their property.

LOIS GAGE spoke in support of allowing parking in the city setback.

MICHAEL PALLAMARY recommended developing recreational vehicle storage areas at the city's landfills.

EVELYN SEDWAY spoke in support of allowing owners of recreational vehicles to park their vehicles in their front yards.

WALT HALL, representing the La Jolla Town Council Land Use Committee, spoke in opposition to the proposed amendments. He felt parking of recreational vehicles in residential side yards should only apply to areas where the majority of residents want it.

DAVE ODELL spoke in opposition to the proposed amendments.

VERNA QUINN presenting the Southeast San Diego Development Committee, stated her committee urged the city to maintain the current standards with respect to vehicle storage.

GEORGE SMITH, representing the Serra Mesa Planning Group, spoke in opposition to the proposed amendments. He asked that the commission view these proposed amendments in the long term and the visual impact of storing these vehicles in residential zones.

AL STROHLEIN spoke in opposition to the amendments. He felt the quality of life in neighborhoods would suffer in the long term if the regulations were relaxed.

BERT WOOLLEY, representing the Serra Mesa Community Council, spoke in opposition to the proposed amendments.

MAX SCHMIDT recommended Alternatives E and J, deleting self-propelled vehicles and deleting the screening regulations.

MERLIN OSTERHAUS presented photographs of recreational vehicles being parked on city streets in his community. He spoke in opposition to he proposed amendments.

SUE HALL spoke in opposition to large motorhomes being parked in residential areas because it posed a safety problems as it was difficult to see beyond these vehicles.

KATHLEEN GAUSTAD spoke in opposition to the proposed amendments. She suggested a phasing plan allowing long-term residents the opportunity to park their vehicles on their property.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (LA VAUT not present) to recommend against amending the current regulations with respect to RV Vehicle Storage and R-1 parking Requirements. Further, the Commission recommended against suspending enforcement of the current parking regulations.

ITEM-6      CONDITIONAL USE PERMIT AND RESOURCE PROTECTION ORDINANCE PERMIT NO. 91-0268; PROPOSING THE DEVELOPMENT OF A CELLULAR COMMUNICATIONS FACILITY; LEGAL: FAIRBANKS COUNTRY CLUB UNIT 1, LOT 3, MAP 10730; LOCATION: 14333 SAN DIEGUITO ROAD; APPLICANT: PACTEL CELLULAR

KEVIN SULLIVAN presented Planning Department Report No. 91-350.

JULIE HUDDLE, representing PacTel, stated she was available for Commission questions.

CHRIS MORROW, representing Pardee Construction Company, explained the Pardee Company owned the land adjacent to the proposed communications facility. Having not reviewed the plans, his client would be concerned with future expansion of the facility, screening, any health impacts, and the appropriateness of the location.

Public testimony was closed.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 6-0 (LA VAUT not present) to certify the negative declaration and recommend approval of the permit subject to conditions.

ITEM-5      CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT NO. 91-0469; PROPOSING NEW GARAGE AND GUEST QUARTERS; LEGAL: LOT 14, BLK L, MAP 1981; LOCATION: 927 SUNSET CLIFFS BOULEVARD; APPLICANT: DON HAWTHORN & JIM SILER

TRACEY ELLIOT-YAWN presented Planning Department Report No. 91-337.

JENNIFER WILSON, representing the appellant, spoke in opposition to the project.

THEA REED spoke in opposition to construction of the garage and guest quarters. She felt the addition would be a detriment to the neighborhood and an intrusion. She stated the windows of the second story addition would look down into their homes and yards.

DAVID REED presented photographs of the project and stated it was an intrusion into the neighborhood.

RUTH BRAZIL spoke in opposition, stating the addition was out of scale with the neighborhood.

BILL MARTIN spoke in opposition to the project.

MICHEL ANDERSON, representing the applicant, spoke in support of the project. He stated the applicant had complied with all rules and regulations of the city of San Diego and they were in agreement with all 25 conditions placed on the development.

DON HAWTHORNE, applicant, spoke in support of the project.

JOHN OLENIK, architect for the project, reviewed the proposed project.

MARY BROWN read a letter from the applicant James Siler regarding the project.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 5-1 (REYNOLDS voting in the negative with LA VAUT not present) to approve the appeal and deny the permits based on the project's incompatibility with the neighborhood.

RECESS, RECONVENE

The Commission recessed at 12:35 p.m. and reconvened at 2:05 p.m.

ITEM-7 WORKSHOP/ZONING CODE UPDATE

GEORGE ARIMES gave an update on the Zoning Code Update project.

DICK SMITH spoke in favor of the project.

CHRISTOPHER MORROW, representing PDC, spoke in support of the project. He recommended that the issue of consolidation not be left entirely to the discretion of the Planning Department. He recommended against closing of project accounts without notifying applicants.

MELVIN SHAPIRO stated his concern was the noticing procedure. He felt tenants should be notified of projects, not just owners of property.

SPENCER LAKE stated as an architect, much of his work is with those of middle income. He recommended placing single family homes in Track 1 or 2 to reduce the processing time for the smaller projects.

JAMES KELLER talked about fees for appeals and recommended the fees be split between the applicant and appellant.

OPAL TRUEBLOOD spoke about protecting the coastal resources of the city.

DAVE ODELL felt the 10-day noticing period was too short.

STEVEN BRADLEY spoke in about involving area residents in the process.

The Commission held a general discussion of particular elements in the Code update. It was noted that further review and changes would be forthcoming in the next several months.

RECESS, RECONVENE

The Commission recessed at 3:15 p.m. and reconvened at 3:20 p.m.

ITEM-8 LA JOLLA SHORES PLANNED DISTRICT ORDINANCE

DENNIS GRIFFIN requested a six-month continuance on the proposed amendment. He explained many area residents were just recently made aware of these recommendations and they needed time to analyze the recommendations.

WILLIAM FELL stated he only recently became aware of this issue and supported a continuance.

RAMON KURKCHUBASCHE spoke in support of a continuance.

JAMES BEROL stated they had been working on the proposed amendments to the planned district ordinance for many months. He stated because of the number of people wishing a continuance to review the proposal, he would support a continuance to allow for community review and additional input.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by TOM LA VAUT, the Commission voted 5-0 (CALKINS and REYNOLDS not present) to continue this item to March 12, 1992, at 1:30 p.m. It was further recommended this item be renoticed.

ADJOURNMENT

The Commission adjourned at 3:45 p.m.