

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
APRIL 30, 1992
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 10:10 a.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Ralph Pesqueira-not present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-not present
Commissioner Chris Calkins-present
Commissioner Verna Quinn-present
Michael J. Stepner, City Architect-present
Fred Conrad, Chief Deputy City Attorney-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Kelly Broughton, Principal Planner-present
Jeff Strohminger, Engineering and Development-present
Jeannette Santos, Recorder-present

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

TOM STORY, Deputy Planning Director introduced Kelly Broughton, Principal Planner been with the city of 2 1/2 years. Mr. Broughton will be supervising the Development Permit Section and will be attending Planning Commission.

ITEM-2 APPROVAL OF MINUTES OF APRIL 2, 1992.

COMMISSION ACTION

On motion of **CHRIS CALKINS**, seconded by **SCOTT BERNET**, the Commission voted 4-0 (**QUINN** abstaining with **BENN** and **PESQUEIRA** not present) to approve the minutes of April 2, 1992.

ITEM-3 SIGMA PI FRATERNITY. CONDITIONAL USE PERMIT AND NEGATIVE DECLARATION NO. 90-1057. PROJECT DESCRIPTION: FRATERNITY HOUSE. LEGAL: LOT 4 BLK 12 COLLEGE PARK UNIT 2 MAP 2281. LOCATION: 5710 HARDY AVE NEAR: CAMPANILE DR. APPLICANT: BILL HOWLAND.

SHELLY KILBOURN presented Planning Department Report No. P-92-094.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **CHRIS CALKINS**, the Commission voted 5-0 (**BENN** and **PESQUEIRA** not present) to approve staff recommendation.

ITEM-5 EXTENSION OF EMERGENCY, INTERIM ORDINANCE NO. 0-17467. (SUBDISTRICT "E" OF THE BARRIO LOGAN PLANNED DISTRICT.)

ELLA PARIS presented Planning Department Report No. P-92-132.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **CHRIS CALKINS**, the Commission voted 5-0 (**BENN** and **PESQUEIRA** not present) to approve staff recommendation.

ITEM-4 APPEAL OF HILLSIDE REVIEW PERMIT/RESOURCE PROTECTION ORDINANCE NO. 91-0456. NEGATIVE DECLARATION NO. 89-1037. TOONE RESIDENCE. PROJECT DESC: ONE-SINGLE FAMILY HOME. LEGAL: LOT 34, BLOCK 5, MAP 983. LOCATION: MOULTRIE AVE. BETWEEN: BUNKER HILL ST. AND: TICONDEROGA ST. ZONE: R1-5000. APPLICANT: JAMES R. TOONE.

TERRI BUMGARDNER presented Planning Department Report No. P-92-116.

BOB MADAN, Deputy Fire Marshal, San Diego Fire Department. He stated the proposed project does not meet the access requirements with the Fire Department. The street or alley is in excess of 150', Fire Department Policy calls for some type of turnaround beyond 150' either by a cul de sac or 60' hammerhead. The existing structures that are located on Trenton Street already have an access problem.

SUSAN HOLKO, representing Clairemont Mesa Planning Group. She spoke in support of the project that on September 5, 1992, the group voted unanimously 16-0 to recommend the formation of an assessment district to acquire the site for open space preservation. A second motion effective only in the event the first recommendation is unsuccessful, also passed unanimously. The second motion recommended that the project be redesign to take access from Trenton Avenue or the paper street to the east, rather than Trenton Street (narrow congested alley). The committee fully recognized the second recommendation would result in a project with greater encroachment into sensitive steep slopes, but the committee strongly believes that health and safety issues should take precedence over slope encroachment formulas.

JAMES TOONE, applicant spoke in favor of the project. He gave a brief background of the project and presented a report dated April 29, 1992.

ROSE MARIE GUERRERO, property owner, her home is adjacent to Mr. Toone project bottom of the alley. She spoke in opposition to the project regarding health and safety issues.

MS. SKIDMORE, property owner at the corner of Trenton and Ticonderoga for 30 years. She spoke in opposition to the project concerns about the smog in the community. Ms. Skidmore requested putting a street through from Ticonderoga to the first existing residence.

RICHARD MITCHELL spoke in opposition to the project. He had concerns about the alley, canyon, traffic and congestion.

Public testimony was closed.

COMMISSION ACTION

On motion of **CHRIS CALKINS**, seconded by **EDWARD REYNOLDS**, the Commission voted 5-0 (**BENN** and **PESQUEIRA** not present) to approve the project, modify the condition to require the full improvement of Trenton Avenue to City standards and done in a manner consistent with environmental concerns of the canyon.

ADJOURNMENT

The Planning Commission adjourned at 10:10 a.m.