

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MAY 7, 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 10:30 a.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-not present
Commissioner Chris Calkins-not present
Commissioner Verna Quinn-present
George Arimes-Acting 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
Jeannette Santos, Recorder-present

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

COMMISSION ACTION

No one appeared to speak at this time..

ITEM-2 APPROVAL OF MINUTES OF APRIL 9, 1992.
APPROVAL OF MINUTES OF APRIL 23, 1992.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **RALPH PESQUEIRA**, the Commission voted 4-0 (**QUINN** abstaining with **BENN** and **CALKINS** not present) to approve the minutes of April 9, 1992.

On motion of **RALPH PESQUEIRA**, seconded by **EDWARD REYNOLDS**, the Commission voted 5-0 (**BENN** and **CALKINS** not present) to approve the minutes of April 23, 1992.

ITEM-3 THIS ITEM WAS REMOVED FROM THE AGENDA.
& 3A

ITEM-4 APPEAL OF COASTAL DEVELOPMENT PERMIT NO. 90-1092.
CERTIFY NEGATIVE DECLARATION NO. 90-1092. PROJECT DESCRIPTION: 2-STORY; 6,292 SQ. FT. SFR. LEGAL: LOT 15, LA JOLLA MESA VISTA MAP 3650650. LOCATION: 5509 LADYBIRD LAND BETWEEN: SKYLARK DRIVE AND: SOUTHERLY TERMINUS. ZONE: R1-8000 HRO TO R1-8000 HRO. APPLICANT: PHILIP CHODUR.

KEVIN SULLIVAN presented Planning Department Report No. P-92-115.

DANIEL RIGOLI stated that his family has resided on the northern part of Lady Bird Lane for the last 35 years. He spoke in opposition to the proposed project primarily neighborhood compatibility and view obstruction.

DENNIS BERG stated his property adjacent to the proposed project. He spoke in opposition to the setback of the proposed house is 25', pushes this house over the edge of the steep hill, the house should be pulled back 10' cutting back on the amount of grading and disturbance that is going to cause to the hillside; his house and neighbors are 15' from the curb face. He addressed the compatibility, size of the house. Mr. Berg presented two pictures showing the corner of his house with relation to the curb face on the 15' setback, and the steepness of the lot.

DOUGLAS NYSTROM lives directly north of Mr. Berg. He spoke in opposition to the compatibility and setback issues of this project.

TOM PIRTLE, President of the La Jolla Mesa Vista Home Owners Association been in existence since 1957. He stated this association has 157 homes, to maintain the quality of neighborhood, compatibility and safety of the neighborhood. Mr. Pirtle presented a petition of 107 signatures opposed to the setback, a picture showing homes washed down the hillside during the rain season.

BERNICE BORUN stated her property butts the proposed on the west. She presented a letter from a Jack Cafe whose property butts this property on the west and photographs taken from his property. Ms. Borun and Mr. Cafe had concerns about the drainage and setback of this project.

GLENN MILLER representing the La Jolla Mesa Vista Home Owner's Association. He presented a picture showing a high fence with barbwire at the top, constructed around the project showing the arrogance and compatibility and concerns from the builders.

NANCY BERG allot her time to Mr. Berg.

PHILIP CHODUR, applicant gave a background of this project from 1988 to present. He stated did redesigned the house 3 different times, met with Mr. Berg and the La Jolla Community Planning Group. Mr. Chodur said this property and crib wall is compatible with the neighborhood and presented a picture of the site from a distance.

PATRICK PARK, listing agent of the project and representing Mrs. McNamee. He presented a letter from the associate vice president of his company dated September, 1989. Mr. Berg said this house is very compatible with the neighborhood.

Public testimony was closed.

Chairman ZOBELL stated that there is an omission from the staff report, Finding F of Attachment #1 set of draft findings "The proposed development will be visually compatible with the character of surrounding areas and where feasible will restore and enhance visual quality in visually degraded areas". Answer this either yes or no.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **VERNA QUINN**, the Commission voted 4-1 (**PESQUEIRA** voting in the negative with **BENN** and **CALKINS** not present) to approve appeal based on Finding #F compability findings that it is not visually compatible due to grading and setback in the neighborhood, and deny the project.

ITEM-5 APPEAL OF COASTAL DEVELOPMENT/HILLSIDE REVIEW PERMIT NO. 90-0230. GELLENS' RESIDENCE (HR). PROJECT DESCRIPTION: NEW 2-STORY, 4132 SQ. FT. SFR. LEGAL: LA JOLLA HILLSIDE MAP 8782 LOT 1. LOCATION: 7670 BOULEVARD PL BETWEEN: CASTELLANA RD AND: VIA SIENA. APPLICANT: MAXINE GELLENS.

GLENN GARGAS presented Planning Department Report No. P-92-133.

JEAN-LOUIS COQUEREAN, representing Denise Pace, Bruce Barshop, Mr. Kirkman and Mr. Pasterrachie next door neighbors to the proposed project. He spoke in opposition of the project based on Planning Department Report P-92-133 height of the structure based on the existing grade.

H. WESLEY PRATT, attorney representing Maxine Gellens owner of the property. He stated Ron Wilson, architect for the project, Elliott May of May Engineering, and Katherine Stangle, landscape architect and neighbors all here in support of the project. Mr. Pratt stated tentative map and grading plans were inconsistent with the current grading plans by Engineer Elliott May, met with City staff and corrected in January, 1992. This project conforms with the La Jolla Community Plan and local coastal plan, project requires no variance. The grading plan, approve site plan and slop analysis are in conformance. Deny appeal, approve project as proposed.

Public testimony was closed.

COMMISSION ACTION

On motion of **RALPH PESQUEIRA**, seconded by , the Commission voted 5-0 (**BENN** and **CALKINS** not present) to deny appeal and approve the project.

ADJOURNMENT

The Planning Commission adjourned at 10:30 a.m.