

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JULY 11, 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 11:45 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-not present
Fred Conrad, Chief Deputy City Attorney-present
John Riess, Deputy City Attorney-present
Tom Salgado, Principal Planner-present
Ron Friedman, 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 MAY 30 AND JUNE 6, 1991.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-0 (PESQUEIRA, CALKINS and REYNOLDS not present) to approve the minutes of May 30, 1991, as amended.

The Commission trailed approval of the June 6, 1991, minutes.

ITEM-3 STREET ACTION SAS 91-504 -- RIBBONTREE COURT AND A STREET RESERVATION WITHIN SORRENTO HILLS CORPORATE CENTER, MAP 12607. APPLICANT: CROSBY, MEAD, BENTON & ASSOCIATES FOR NEWLAND CALIFORNIA.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 5-0 (CALKINS and REYNOLDS not present) to approve the street action as recommended by staff.

ITEM-4 LINDBERGH FIELD AIRPORT APPROACH ZONE AND LOCAL COASTAL PROGRAM AMENDMENTS

KARL ZOBELL abstained from this items. RALPH PESQUEIRA chaired the meeting.

It was explained members of Harborview Associates requested a continuance on the item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by TOM LA VAUT, the Commission voted 4-0 (ZOBELL abstaining with CALKINS and REYNOLDS not present) to continue this item to July 25, 1991, at 9:00 a.m.

KARL ZOBELL resumed chair of the meeting.

ITEM-4A REGENTS CONDITIONAL USE PERMIT. LOCATED AT 3358 GOVERNOR DRIVE IN THE CN ZONE IN THE UNIVERSITY COMMUNITY. LOT 1 OF REGENTS ROAD COMMERCIAL CENTER, MAP NO. 4973, FILED MAY 18, 1962. OWNER/APPLICANT: ANNE LEDFORD EVANS AND WEBSTER HOTEL, OWNERS/PACTEL CELLULAR, APPLICANT.

JOHN FISHER presented Planning Department Report No. 91-197.

JULIE HUDDLE, representing PacTel Cellular, concurred with staff recommendation to approve the permit. She explained the need for the facility and its operation.

LARRY POSTER spoke in opposition to the permit. He stated the environmental document was incorrect in that the antenna was visible in the neighborhood. He stated the facility was located on the southwest corner of the commercial center, not the northeast.

KEVIN WIRSING spoke in opposition to the permit. He questioned the safety of the facility because known carcinogens were present at the facility.

MIKE FAINSTEIN stated the area had a problem with vandalism and he concerned about the facility being vandalized. He suggested trees to hide the antenna.

DAVID BROZDE stated he represented 34 neighborhood residents opposed to the permit because of its visual impact. He stated the tower was visible to neighboring residents. He questioned the basis of selecting the site and asked if other sites had been reviewed.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 3-3 (PESQUEIRA, BERNET and REYNOLDS voting in the negative) on a motion to deny the permit until further information was provided about other potential sites. This motion failed for lack of four affirmative votes.

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 6-0 (CALKINS not present) to continue this item to July 25, 1991, at 9:00 a.m. It was noted public testimony would not be taken on July 25, 1991.

ITEM-5 PLANNING DEPARTMENT FEE/DEPOSIT REVISIONS.

CHARLES WOOLEVER presented Planning Department Report No. 91-221, and City Manager's subsequent report dated July 10, 1991, which included a revised recommendation on the Planning Department's fees and deposits schedule.

LEO MARSH, representing California Electric Sign Association, spoke in opposition to the proposed 40 percent fee increase on signs. He questioned if this increase would violate the intent of the cost recovery program for the State of California. Mr. MARSH stated there must be a relationship between efficiency and cost, and the recommended increase seemed out of balance.

TOM MALINOSKI, representing Gannett Outdoor Company, spoke in opposition to the proposed increase in sign maintenance fees.

ED DATO, representing Patrick Media Group, spoke in opposition to the fee increase. He stated an inadequate job was being done in billing for the sign maintenance permits.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by TOM LA VAUT, the Commission voted 2-4 (BENN, REYNOLDS, BERNET and ZOBELL voting in the negative with CALKINS not present) to recommend no increase in the fees and deposits at this time. This motion failed for lack of four affirmative votes.

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 4-2 (ZOBELL and BENN voting in the negative with CALKINS not present) to recommend the increase in deposits as recommended by staff but not to recommend any increase in fees until such time as there is direction as to the structure of the fees, how these fees work, looking toward a way of increasing efficiency, which, will relate to the fees charged.

RECESS, RECONVENE

The Commission recessed at 10:55 a.m. and reconvened at 11 a.m.

ITEM-6 APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF COASTAL DEVELOPMENT PERMIT NO. 89-0867. LOCATED AT 1956 PACIFIC BEACH DRIVE IN THE R-1-1500 ZONE IN THE PACIFIC BEACH COMMUNITY. DEP NO. 89-0867. LOTS 27 AND 28, BLOCK 307, MAP 922. OWNER: MR. AND MRS. ROBERT FISHER. APPLICANT: THOMAS JENSEN. APPELLANT: ALFRED C. STROHLEIN.

JEFF VALDER presented Planning Department Report No. 91-255.

AL STROHLEIN spoke in opposition to the project. He stated the neighborhood was single-family in character and the project was not compatible with the neighborhood.

BOB FISHER stated he lived in the neighborhood for eight years and was supportive of the project. He said the project met all the new building guidelines. He stated the 1900 Block of Pacific Beach Drive was not built with single-family residences.

MIKE DeDOMENICO, representing Thomas Jensen, spoke in support of the project. He stated this project did not change the character of the neighborhood and cited examples of many, large, apartment complexes in the immediate area.

THOMAS JENSEN spoke in support of the permit.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-1 (REYNOLDS voting in the negative with CALKINS not present) to approve the appeal and deny the permit.

ITEM-7 AN APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF THE GOUGER RESIDENCE COASTAL DEVELOPMENT PERMIT NO. 90-0156. LOCATED AT 315 RICARDO PLACE IN THE R-1-5000 ZONE IN THE LA JOLLA COMMUNITY. LOT 44, MAP NO. 3216, OF SUNGOLD POINT. OWNER/APPLICANT: DR. SADHYA GOUGER. APPELLANTS: MARY LYNN HYDE, TIM BARNETT, MARY E. MAGNER, MR. AND MRS. ERWIN FORMAN, GEORGE ROBISON, KEN MACK, STEPHEN S. GRIFFIN, SMITH PENICK.

TRACEY ELLIOTT-YAWN present Planning Department Report No. 91-210.

JAMES VEDDER spoke in opposition the permit. He stated this would be the first two-story house in the Sungold Tract.

MARY LYNN HYDE spoke in opposition to the proposed second floor addition. She based her opposition on the bulk and height of the proposed addition which she felt was not compatible with the homes on Ricardo Place.

LYNNE HEIDEL, attorney representing the applicant, spoke in support of the permit. She felt the addition was compatible with the neighborhood and stated many area residents were in support of the project.

NORAH De SILVA stated she lived five doors from the proposed addition and she was in support of the addition.

JACQUELYN ZUSTIAK, area resident, spoke in support of the addition. She explained the CC&R's did not include a maximum roof height, only a minimum ridge height. She stated she didn't feel bulk was an issue, and felt the owner had kept to the original design of the home.

Public testimony was closed.

ITEMS 8 THESE ITEMS HAVE BEEN REMOVED FROM THE AGENDA.
& 8A

ADJOURNMENT

The meeting adjourned at 11:45 a.m.