

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JULY 25, 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 2:45 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
Severo Esquvel, Deputy City Manager/Acting 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
Jeff Strohminger, Engineering and Development
Department-present
Ron Friedman, Principal Planner-present
Betsy McCullough, Principal Planner-present
Larry Monserrate, 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-1A 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. OWNER/APPLICANT: ANNE LEDFORD EVANS AND WEBSTER HOTEL, OWNERS/PACTEL CELLULAR, APPLICANT.

CHRIS CALKINS indicated he had listened to the tape recording of the previous hearing on this item and was prepared to vote.

It was advised that public testimony had been closed at the conclusion of the hearing on July 11, 1991.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 4-3 (BENN, LA VAUT and ZOBELL voting in the negative) to certify the negative declaration and recommend approval of the conditional use permit as recommended by staff.

ITEM-1B LINDBERGH FIELD AIRPORT APPROACH ZONE AND LOCAL COASTAL PROGRAM AMENDMENTS.

Because of an inconsistency in the notice of meeting time for this item, it was recommended the item be continued.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 7-0 to continue this item to August 8, 1991, at 9:00 a.m.

ITEM-2 CLEAN WATER PROGRAM FACILITIES - PLAN AMENDMENTS. CONSTRUCTION OF FIESTA ISLAND FACILITIES REPLACEMENT PROJECT (FIFRP), NORTHERN SLUDGE PROCESSING FACILITY (NSPF) AND NORTHERN SLUDGE DRYING FACILITY (NSDF) ON SIX POTENTIAL SITES WITHIN THE CITY OF SAN DIEGO. THREE OF THESE POTENTIAL SITES LOCATED WITHIN THE UNIVERSITY AND MIRA MESA COMMUNITY PLANNING AREAS WOULD REQUIRE COMMUNITY PLAN AMENDMENTS.

NORM MAGNESON, representing the Peninsula Community Planning Board, requested a continuance in order for the community planning group to review the environmental document.

TERRY DiDATTIO, representing the National Park Service, stated they had not had an opportunity to fully review the environmental document. He requested a continuance to August 8, 1991.

GENE SANTOS stated he favored a continuance on this matter.

HARRY MATHIS stated in view of the concerns raised by the Pt. Loma Planning Group, he would support a continuance.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 7-0 to continue this item to August 8, 1991, at 1:30 p.m.

ITEM-3 DESIGN REVIEW OF UNIVERSITY TRANSMISSION - LOCATED IN GATEWAY CENTER WEST.

This item was removed from the agenda.

ITEM-4 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-5 MARKUS RESIDENCE, COASTAL DEVELOPMENT PERMIT CASE NO. 90-0695. AN APPEAL OF A COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING SINGLE-FAMILY HOME AND CONSTRUCT A NEW TWO-STORY SINGLE-FAMILY HOME WITH A FLOOR AREA OF 3,916 SQUARE FEET ON A 6,557-SQUARE-FOOT LOT. 7257 DUNEMERE DRIVE ON THE EAST SIDE OF DUNEMERE DRIVE, SOUTH OF SEA LANE, WEST OF MOTE VISTA AVENUE, AND NORTH OF VISTA DE LA PLAYA WITHIN THE LA JOLLA COMMUNITY PLANNING AREA, COUNCIL DISTRICT 1.

Referring to a letter in which it was alleged an error in noticing had occurred, FRED CONRAD stated the issue related to the statement in the notice that the issue was not appealable to the Coastal Commission. Since this issue is not vital to the hearing before Commission, Mr. CONRAD stated the Commission could hear the item, but note that the issue may be appealable to the Coastal Commission.

GLEN GARGAS presented Planning Department Report No. 92-146.

CATHLEEN HORNSBY stated she had gathered a petition with 35 signatures of those in opposition to the project. The opposition was based on bulk, scale and height.

DON FARNSWORTH stated he had been asked to review this project with respect to conformance to the technical aspects of the municipal code. He stated it was his opinion that the building exceeded the height limit and floor area ratio.

BILL NELSON spoke in opposition to the construction of the house because he felt it was not compatible with the neighborhood. He felt it was actually a three-story house. His concern was the cumulative effect of these large homes in the neighborhood.

GLORIA LYNCH explained she lived immediately adjacent to the proposed project. She was opposed because of the size proposed for the new home.

LYNNE HEIDEL, attorney representing the applicant, spoke in support of the project. She noted the lot was larger than many in the area and the floor area ratio proposed for the home was consistent with the surrounding area.

BILL HENDENKAMP, representing the applicant, spoke in support of the project and reviewed the development. He stated it was his opinion the house would be compatible with the neighborhood.

DICK SMITH spoke in support of the project.

BILL NELSON stated the house was too large for the site and neighborhood, and this was a big house on a small lot.

DEAN MARKUS stated he hired a good team of professionals to design the home. He stated this would not set a precedent and the home would be compatible with the neighborhood.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 3-4 (ZOBELL, CALKINS, REYNOLDS and PESQUEIRA voting in the negative) on a motion to approve the appeal and deny the permit. This motion failed for lack of four affirmative votes.

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 4-3 (BENN, LA VAUT and BERNET voting in the negative) to deny the appeal and approve the permit according to staff recommendation.

RECESS, RECONVENE

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

ITEM-6 AMENDMENT TO GASLAMP QUARTER PLANNED DISTRICT ORDINANCE.

MARIANNE MUNSELL presented Planning Department Report No. 91-224.

THOMAS STEINKE, attorney representing Harbor Fifth Associates, spoke in support of the plan amendment which would allow the development of a building 315 feet high.

JEREMY COHEN, representing the developer, spoke in support of the plan amendment. He felt this was a transitional site and the proposed development was appropriate for the location.

DON WOOD stated he was the former Chairman of C-3 and they supported staff's recommendation to deny the plan amendment. He stated approval would open up efforts to construct other large buildings in the area which would destroy the character of the Gaslamp Quarter.

JORDAN RODGERS stated he was opposed to the plan amendment.

KATHRYN WILLETTS, representing the Historical Site Board, spoke in opposition to the plan amendment. She stated the present and historic character of the southern part of the Gaslamp Quarter was not high rise. She felt the success of the Gaslamp Quarter will be the adherence to the PDO and its height limits.

DAVID SWAREN, representing SOHO, spoke in opposition to the project and proposed plan amendment.

NEIL SENTURI state he was a developer along with Mr. COHEN in developing the site. He stated much of the opposition surrounded concern that views would be blocked by the project's development. He noted one building would not decertify the historic designation of the area.

Public testimony was closed.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by LYNN BENN, the Commission voted 7-0 to deny the amendment to the Gaslamp Quarter Planned District Ordinance as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 11:55 a.m. and reconvened at 1:40 p.m.

ITEM-7 WORKSHOP/LA JOLLA COMMUNITY PLAN UPDATE.

BRIAN CLATER presented Planning Department Report No. 91-254.

The Commission and staff discussed the initial issues identified in the process to update the community plan. It was indicated that further workshops would be conducted in the future as the plan evolves.

ADJOURNMENT

The meeting adjourned at 2:45 p.m.