

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JANUARY 19, 1995
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice-Chairperson McElliott at 9:10 a.m. The meeting was recessed at 12:00 p.m. and reconvened at 1:30 p.m. Vice-Chairperson McElliott adjourned the meeting at 2:28 p.m. to the Zoning Code Update workshop.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-not present
Commissioner Karen McElliott-present
Commissioner Lynn Benn-present
Commissioner Christopher Neils-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
Hal Valderhaug, Chief Deputy City Attorney-present
Ed Oliva, Assistant Director, Development Services
Department-present
Jeff Washington, Deputy Director, Long Range and Facilities
Planning-not present
Mohammad Sammak, Development Coordinator, Engineering and
Development-present
Linda Lugano, Recorder-present

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

No one present to speak.

ITEM-2: APPROVAL OF THE MINUTES OF JANUARY 5, 1995.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES. Second by Neils. Passed by a 6-0 vote with Chairperson Bernet not present.

ITEM-2A: DIRECTOR'S REPORT. Nothing to report.

ITEM-2B: REQUESTS FOR CONTINUANCE. None.

ITEM-3: INFORMATION REPORT ON POTENTIAL SITES FOR A NEW MAIN LIBRARY.

Rachel Hurst presented the Report to the Planning Commission, Report No. P-94-152.

Testimony in favor by:

Sylvia Hampton, representing League of Women Voters. Advised the Commission that the League strongly supports a new central library and branch site improvements, and several conclusions reached by the membership are in agreement with the recommendations of staff.

Betty Sherman, Friends of San Diego Public Library. Discussed the pay parking issue addressed by the commission; gave information on the history of the Friends of SD Public Library, including the chapters, volunteers, funding, etc. Requested the Commission to look at the economics and bond measurers and make the right decision and recommend approval to the Council.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO RECOMMEND APPROVAL OF STAFF'S RECOMMENDATION TO THE CITY COUNCIL AS STATED IN REPORT NO. P-94-152, WITH THE ADDITION OF A RECOMMENDATION FOR A STRONG PREFERENCE TOWARD NEW CONSTRUCTION AS OPPOSED TO REHABILITATION OF AN EXISTING FACILITY, UNLESS THERE ARE COMPELLING REASONS FOR DOING A REHAB, PARTICULARLY IF THE DIFFERENCE IN COST IS 20%. STAFF WAS DIRECTED TO PROVIDE A REPORT TO THE CITY COUNCIL FROM THE COMMISSION. Second by White. Passed by a 6-0 vote with Chairperson Bernet not present.

ITEM-4: ALONSO/OXLEY RESIDENCE - APPEAL OF COASTAL DEVELOPMENT AND VARIANCE PERMIT NO. 94-0318.

Georgia Sparkman presented the Development Services Department Report to the Planning Commission, No. P-95-013.

Testimony in opposition to the appeal by:

Howard Oxley, owner of home and architect. Discussed the project in total including lot grading, easement and history of same. Also how a driveway could not go in on Nautilus without excessive grading and possible traffic implications.

Mary Smith, Chair, Coastal Development Committee. Discussed the landscaping issue and that it should be a requirement to eliminate concrete-type steps in the grading.

Dick Smith, Secretary La Jolla Community Planning Association. Advised that the Association voted unanimously to approve this project.

Testimony in favor of the appeal by:

Paul Kennerson, neighbor. Spoke to the Municipal Code and the legal issues, and questioned the staff report in reference to the driveway and the easement. Discussed the parking requirements and why the owner couldn't build a driveway like every one else along the road. Oleanders will be destroyed during the construction and pleaded that they be preserved.

Al Busch, neighbor. Answered some of the questions raised by the Commission; gave the history of his home and his concern of what could happen to his home during the construction.

Beverly Busch, neighbor. Addressed the statement regarding the easement which was established in 1947. In 1956 it was then established as a utility easement. Mrs. Busch explained the history of the original plan of the sale of these lots. Requested the commission to strongly consider their action as this is an "everlasting" matter.

Marcellito Penhune, neighbor. Described her home which was built in 1928, one of the oldest homes in this area and also advised of the history of her home. Spoke to the oleanders and trees; doesn't feel it would be difficult to access the home from Nautilus.

Anne Marshal, neighbor. Talked to the history of the neighborhood and its future and the traffic problems that this variance is going to cause.

Public testimony was closed.

COMMITTEE ACTION:

MOTION BY NEILS TO DENY THE APPEAL AND APPROVE THE COASTAL DEVELOPMENT PERMIT AND VARIANCE WITH FINDINGS CONTAINED IN ATTACHMENT 9 OF STAFF REPORT, WITH THE ADDITIONAL REQUIREMENT THAT THE EXISTING OLEANDERS BE PRESERVED TO THE GREATEST EXTENT POSSIBLE, AND IF DAMAGED BE REPLACED TO THE EXTENT THAT THEY ARE DESTROYED. Second by White. Passed by a 6-0 vote with Chairperson Bernet not present.

ITEM-5: KENTUCKY FRIED CHICKEN INITIATION OF AN AMENDMENT TO THE PENINSULA COMMUNITY PLAN. Pulled from the docket.

ITEM-5A: STADIUM DRIVING RANGE, CONDITIONAL USE PERMIT NO. 94-0484.

Terri Bumgardner presented Report to the Planning Commission Report No. P-95-007, and submitted replacement conditions.

Testimony in opposition by:

Don Collett, owner of Champion Golf Range. Expressed his disdain that this project was able to receive their permits in only five months, when it took 13 months for his project and he doesn't understand why he had to go through so many "hoops".

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO CERTIFY THE NEGATIVE DECLARATION AND APPROVE THE CONDITIONAL USE PERMIT WITH THE INCLUSION OF THE REPLACEMENT CONDITIONS AS SUBMITTED BY STAFF. Second by White. Passed by a 6-0 vote with Chairperson Bernet not present.

ADJOURNMENT:

The Planning Commission was adjourned at 2:28 p.m. by Vice-Chairperson McElliott.