

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
DECEMBER 1, 1994  
AT 8:30 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 8:35 a.m. The meeting was recessed at 1:00 p.m. and reconvened at 2:09 p.m. The meeting was adjourned at 5:30 p.m. by Chairperson Bernet.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present  
Commissioner Karen McElliott-present  
Commissioner Lynn Benn-present  
Commissioner Christopher Neils-present  
Commissioner Verna Quinn-present  
Commissioner Andrea Skorepa-present  
Commissioner Frisco White-not present  
Ernest Freeman, Planning Director-not 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-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.

8:30-10 a.m. - Zoning Code Update Workshop. Discussion of Various topics that are part of the Land Development/Zoning Code Update, in particular Companion Units and Multi-Unit Residential Regulations - Discussion held.

ITEM-2: APPROVAL OF MINUTES OF NOVEMBER 3, 1994 AND NOVEMBER 10, 1994.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF NOVEMBER 3, 1994. Second by Skorepa. Passed by a 5-0 vote with Vice-Chairperson McElliott abstaining as she was not present at this meeting, and Commissioner White not present.

MOTION BY QUINN TO APPROVE THE MINUTES OF NOVEMBER 10, 1994. Second by Skorepa. Passed by a 4-0 vote with Commissioners Benn and Neils abstaining as they were not present at this meeting, and Commissioner White not present.

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

ITEM-2B: REQUESTS FOR CONTINUANCE - Mr. Reynaldo Pisano requested a continuance on the Jarrett Heights TM/SED as he felt it was not in compliance with the Southeast San Diego Planned District Ordinance Section 103.1703, A-2 as to concurrent applications relating to grading map and building permit applications. The Commissioners agreed, after brief discussion, to hold the hearing.

ITEM-3: ST. DAVID'S EPISCOPAL CHURCH CONDITIONAL USE PERMIT NO. 93-0213 TO ALLOW A CHURCH USE IN THE R1-5000 ZONE, THE RECONSTRUCTION OF THE SANCTUARY AND THE ADDITION OF A PARISH HALL.

Terri Bumgardner presented Planning Department Report No. P-94-202.

Testimony in favor by:

**Bishop Hughes, Bishop of Episcopal Diocese of San Diego.** Requested support for, and be given permission to reconstruct this Church. Gave the history and background of the original structure and how the Master Plan has been designed to expand the church.

**Rev. Susan Tobias, Rector of St. David's Episcopal Church.** Discussed the neighborhood meetings and the community-mindedness that the Church represents. Explained the rumors going around the how they were false; have worked with the neighbors' concerns and how they eliminated several issues and added everything when requested. Very willing to work with the community.

**Rob Quigley, Architect of St. David's.** Showed a slide presentation on the design of the new building, and discussed the height and parking issues expressed.

**David Priest, Architect.** Answered the question regarding drainage problems currently at the site and that this issue has been answered and resolved with the new planning.

**Billy Paul, member of the Clairemont Mesa Planning Community Board.** Representing himself, not the committee. Discussed how people were concerned with the size of the structure initially and have come up with reasonable solutions to everyone's satisfaction. He is opposed to the granite and recommends against the use of asphalt.

**Udo Wald, resident.** Representing a paving moratorium and advised the percentage of paved land in this country and to please consider an alternate to paving this land and use another material.

Testimony in opposition by:

**Ben Gage, concerned citizen.** Expressed his concern that the use be consistent with the neighborhood. Asked the church to address these issues: height, parking, use, ie., congregation of a lot of people a lot of the time coming through the neighborhood, numerous programs, ie., AA, college classes, etc.

**William Potts, Concerned Citizens of Western Hill.** His main concern is the proposed rebuilding as it is an overkill of property, just too large a structure with too many programs involved.

**Henry J. Racette, Concerned Citizens of Western Hills.** Requested that the parking lot be used instead of the street, and that this parking lot is not convenient to get into.

**Edgar A. Hawkins, Somam Property Owners.** Discussed the steep grade, hillside and drainage that is a big problem. Concerned with the wall as is it going to block his view. If allowed, the parking lot should be black-topped.

Public Testimony was closed.

**COMMITTEE ACTION:**

MOTION BY BENN TO APPROVE THE PROJECT, WITH THE FOLLOWING AMENDMENTS AND/OR MODIFICATIONS: THAT AN ALTERNATIVE AGGREGATE GRAVEL BE TRIED INSTEAD OF ASPHALT IN THE LOWER PARKING AREA, WITH A PROVISION THAT THE CITY ENGINEER SHALL REVIEW THE PERFORMANCE OF THIS DECOMPOSED GRANITE AFTER A YEAR OR TWO, AND AFTER THAT REVIEW, AT THEIR SOLE DISCRETION, TO REQUIRE ASPHALT IF IT IS DETERMINED TO BE NEEDED; AND THAT THE HEIGHT OF THE STEEPLE BE AT 48 FEET TO THE STEEPLE AND 40 FEET FOR THE STRUCTURE, AS SHOWN IN SUBMITTAL 'A' DRAWINGS BY APPLICANT; ADD THE MODIFICATION TO SECTION 2, PAGE 1 OF 5, ATTACHMENT 4, THAT ANY HOUSING PROGRAM OR FEEDING PROGRAM FOR PUBLIC AT LARGE MORE NUMEROUS THAN TWICE A YEAR WOULD REQUIRE A CONDITIONAL USE PERMIT, WITH THE EXCEPTION OF THE CHURCH'S PARTICIPATION IN THE INTERFAITH PROGRAM UP TO TWO WEEKS A YEAR; MODIFY SECTION 9 B, ATTACHMENT 4 PAGE 3 OF 5, PAGE 3 TO READ "...THAT AFTERNOON AND EVENING CLASSES WILL PRIMARILY USE THE MILTON STREET PARKING LOT.

Second by McElliott. Passed by a 6-0 vote with Commissioner White not present.

ITEM-4: PROPOSED TENTATIVE MAP AND SOUTHEAST DEVELOPMENT PERMIT NO. 94-0487 JARRETT HEIGHTS TO SUBDIVIDE A VACANT FIVE-ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF 49TH STREET AND LOGAN AVENUE IN THE SOUTHEAST SAN DIEGO COMMUNITY INTO A TOTAL OF 23 SINGLE FAMILY RESIDENTIAL LOTS.

Kevin Sullivan presented Planning Department Report No. P-94-184.

Testimony in favor by:

**Tom Carter, representing Carter Reese.** Discussed the issue of whether or not this project meets the requirements of the PDO. Explained that they have responded to all the requirements requested of them by staff.

**COMMISSION ACTION:**

MOTION BY QUINN TO CONTINUE TO JANUARY 5, 1995 FOR THE APPROPRIATE DOCUMENTS THAT ARE REQUIRED FOR THE DISCRETIONARY REVIEW UNDER SMALL LOT OVERLAY, AND DRAINAGE REQUIREMENTS ON THIS SITE. Second by Benn. Passed by a 5-0 vote with Commissioner White not present and Commissioner Skorepa abstaining.

ITEM-5: ARROYO SORRENTO ROAD ASSESSMENT DISTRICT APPEAL OF CDP 92-0575. PROCESS 3.

No staff report was given.

**COMMISSION ACTION:**

MOTION BY NEILS TO APPROVE THE APPEAL AND APPROVE THE CDP 92-0575 WITH THE REVISED CONDITIONS AS AGREED TO BY BOTH CITY STAFF AND THE APPLICANT. Second by Quinn. Passed by a 6-0 vote with Commissioner White not present.

The Planning Commission recessed at 1:00 p.m. and reconvened at 2:09 p.m.

ITEM-6: LA JOLLA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, PUBLIC FACILITIES FINANCING PLAN AND ASSOCIATED ZONING ACTIONS. PROCESS 5.

Kerry Varga presented a review of the plan as continued from the October 13, 1994 meeting and gave additional background to provide a complete overview of the plan.

Testimony in favor by:

**Marsha Ingersoll, President, LaJolla Community Planning Association.** Advised the Commission that the Association had voted to approve the revised categorical map and asked for support to move this plan forward to City Council.

**Jim Yianilos, LaJolla Community Planning Association.** Requested the Commissioners to request removal of reference to the vista plan 1050, and review text portion of the plan and specific paragraphs in the draft.

**Robert Thiele, designer.** Advised he is in support of this plan; discussed categorical exclusion and is in support of the area proposed.

**Jay Wharton, PDO Subcommittee.** Requested changes to the PDO and requested that the Planning Department adopt those designs to the PDO as proposed by the Association.

**Dick Smith, Secretary of La Jolla Community Planning Association.** Discussed the various processes and meetings that the Association has and its historical groups. They keep records and track all on-goings in La Jolla. Public hearings are held and open to all groups. He is upset about groups representing authorized groups of which they do not belong.

Testimony in opposition by:

**Sue Oxley, resident.** Discussed the issue of the lack of public infrastructure land use proposed and geographic topography of the coastal community. Major access is limited and the new plan is going to cause more congestion. Expressed her feeling that this document lacks vision and reality.

**Joanne Pearson, La Jolla Town Council.** Thanked staff for all the meetings and discussions and hard work; discussed issues brought up at these meetings, i.e., categorical exclusion. Distributed a letter from the Council with recommendations to the community plan and requested the commission to consider these recommendations.

**Jim Ragsdale, La Jolla Town Council.** Echoed Joanne Pearson's feelings and referred to visual restrictions, coastal bluff; needs to provide a statement which specifically relates to the coastal demands.

**Mariam Kirby, La Jolla Town Council.** Discussed the policy on page 66 in the September draft which refers to the residential density. Feels the policy becomes hazy and will result in a density of rental units.

**Bob Collins, La Jolla Town Council, PDO Committee.** Described the uniqueness of La Jolla with its ocean and bluffs and nature and is still a part of San Diego and should be given careful balance to meet its needs.

**Louise Arnold, La Jolla Town Council, Parks & Beaches.** She opposes categorical exclusion in areas bordering on open spaces. Concerned with the neighborhood character being maintained as a written part of the community plan update.

**Val Arbab, La Jolla Farms Property Owners Association.** Opposes this plan as it is too vague and will only serve to congest the streets of La Jolla.

**Renee Simon, La Jolla Shores Association.** Wants to rescind the LaJolla shores Precise Plan as it hasn't been incorporated in the Community Plan. Feels this plan is going to create a build-out of lots within the single family home area.

**Al Alferos, SOHO.** Discussed the historical resource list of potential historic sites; Categorical exclusion zones proposed.

**Keith Kelman, Muirlands Neighborhood Association.** Feels that the plan should be more specific in all areas with much less ambiguity.

Public Testimony was closed.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE THE PLANNING DEPARTMENT RECOMMENDATIONS 1 THROUGH 6 AS STATED IN PLANNING DEPARTMENT REPORT NO. P-94-209 WITH THE ADDITION OF THE FOLLOWING AMENDMENT TO INCLUDE A PROVISION FOR THE INCREASED DENSITY PROPOSED FOR MIXED USE PROJECTS AS FOLLOWS: "...MIXED USE PROJECTS, PROVIDED THAT THIS EXTRA DENSITY BE ALLOWED ONLY FOR PROJECTS CERTIFIED BY THE CITY HOUSING COMMISSION TO HAVE THE ADDITIONAL UNITS SO RESTRICTED AS TO QUALIFY AS HOUSING FOR 'LOW INCOME', OR "VERY LOW INCOME" PERSONS UNDER APPLICABLE FEDERAL AND CALIFORNIA STANDARDS FOR AFFORDABLE HOUSING PROJECTS". DIRECTED THE PLANNING DEPARTMENT TO WORK WITH THE CITY ATTORNEY ON APPROPRIATE LANGUAGE FOR THE PROPOSED REZONING ORDINANCE. DIRECTED THE PLANNING DEPARTMENT TO NOTICE FOR CITY COUNCIL A PROPOSED REZONING OF ALL CITY OWNED OPEN SPACE AREAS TO OS-OSP ZONE. Second by Quinn. Passed by a 5-1 vote with Commission Benn voting nay and Commissioner White not present.

MOTION BY QUINN TO APPROVE ITEM NO. 7 IN STAFF REPORT REGARDING CATEGORICAL EXCLUSION IN THOSE AREAS CURRENTLY COVERED BY PDO'S AND NOT IN THOSE AREAS THAT ARE NOT COVERED BY PDO'S. Second by Skorepa. Failed by the following vote: Yeas-Benn, Quinn; Nays-Neils, Skorepa, Bernet; Abstaining-McElliott; Not present-White.

MOTION BY BERNET TO APPROVE ITEM NO. 7 IN STAFF REPORT REGARDING CATEGORICAL EXCLUSION BUT ADJUST THE BOUNDARY ALONG KELLOGG PARK IN LA JOLLA SHORES FROM THE STREET FRONTING THE PARK TO ONE STREET FURTHER INLAND. Second by Skorepa. Passed by a 4-2 vote with Commissioners Benn and Quinn voting nay and Commissioner White not present.



ADJOURNMENT:

The Planning Commission was adjourned at 5:30 p.m. by Chairperson Bernet.