

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MARCH 3, 1994
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:12 a.m. The meeting was adjourned at 11:48 a.m.

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-present
Ernest Freeman, Planning Director-present
Hal Valderhaug, Chief Deputy City Attorney- present
Tom Story, Deputy Director, Development and
Environmental Planning-present
Jeff Washington, Deputy Director, Long Range and Facilities
Planning-not present
Mohammad Sammack, Development Coordinator, Engineering and
Development
Linda Lugano, 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 FEBRUARY 17, 1994.

COMMISSION ACTION:

MOTION BY BERNET TO APPROVE THE MINUTES. Second by White. Passed by a 7-0 vote.

ITEM-3: YAMADA RESIDENCE. CDP 93-0383, DEMOLISH AND REBUILD SINGLE FAMILY HOME. LOCATION: 4530 DEL MONTE AVENUE BETWEEN FROUDE STREET AND GUIZOT STREET.

Ron Buckley advised the Commission that the applicant requested a thirty day continuance to rectify design issues related to FAR and topographical map.

COMMISSION ACTION:

MOTION BY McELLIOTT TO CONTINUE TO APRIL 14, 1994 AT 1:30 P.M., PER THE APPLICANT'S REQUEST. Second by White. Passed by a 7-0 vote.

ITEM 4: FRANKVILLE/KAYA RESIDENCE. CASE DEP 93-0527. DEMOLISH SINGLE FAMILY RESIDENCE AND CONSTRUCT NEW SINGLE FAMILY RESIDENCE. LOCATION: 2318 VALLECITOS, LOT 5, LA JOLLA DE NORTE.

P.J. Fitzgerald presented Planning Department Report No.P-94-042.

Testimony in opposition by:

Pat Miller, member of the La Jolla Shores Advisory Board. Distributed letter to the Commission regarding the consistency of the neighborhood structures and how the Board feels that this house would not comply with the neighborhood.

Dr. W. K. Melville, neighbor to subject property. Presented a collage of photographs depicting the homes in the neighborhood and indicating how this home would be incompatible with the other homes and that it would disrupt the architectural uniformity of the area.

Dave Kilmer, representing La Jolla Shores Association reiterated that this project should be denied because of the two story structure in a one story area.

Testimony in favor by:

Karen Zobell, attorney representing the applicants of the project. Expressed her request to approve this project as it meets all rules and regulations and that it complies with the La Jolla Advisory Board and with the PDO.

David Frankville, owner of the home. Reviewed in detail the architectural features of the house and the rationale for the structure.

Stephen Adams, architect and designer of home. Expressed his feelings that the concerns about the compatibility of this home and that the bulk and scale will comply with the neighborhood.

Public testimony was closed.

COMMISSION ACTION:

Motion by Benn to uphold the appeal and deny the project. No second.

MOTION BY WHITE TO DENY THE APPEAL AND APPROVE THE PROJECT. Second by Neils. Passed by a 6-1 vote with Commissioner Benn voting nay.

Planning Commission recessed at 10:40 a.m. and reconvened at 10:51 a.m.

ITEM-5: STREET VACATION OF CARRARA PLACE. SA 93-510. NORTH UNIVERSITY CITY.

Ralph Adamos gave a brief background review of this project.

Testimony in favor by:

Richard Curtis, representing the applicant, Glenfed Development Company. Briefed the Commission on the history of this development and how Glenfed assumed the management of this project and how at the original point of sale the buyers were promised a gated community and that Glenfed is now complying with the original request.

Scott Mollison, consultant with Estrada Land Planning. Explained the design of the street and the gate, and how the gate would affect pedestrian access.

Peter Hopf, President of the Home Owners Association. Reiterated the history of the project and the original selling points when purchase was made, in particular that some of the home owners would not have purchased if they knew the gate would not be a part of their complex.

Perry Ferguson, resident of the complex. Discussed the parking issue at the complex and his concerns about guest parking.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND DENIAL OF THE STREET VACATION TO THE CITY COUNCIL IN VIEW OF THE CITY'S POLICY REGARDING GATED COMMUNITIES. Second by Neils. Passed by a 7-0 vote.

Chairperson Bernet requested for the future when an issue is before the Commission regarding gated communities, that Engineering & Development and Planning Department have better communication when there are conditions regarding the engineering side, (which is the vacation), and the need for the vacation being the controlled gated access to the community.

ADJOURNMENT:

The Planning Commission adjourned at 11:48 a.m.