

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JUNE 4, 1992
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice Chair Pesqueira at 9:10 a.m. The Planning Commission adjourned at 12:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-not present
Commissioner Ralph Pesqueira-present
Commissioner Lynn Benn-present
Commissioner Scott Bernet-present
Commissioner Chris Calkins-Present
Commissioner Edward Reynolds-Present
Commissioner Verna Quinn-present
George Arimes-Acting Planning Director-present
Michael J. Stepner-City Architect-present
Fred Conrad, Chief Deputy City Attorney-present
Mary Lee Balko, Deputy Planning Director,
Community Planning, present
Tom Story, Deputy Planning Director, Development and
Environmental Planning-present
Jeff Strohming, Engineering and Development-present
Jeannette Santos, Recorder-present

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

COMMISSION ACTION

No one appeared to speak at this time.

ITEM-2 APPROVAL OF MINUTES OF MAY 21, 1992.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by VERNA QUINN, the Commission voted 4-0 (PESQUEIRA abstaining with CALKINS and ZOBELL not present) to approve the minutes of May 21, 1992.

ITEM-3 PROPOSED AMENDMENT TO THE LINDA VISTA COMMUNITY PLAN - VISTA VILLAGE APARTMENTS.

JENNIFER CHAMPA presented Planning Department Report No. P-92-146.

JACK WALSH, applicant gave a brief summary of the project from 1984 to present. He spoke in opposition to the continuance.

DANIEL MALONSON no objection to the continuance.

Public testimony was closed.

COMMISSION ACTION

On motion of VERNA QUINN, seconded by LYNN BENN, the Commission voted 4-2 (BERNET and CALKINS voting in the negative with ZOBELL not present) to approve staff recommendation to continue indefinitely.

ITEM-4 APPEAL OF PALOMAR COASTAL DEVELOPMENT PERMIT (CDP);
4A, 4B PLANNED RESIDENTIAL DEVELOPMENT PERMIT (PIRD); HILLSIDE
& 4C REVIEW PERMIT (HRP); AND TENTATIVE MAP (TM) 91-0335.
PROJECT DESCRIPTION: 6 SINGLE FAMILY RESIDENTS. LEGAL:
LOT 1 OF SANDS PRD IN THE CITY OF SAN DIEGO, MAP 9842.
LOCATION: FAY AVENUE BETWEEN: ROSEMONT STREET AND:
VINCENTE WAY. APPLICANT: YUAN LIN.

KEVIN MCGEE presented Planning Department Report No. P-92-145, and fax message from Nancy Acevedo of the City of San Diego Park and Recreation Department dated June 2, 1992.

BONNIE BRENNAN spoke in opposition to the project. She stated her husband sent a letter, and in addition to the lack of geological investigation regarding the safety of disturbing the soil supporting the hillside.

MARY LOU GRAHAM spoke in opposition to the project. She stated page 2, paragraph 2 last sentence of the Planning Report includes the proposal of construction of a bridge to maintain the existing Fay Avenue bike path and to all separate vehicular access beneath the bike path to the site. Ms. Graham addressed other issues encroachment, sewage, and tentative map.

KATHERINE WARD, one of the homeowners at the top of the hill. Ms. Ward stated in opposition to the project, the removal of 500 truck load of dirt would affect their homes. If approved limit the number of homes to be built.

LOUIS BEUCHAM lives directly north of the proposed project. He spoke in opposition to the project, he said all parties would be satisfied if the community could purchase the property from Dr. Lin, the applicant. Mr. Beucham had concerns about the foot and bike paths.

JENNIFER SULLIVAN representing members of the community. She presented a video and pictures of the development site. Ms. Sullivan stated she and the citizens of the community are in opposition to the project of six very large multi-story homes packed together, incompatible with the neighborhood, and bike paths. She presented a petition opposing the project.

DAVE ODELL spoke on descriptive rights and in opposition to the project.

JIM KELLEY-MARKHAM, Bokal Kelley-Markham Architects, representing the applicants Dr. and Mrs. Lin. He presented a computer modeling of the project site showing the 7 acre parcel with the homes super imposed onto the site. Mr. Kelley-Markham gave a brief background of the project from 1992 to present to fit into the character of the community.

Public testimony was closed.

COMMISSION ACTION

On motion of **CHRIS CALKINS**, seconded by **RALPH PESQUEIRA**, the Commission voted 3-3 (**BENN**, **REYNOLDS** and **QUINN** voting in the negative with **ZOBELL** not present) to deny appeal, approve project with modification to reduction to the bulk and scale on the lot north (garage), and width of the sideyard be increased to be compatible with the two properties (25'). Motion failed not having 4 votes. The decision of the Planning Director hearing of April 20, 1992 upheld.

RECESS, RECONVENE

The Planning Commission recessed at 11:15 a.m. and reconvened at 11:25 a.m.

ITEM-5 TRANSIT-ORIENTED DEVELOPMENT (TOD) GUIDELINES AND DRAFT COUNCIL POLICY.

This item continued from May 21, 1992. Public testimony was taken.

MIKE STEPNER presented Planning Department Report No. P-92-157. Mr. Stepner addressed the issues of Commissioners **Benn** and **Quinn**, and presented the new language Guideline 5C and 7D that would be incorporated.

STEVE SILVERMAN, Chair of the Land Guidance Subcommittee gave an update on the project.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **EDWARD REYNOLDS**, the Commission voted 6-0 (**ZOBELL** not present) to recommend to City Council approval of the Draft Transit-Oriented Development Guidelines and proposed Council Policy on Land Guidance as amended: changes to the open space guidelines; removal portion of the sentence on Ancillary units on granny flat guideline; and to delete the language relating to the environmental incentives.

ADJOURNMENT

The Commission adjourned at 12:15 p.m.