

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
JULY 2, 1998  
IN COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Steele at 9:08 a.m. Chairperson Steele adjourned the meeting at 4:51 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Mark Steele-present  
Vice-Chairperson William Anderson-present  
Commissioner Patricia Butler-present  
Commissioner Andrea Skorepa-present  
Commissioner David Watson-present  
Commissioner Frisco White-present  
Commissioner - vacant  
Betsy McCullough, Community Planning & Development Manager-present  
Rick Duvernay, Deputy City Attorney-not present  
Prescilla Dugard, Deputy City Attorney-present  
Gary Halbert, Deputy Director, DSD-present  
Rob Hawk, Deputy City Engineer, DSD-not present  
Linda Lugano, Recorder-present

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

None.

**ITEM-2: REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.**

None.

**ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**

Commissioners requested that Items No. 12 and 13 be placed on the consent agenda.

**ITEM-4: DIRECTOR'S REPORT.**

Betsy McCullough reported that staff requested a continuance at LU&H on the item related to Community Plan Amendment initiations. Staff will be going before CPC on July 28, 1998 with this item, then it will be brought back to the Commission before the legislative recess.

Gary Halbert advised of City Council action taken on the Torrey Reserve Gateway Project.

**ITEM-5: COMMISSION COMMENT.**

A tribute was given for Commissioner Verna Quinn who passed away on June 29, 1998.

**ITEM-6: INITIATION OF AN AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN AND THE CITY OF SAN DIEGO PROGRESS GUIDE AND GENERAL PLAN TO REMOVE THE PROTECTED SINGLE FAMILY DESIGNATION AND REDESIGNATE THE UNIVERSITY CITY VILLAGE SENIOR HOUSING COMPLEX FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL USE.**

Kerry Varga-Santoro presented Report to the Planning Commission No. P-98-121.

Testimony in favor by:

**Lynne Heidel, representing U. C. Village Partnership.** Explained that the project was built in the 60's and was designated as multi-family at the time that the designation for the neighborhood protection designation was put on the property. It is now time to update this project and bring new life into it and bring it into the twenty-first century.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO APPROVE THE INITIATION. Second by Butler. Passed by a 5-0 vote with Chairperson Steele abstaining.

**ITEM-7: INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND TO THE SORRENTO HILLS COMMUNITY PLAN TO EXPAND USES IN THE SUPPORT COMMERCIAL LAND USE DESIGNATION TO INCLUDE AN "EXTENDED STAY" HOTEL.**

Bernie Turgeon presented Report to the Planning Commission No. P-98-124.

Testimony in favor by:

**Bill Meyer, representing the applicant.** Addressed Commissioner White's concern regarding the type of use for this hotel.

**COMMISSION ACTION:**

MOTION BY WHITE TO APPROVE THE INITIATION. Second by Skorepa. Passed by a 6-0 vote.

**ITEM-8: BAY HO ESTATES EXTENSION OF TIME PERMIT NO. 98-0157.**

Judy Johnson presented Report to the Planning Commission No. P-98-120.

Testimony in favor by:

**James Toone, applicant.** Explained that this project began in 1986 with the preliminary appeal process. Plans were submitted which had been approved and he described the history of the project to date including all the procedures involved. Described the design features of the homes he proposes to build and that the City Council already approved these plans. Discussed the lawsuit which evolved through the years.

Testimony in opposition by:

**Robert Schlang, Rose Marie Guerrero and Patricia Skidmore, neighbors.** All spoke to the fact that this project is not in conformance with the community plan regarding vacant lots and height. They feel if these homes are built they will create a wind tunnel on the street which will affect their homes. Also spoke to a problem of drainage run off and shadows being cast on their homes from the proposed building. Requested that this extension of time not be approved until the existing problems are resolved.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WATSON TO APPROVE THE EXTENSION OF TIME.  
Second by Anderson. Passed by a 6-0 vote.

**ITEM-9: UPDATE ON THE SAN DIEGO NAVAL TRAINING CENTER (NTC).**

Betsy Weisman and Steve Silverman presented Report to the Planning Commission No. P-98-122.

Informational report only. No action was required on the part of the Planning Commission.

**ITEM-10: NEIGHBORHOOD 8A SPECIFIC PLAN/PRECISE PLAN, AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN, CARMEL VALLEY COMMUNITY PLAN, SORRENTO HILLS COMMUNITY PLAN, NEIGHBORHOOD 10 PRECISE PLAN, AND LOCAL COASTAL PROGRAM; AMENDMENT TO THE CARMEL**

**VALLEY PLANNED DISTRICT ORDINANCE REZONING  
NEIGHBORHOOD 8A TO RESIDENTIAL, AND OPEN SPACE ZONES;  
AND VESTING TENTATIVE SUBDIVISION MAPS, RESOURCE  
PROTECTION ORDINANCE PERMITS AND CARMEL VALLEY  
PLANNED DISTRICT DEVELOPMENT PERMITS FOR LOMA  
SORRENTO, TORREY SURF, CARMEL ESTATES AND TORREY  
PINES ESTATES.**

Deborah Johnson, Keith Greer and Nick Osler presented Report to the Planning Commission No. P-98-103.

Testimony in favor by:

**Opal Trueblood, representing herself.** Urged the Commission to consider a creative kind of procedure and consider land option number one which the community worked out and it is a very creative approach to preserve what needs to be done.

**Scot Sandstrom, Jack Ingber, Bill Meyer, Tom Schoene, Don Worley, representing Jerry Elder.** Spoke to the planning history of N8A and discussed the principal advantages of the staff recommendation. Discussed Land Use Option 1 and requested the approval of staff recommendation as it balances housing opportunities and community plan goals with the environmental concerns. It provides fairness to owners who placed their faith in City planning. The owners in N8A have compromised to an incredible degree their goals and objectives for reasonable residential density on properties which they have owned for years and which they purchased in reliance upon the Community Plan. There is no option of lesser density that is reasonable.

**Keris Kennedy, representing herself.** Showed photo of her lot. After much deliberation she has elected to pursue her original plan of building one home on this one acre. Requested that the access to her road not require paving, widening or mitigation. That utility easements be granted by the City should the City acquire all or part of the Mesa Top and that the City will consult with the remaining eight owners to devise an acceptable management plan.

**Arnie Cohen, representing himself.** Emphasized the need for balance and compromise. As small property owners their biggest concern is they felt they didn't have the voice they needed.

When they came across the idea of this transfer of rights, they finally saw that they did have an opportunity to compromise and strike a balance.

**Larry Lessie, representing himself.** Here as a spokesperson for many of the small property owners and they recognize the competing interests; private property rights versus the environmental considerations. For the small property owner it is perhaps the most environmentally important property in the entire 8A area.

Testimony in opposition by:

**Newton Harrison, area resident.** Advised he has a problem with Torrey Pines Estates not only in terms of its configuration, but in terms of its physical presence in his neighborhood because his neighborhood is unique and not cookie-cutter. It has been put together by unique features and should not be cut up.

**David Anton, resident.** They moved into this area because it was a unique, rural neighborhood. The community has come together over a long period of time with an attempt to form a narrow roadway to protect the integrity of the neighborhood's idiosyncrasies. Everyone wants to protect the nature of the neighborhood and this development will prevent this from happening.

**Jill McCarty, resident.** Concerns relate to the compatibility of land uses at the common boundaries. They are zoned A-1 and A-1-10, and the rezones are at greater density than that.

**Oliver Ryder, Jan Fuchs, Anne Harvey, Lisa Ross, Allison Rolf, John Dean, Lillian Justice, Mike Kelly, Michael Beck, representing the Endangered Habitats League.** Advised that the Endangered Habitats League has been a participant in the planning process of Carmel Mountain N8A for a number of years. Through this long planning process they have come to the conclusion that it is possible to preserve the biological and aesthetic integrity of the mesa in a manner that is fair to the legitimate concerns of property owners and consistent with land use and planning principals that are progressive and visionary. Further spoke to the Planning Principals, Development Concepts, off-site mitigation. Offered an alternative option which was referred to as Option 1.5 and discussed that in detail.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WATSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE FOLLOWING:

STAFF RECOMMENDATION FOR:

PARCEL PARDEE A  
ELDER  
WESTBROOK COMMUNITIES  
LOMA SORRENTO WITH THE LOW DENSITY AND RESIDENTIAL VERY LOW BUT MOVE THE FOOTPRINT AWAY FROM THE RIDGE AND DECREASE THE SIZE OF THE LOT SO THAT THERE ARE THE SAME NUMBER OF LOTS.

RECOMMEND AN ALTERNATIVE FOR TORREY PINES, ~~THE~~  
~~PARAMETERS OF WHICH ARE THE RPO SUB-OPTION ALTERNATIVE~~  
OR THE OPTION 1.5 WITHIN THOSE PARAMETERS.

TP ESTATES WITHIN THE  
PARAMETERS OF THE RPO  
SUB-OPTION ALTERNATIVE  
AND THE OPTION 1.5  
ALTERNATIVE.

NEIGHBORHOOD 8A SPECIFIC PLAN, PRECISE PLAN,  
AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN,  
THE CARMEL VALLEY COMMUNITY PLAN, THE SORRENTO HILLS  
COMMUNITY PLAN, THE LOCAL COASTAL PROGRAM.

Rev. 7/23/98 LL

AMEND THE PLANNED DISTRICT ORDINANCE REZONING  
NEIGHBORHOOD 8A AND OPEN SPACE ZONES.

RECOMMEND THAT THE CITY COUNCIL REFER THE APPLICATIONS  
FOR TORREY PINES ESTATES VTM UNDER THE PLANNING  
COMMISSION'S INSTRUCTED REDESIGN, AND HAVE THOSE MAPS  
COME BACK TO THE PLANNING COMMISSION FIRST BEFORE  
GOING TO THE CITY COUNCIL.

RECOMMEND APPROVAL OF TORREY SURF AND CARMEL  
ESTATES VTM.

RECOMMEND REVISED FINDINGS AND STATEMENT OF  
OVERRIDING CONSIDERATIONS TO ACCOMMODATE THE  
PLANNING COMMISSION RECOMMENDATION.

DELETE THE FOLLOWING STATEMENTS IN THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS: REFERENCES TO FACILITY FINANCING FUNDS THAT ARE NECESSARY TO ACCOMMODATE THE POPULATION AND ANY REFERENCE TO PROPERTY TAX FISCAL IMPLICATIONS WITHOUT BALANCING STATEMENTS REGARDING THE COSTS TO THE CITY TO SERVE THE DEVELOPMENT.

Second by Anderson. Passed by a 5-1 vote with Commissioner White voting nay.

ITEM-11: CARMEL VALLEY NEIGHBORHOOD 8C - OPTION ONE. ADOPTION OF A PRECISE PLAN AND RELATED AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE CARMEL VALLEY COMMUNITY PLAN AMENDMENT TO MUNICIPAL CODE SECTION 103.0602 (REZONING THE PROPERTY TO RESIDENTIAL AND OPEN SPACE ZONES) AND CONSIDERATION OF THE NEIGHBORHOOD 8C-OPTION ONE VESTING TENTATIVE MAP, RESOURCE PROTECTION ORDINANCE PERMIT AND CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PERMIT 98-0200.

Nick Osler presented Report to the Planning Commission No. P-98-112.

Testimony in favor by:

**Ann Harvey, representing herself.** Advised that the Carmel Valley Planning Board has not taken a formal position on this project.

**Mark Campbell, representing Project Design Consultants, Engineers for 8C project.** Commented about the mitigation monitoring conditions available. This project is less than or equal to the impacts generated for the approved version of this project and they would request that the mitigation conditions also reflect this fact.

Public testimony was closed.



**COMMISSION ACTION:**

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF RECOMMENDATION AS OUTLINED IN THE REPORT AND FOR STAFF TO WORK OUT THE DETAILS WITH PDC. Second by Watson. Passed by a 5-0 vote with Commissioner Butler not present.

ITEM-12: **HEIGHTS OF DEL CERRO. EXTENSION OF TIME (EOT 98-0402 VTM/PIRD/RPO).**

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO APPROVE THE EXTENSION OF TIME. Second by Watson. Passed by a 6-0 vote.

ITEM-13: **EXTENSION OF TIME - CAVE STREET PROJECT, COSTAL DEVELOPMENT/SENSITIVE COASTAL RESOURCE PERMIT NO. 96-7931 AND VARIANCES (EOT TO CDP/SCR PERMIT NO. 92-0776).**

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO APPROVE THE EXTENSION OF TIME. Second by Watson. Passed by a 6-0 vote.

ITEM-14: **LA JOLLA BELVEDERE TENTATIVE PARCEL MAP, PLANNED RESIDENTIAL DEVELOPMENT AND COASTAL DEVELOPMENT PERMIT NO. 96-7895.**

**COMMISSION ACTION:**

MOTION BY WHITE TO APPROVE THE TM, PRD AND CDP. Second by Watson. Passed by a 6-0 vote.

The Planning Commission meeting was adjourned by Chairperson Steele at 4:51 p.m.