

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
OCTOBER 1, 1992  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:10 a.m.  
The Planning Commission adjourned at 10:15 a.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Ralph Pesqueira-not present  
Commissioner Lynn Benn-present  
Commissioner Scott Bernet-not present  
Commissioner Verna Quinn-present  
Commissioner Edward Reynolds-present  
Ernest Freeman, Planning Director-present  
George Arimes, Assistant Planning Director-present  
Janis Sammartino, Chief Deputy City Attorney-present  
Rachel Hurst, Principal Planner,  
Community Planning-present  
Tom Story, Deputy Planning Director, Development and  
Environmental Planning-present  
Jeff Strohminger, Engineering and Development-present  
Jeannette Santos, Recorder-present

PLANNING COMMISSION MINUTES-OCTOBER 1, 1992

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 This item removed from agenda and will be heard on October 8, 1992.

Chairman ZoBell stated that there are only four Planning Commissioners present, under the law that governs the Planning Commission a decision can be made by a majority of seven, and that it takes four affirmative votes to move an item forward. That on October 8, 1992, Planning Commission there will be four Commissioners present. If anyone would like to continue an item to a later date, when there will be more Commissioners present.

**JORGE WALLACH**, applicant, Torrey Pines Summit Project, Items 3, 3A and 3B requested a continuance.

**WILFRED NUGNET**, representing the Eastern Area Planning Committee requested a continuance on Item 4, as recommended for 3, 3A & B. He submitted the findings of the Eastern Area Planning Committee, the local community council, and comments from independent sources of people in the local area to Jeff Valder of the Planning Department.

**JANIS SAMMARTINO**, Chief Deputy City Attorney requested a continuance on Item 4 for 30 days.

ITEM-4 CHOLLAS CREEK REZONE.

**MATTHEW PETERSON**, representing Mr. and Mrs. Waddie Deddeh submitted a letter dated September 30, 1992, and requested a continuance of this item to November 5, 1992.

No one spoke in opposition to a continuance.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **EDWARD REYNOLDS**, the Commission voted 4-0 (**BERNET** and **PESQUEIRA** not present) to continue to November 5, 1992, at 9:00 a.m.

PLANNING COMMISSION MINUTES-OCTOBER 1, 1992

ITEM-3 TORREY PINES SUMMIT PROJECT. CARMEL VALLEY PLANNED  
3A&3B DISTRICT (CVPD)/COASTAL DEVELOPMENT (CDP)/TENTATIVE MAP  
(TM) PERMIT NO. 91-0713. MITIGATED NEGATIVE DECLARATION  
DEP NO. 91-0713. PROJECT DESCRIPTION: 2-UNIT, 15-SFR  
LOT SUBDIVISION. LEGAL: POR. SEC. 7, T14S, R3W, SBEM.  
LOCATION: OLD EL CAMINO REAL BETWEEN: EL CAMINO REAL  
AND: OLD EL CAMINO REAL. ZONE: \*SF1-A TO \*SF1-A.  
APPLICANT: MARIA WALLACH.

**GLENN GARGAS** presented Planning Department Report No. P-92-223.

No one spoke in opposition to this item.

Public testimony was closed.

**COMMISSION ACTION**

On motion of **LYNN BENN**, seconded by **KARL ZOBELL**, the Commission voted 4-0 (**BERNET** and **PESQUEIRA** not present) to approve the CDP, CVPD permits and tentative map, subject to the conditions contained in Attachment Nos. 4 and 5; and certify Mitigated Negative Declaration DEP No. 91-0713.

ITEM-5 INITIATION OF AN AMENDMENT TO THE MISSION VALLEY  
COMMUNITY PLAN - RIVER VALLEY CONDOMINIUMS.

**MARY WRIGHT** presented Planning Department Report No. P-92-201.

**JIM DAWE**, representing Warner Ranch Partnership and owns approximately 37 acres in the Western Mission Valley. He spoke in favor to initiate the plan. Mr. Dawe said the findings can be made. That city staff is available, cost recovery; public benefit to the community and the city; and the six acres will be used in a way that will bring income to the city and provide housing above the pink area. The project is consistent with the goals and objectives of the progressive guide; and public services appears to be available.

Public testimony was closed.

**COMMISSION ACTION**

On motion of **LYNN BENN**, seconded by **VERNA QUINN**, the Commission voted 4-0 (**BERNET** and **PESQUEIRA** not present) to deny; not initiate pursuant to staff recommendation.

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ITEM-6 STREET ACTION SA 91-521. THE VACATION OF A SOUTHERLY EXCESS PORTION OF WALNUT AVENUE WEST OF GLENWOOD DRIVE. PROJECT DESCRIPTION: GLENWOOD DRIVE-EXCESS S'LY 15 FEET. LEGAL: S'LY 15' OF WALNUT AVENUE ADJACENT TO LOT 1 & 2 OF MAP 1169. LOCATION: WALNUT AVENUE BETWEEN: COLUMBIA STREET AND: GLENWOOD DRIVE. APPLICANT: SRT ENGINEERING.

PAUL BUEHLER presented Engineering and Development memorandum dated August 24, 1992.

MARK SWANSON, representing the owner as a consulting engineer. He spoke in favor of the project, gave a brief background of the project. Mr. Swanson stated is consistent with the general plan and community plan, and provides an economic benefit to the city. The vacated area will be use for landscaping and parking only.

ERICK RICCI, representing SRT Engineering, Inc. He supported Mr. Swanson and in favor of the project.

KREN NELSON spoke in opposition to the project. He had concerns that the city giving up land for development, and open space.

JOHN CURTIS, representing himself and neighbors. He spoke in opposition to the project and presented a statement of opposition dated September 30, 1992. Mr. Curtis had concerns about the impact to the neighborhood.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 3-1 (ZOBELL voting in the negative with BERNET and PESQUEIRA not present) to deny the project. This motion failed not having 4 affirmative votes.

On motion of VERNA QUINN, seconded by LYNN BENN, the Commission voted 4-0 (BERNET and PESQUEIRA not present) to continue to October 15, 1992, at 9:00 a.m.

ADJOURNMENT

The Commission adjourned at 10:10 a.m.