

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
NOVEMBER 19, 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 2:40 p.m.

ATTENDANCE DURING THE MEETING:

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

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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-1A ENVIRONMENTAL DOCUMENT. INFORMATION ITEM.

ANN HIX of the Planning Department presented Planning Department memo dated November 12, 1992. She responded to questions of the Planning Commission at the October 15, 1992 meeting.

ITEM-2 APPROVAL OF MINUTES OF SEPTEMBER 17, 1992.

Commissioner Quinn stated on page 9, should be Linda Michael instead of Rebecca Michael.

COMMISSION ACTION

This item trailed to the next meeting due to Commissioner Scott Bernet not present.

Chairman ZoBell stated only 4 Commissioners present, that Commissioner Bernet is out of town, Commissioner Reynolds has not arrived. That it takes 4 affirmative votes to more an item forward to City Council.

ITEM-4 SOLAR TURBINES SITE REZONING.

CHRIS JACOBS of the Planning requested a continuance of this item to February 11, 1993, at 9:00 a.m.

No one spoke in opposition to a continuance.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by VERNA QUINN, the Commission voted 4-0 (BERNET and REYNOLDS not present) to continue this item to February 11, 1993, at 9:00 a.m.

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ITEM-9 CHOLLAS CREEK REZONE.

A request to continue this item for three months.

**Chief Deputy City Attorney, JANIS SAMMARTINO** stated this property is the subject of litigation and have a determination made in three months by the court.

No one spoke in opposition to continue this item.

Public testimony was closed.

**COMMISSION ACTION**

On motion of **VERNA QUINN**, seconded by **RALPH PESQUEIRA**, the Commission voted 4-0 (**BERNET** and **REYNOLDS** not present) to continue this item to February 11, 1993, at 9:00 a.m.

ITEM-10 COASTAL DEVELOPMENT PERMIT (CDP) NO. 92-0300. MCKOSKY RESIDENCE. PROJECT DESCRIPTION; CONSTRUCT SINGLE FAMILY RESIDENCE. LEGAL: LOT 36 AND EASTERLY 5 FT. OF LOT 37, BLK 8, MAP 279. LOCATION: 4545 DEL MONTE AVENUE BETWEEN: FROUDE STREET AND: GUIZOT STREET. APPLICANT: CLARENCE MCKOSKY.

**RON BUCKLEY** of the Planning Department requested a continuance of this item to December 10, 1992.

**COMMISSION ACTION**

On motion of **RALPH PESQUEIRA**, seconded by **VERNA QUINN**, the Commission voted 5-0 (**BERNET** not present) to continue this item to December 10, 1992, at 9:00 a.m.

ITEM-5 COASTAL DEVELOPMENT (CDP)/PLANNED COMMERCIAL DEVELOPMENT (PCD)/REZONE (RZ) AND PROPOSED VESTING TENTATIVE MAP (TM) PERMITS NO. 85-0824. TORREY RESERVE.

5A, 5B  
5C&5D

**BILL SCHWENKER**, representing Arroyo Sorrento Homeowners Association. He requested a continuance on Torrey Reserve to December 10, 1992.

**JIM DAWE** representing American Assets, Inc. He stated the applicant is ready to go forward with the hearing.

**TOM STORY**, Deputy Planning Director, stated Planning Department staff have been working with the applicant for an extended period of time, and to have the issues dealt with at the hearing.

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**Chairman ZOBELL** stated would like to hear this item. No motion to continue this item.

ITEM-3 APPEAL OF COASTAL DEVELOPMENT PERMIT (CDP) NO. 92-0249. COYNE RESIDENCE. PROJECT DESCRIPTION: DEMOLITION AND CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE. LEGAL: LOT 8, MAP 3782, LA JOLLA BUTTERFIELD ESTATES. LOCATION: 5840 RAVENSWOOD ROAD. NEAR: LA JOLLA RANCHO ROAD. ZONE: R1-8000 TO R1-8000. APPLICANT: RICHARD AND ALICE COYNE.

**TERRI BUMGARDNER** presented Planning Department Report No. P-92-258.

**JOHN GILLILAN** stated submitted to the Planning Commission documents dated November 17, 1992 in opposition stating to the proposed 12 foot ceilings with a 6 foot high cupolas over the living room and entry.

**RICHARD COYNE**, applicant, stated he submitted to the Planning Commission documents dated November 12, 1992 outlining various specific elements raised by the neighbors.

**COMMISSION ACTION**

On motion of **LYNN BENN**, seconded by , the Commission voted to uphold appeal, deny project. This motion failed no second to the motion.

On motion of **RALPH PESQUEIRA**, seconded by **EDWARD REYNOLDS**, the Commission voted 4-1 (**BENN** voting in the negative) to deny appeal, and uphold the decision of the Planning Director hearing.

**RECESS, RECONVENE**

The Planning Commission recessed at 9:50 a.m. and reconvened at 9:55 a.m.

ITEM-7 CONDITIONAL USE PERMIT (CUP) NO. 89-0731. MID-CITY CORPORATION.

Removed from agenda, November 13, 1992.

ITEM-8 BASIC CONCEPT REVIEW - 252 CORRIDOR.

Removed from agenda, November 13, 1992, continued to January 7, 1993.

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ITEM-11 Chairman ZoBell stated the Workshop scheduled with the Park and Recreation Board, there will be no quorum, if any of the Commissioners would like to attend, they can do so.

ITEM-6 PLANNED DEVELOPMENT (PD) PERMIT NO. 91-0893. ELYSIAN (AM). PROJECT DESCRIPTION: ADD 28 DU'S/MODIFY PARKING AND SITE. LEGAL: LOTS 3-19, HALCYON WEST MAP 11841 AND PAR.1-2, PM 16245. LOCATION: CARMEL COUNTRY ROAD. BETWEEN: TOWNSGATE DRIVE AND: CARMEL CREEK ROAD. ZONE: N-MF4 TO N-MF4. APPLICANT: HAL LYNCH.

KEVIN SULLIVAN presented Planning Department Report No. P-92-243.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by VERNA QUINN, the Commission voted 5-0 (BERNET not present) to approve staff recommendation.

ITEM-5 COASTAL DEVELOPMENT (CDP)/PLANNED COMMERCIAL DEVELOPMENT  
5A, 5B (PCD)/REZONE (RZ) AND PROPOSED VESTING TENTATIVE MAP (TM)  
5C&5D PERMITS NO. 85-0824. TORREY RESERVE.

SHELLY KILBOURN presented Planning Department Report No. P-92-239.

JIM DAWE of American Assets, representing the applicant spoke in favor of the project.

KAREN CODY representing Carmel Valley Planning, spoke in opposition to the project, based on non-compliance with the community plan.

TERRY ROGERS spoke in opposition to the project.

JOHN DEAN, Chairman of the Carmel Valley Planning Board, spoke in opposition to the project.

VINCE SINSEEK spoke in opposition to the project.

FREDERICK WALKER spoke in opposition to the eastern boundary lines of the project site.

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**ANNE HARVEY** representing the residents of Arroyo Sorrento. She spoke in opposition to the project in response to the proposed width of Arroyo Sorrento Road.

**TODD PRICE** spoke in opposition to the project and presented a letter by Randy Howe in opposition to the project.

**BILL SCHWENKER** spoke in opposition to the project.

**JIM DAWE** responded to the issues raised by the opposition.

Public testimony was closed.

**COMMISSION ACTION**

On motion of **EDWARD REYNOLDS**, seconded by **RALPH PESQUEIRA**, the Commission voted 3-2 (**BENN** and **QUINN** voting in the negative with **BERNET** not present) to recommend approval of the project to the City Council, with the recommendation that the applicant and the opposition meet prior to the City Council hearing to attempt to resolve issues. Motion failed not having 4 affirmative votes.

On motion of **KARL ZOBELL**, seconded by **RALPH PESQUEIRA**, the Commission voted 5-0 (**BERNET** not present) to continue this item to December 3, 1992, at 9:00 a.m. in order for the applicant, opposition and staff to meet to discuss the issues of the Arroyo Sorrento Road with and alignment, and the traffic generation rates assigned to the project.

**RECESS, RECONVENE**

The Planning Commission recessed at 11:40 a.m. and reconvened at 1:40 p.m. in the Council Committee Room.

ITEM-11 WORKSHOP - MISSION BAY PARK DRAFT MASTER PLAN.

**Planning Commissioners LYNN BENN** and **VERNA QUINN** attended the workshop, there was no quorum.

**ADJOURNMENT**

The Commission adjourned at 2:40 p.m.