

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JULY 11, 1996
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Neils at 9:05 a.m.
Chairperson Neils adjourned the meeting at 3:40 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Christopher Neils-present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner David Watson-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
Mike Stepner, Urban Design Coordinator-present
Rick Duvernay, Deputy City Attorney-present
Tina Christiansen, Department Director-not present
Gary Halbert, Deputy Director, Development Services
Department-present
Rob Hawk, Engineering Geologist, Development Services -
present
Linda Lugano, Recorder-present

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

None.

ITEM-1A: **REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.**

The applicant, Urban Council Development, Inc. requested a continuance on Item No. 6 Villa Rica Apartments to resolve issues relating to the FAR and to potentially eliminate the need for a variance regarding the FAR.

ITEM-1B: **DIRECTOR'S REPORT.**

None.

ITEM-2: **APPROVAL OF THE MINUTES OF JUNE 6, 1996, JUNE 20, 1996 AND JUNE 27, 1996.**

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE MINUTES OF JUNE 6, 1996, ALONG WITH DRAFT LANGUAGE FOR THE TELECOMMUNICATIONS SITING POLICY AND THE DRAFT DEL MAR SPECIFIC PLAN RESOLUTION. Second by White. Passed by a 7-0 vote.

MOTION BY ANDERSON TO APPROVE THE MINUTES OF JUNE 20, 1996. Second by Quinn. Passed by a 6-0 vote with Commissioner Butler not present.

MOTION BY QUINN TO APPROVE THE MINUTES OF JUNE 27, 1996. Second by White. Passed by a 4-0 vote with Commissioners Anderson, Butler and Skorepa abstaining as they were not in attendance for this meeting.

ITEM-3: **TORREY HIGHLANDS SUBAREA PLAN FOR SUBAREA IV - NORTH CITY FUTURE URBANIZING AREA.**

Anna McPherson presented Report to the Planning Commission No. P-96-165.

Testimony in favor by:

Kevin McNamara, representing Rancho Penasquitos Planning Board. Stated that they do not want to be part of a planning experiment; it does not work. The LMXU designation is going to have a tough time. The way this plan works and what they think the beauty of it is, is that it incorporates their community into a more upscale community - the bike trails are going to be great; there are not going to be any houses on any of the main streets, even the circulation streets. Everything will be cul-de-saced with bike trails behind them. They would like Camino Ruiz to stay at four lanes not six. They have serious concerns about the LMXU designation.

Tom Steinke, representing Pardee Construction. Pardee owns an 80 acre parcel site designation, and the LD designation. Mr. Steinke requested clarifying language within the plan with respect to the high school site; clarifying language on Page 92 on high school category to state that students are going to be coming from other areas of the NCFUA not only Torrey Highlands; and spoke to the issue of funding for the acquisition of the high school site and the purchase agreement.

Paul Robinson, representing Rhodes Family. Advised that they support the plan, but requested that what they would like to do is re-enhance the plan. Presented a revised Table, Table 44, Potential Property Owner/Land Use Yield which was once in the plan and is no longer in the plan. Requested that it be reinstated in the plan.

Gail MacLeod, representing Black Mountain Ranch. They are in support of this plan and think it is consistent and compatible with their project. Wanted to emphasize that it is critical that the financing plan shows that Subarea IV is really shouldering its fair share of the burden of road building costs, on site and off site.

Craig Adams, representing the Sierra Club. Distributed a letter regarding the issue of the wildlife corridor. To serve as the key regional wildlife linkage in the City's Northern Subarea, the proposed habitat corridor must meet basic configuration requirements and must provide cover by native vegetation which is presently inadequate. Submitted strike-out language to cover the requests they are interested in and reinstating it in

the plan to strengthen their requests regarding the corridor.

Janet Raschke, property owner in Subarea IV. Spoke to her letter distributed at this meeting regarding the Black Mountain Road Partnership properties within Subarea IV. In particular were school issues, low density designation, brush management zones and MSCP.

Nico Calavita, Professor of City Planning, SDSU. Advised that he was a member of both committees; framework plan and the plan itself. Spoke to two concerns: the inclusionary requirement and the median income requirements and suggested that this same wording be included in this plan; and the density changes with elimination of low to moderate housing - feels that this should not be eliminated.

Alicia Kroese, Planning Director, Poway Unified School. Responded to questions raised by some of the speakers regarding the high school. There is concern for the need for the high school in Subarea IV. Gave details of all the students, where they are located and why this school will be needed.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF STAFF RECOMMENDATIONS WITH THE FOLLOWING MODIFICATIONS:

- 1) INCLUDE THE COMPROMISE TRANSPORTATION PHASING PLAN.
- 2) INCLUDE THE SIERRA CLUB'S RECOMMENDED LANGUAGE CHANGE, AS EVIDENCED IN CRAIG ADAMS' LETTER DATED JULY 10, 1996.
- 3) INCLUDE THE CLARIFYING FOOTNOTE IN THE LEGEND AND THE SUPPORTING TABLE 4-3 REGARDING HIGH SCHOOL SITE. (ALSO STATING THAT DEVELOPMENT CONSISTENT WITH THE PLAN WILL REQUIRE AN APPLICANT TO REZONE TO IMPLEMENT THE LAND USE DESIGNATION).

- 4) INCLUDE THE LANGUAGE CHANGE SUGGESTED BY MR. TOM STEINKE ON PAGE 92 REFERRING TO THE FACT THAT THE HIGH SCHOOL DISTRICT WILL SERVE STUDENTS ALSO FROM AREAS OTHER THAN TORREY HIGHLANDS.
- 5) INCORPORATE MR. RICK DUVERNAY'S LANGUAGE SUGGESTIONS IN SECTION 2.5.4 OF THE PLAN REGARDING MITIGATION RATIO GUIDELINES.
- 6) REINSTATE TABLE 4-4 BACK IN AS THE TABLE OF THEORETICAL MAXIMUMS BUT SUBJECT TO THE QUALIFYING LANGUAGE APPROVED BY MR. DUVERNAY.
- 7) CHANGE LAND USE DESIGNATION FROM INSTITUTIONAL TO LIMITED COMMERCIAL ON THE ELEVEN ACRE SITE SOUTH OF SR-56.

Second by Quinn. Passed by a 6-0 vote with Vice-Chairperson Anderson abstaining.

item-4: **SEABREEZE FARMS - SUBAREA III: AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN, NORTH CITY FUTURE URBANIZING AREA FRAMEWORK PLAN, CARMEL VALLEY COMMUNITY PLAN, AND NEIGHBORHOODS 4,5, AND 6 PRECISE PLAN.**

Anna McPherson presented Report to the Planning Commission No. P-96-163.

Testimony in favor by:

Jan Fuchs, representing Carmel Valley Community Planning Board. Read letter into the record. Advised that the Board has reviewed the plan amendments proposed and that they approve of all applicable plan amendments. If the Planning Commission and City Council adopt this precise plan language, the board will endorse the phase shift vote for November, 1996.

Ann Harvey, representing Carmel Valley Community Planning Board. Stated that Carmel Valley was a ranching area at one time and no longer is. Encouraged the Commission to suggest a mix of housing.

Tom Steinke, representing Pardee Construction. Pardee owns property adjacent to this project. They support the plan but feel that the transportation phasing plan limits residential dwelling units.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF STAFF'S RECOMMENDATIONS WITH THE ADDITION OF LANGUAGE THAT STATES FULL NOISE DISCLOSURE ON ALL EXCHANGES OF TITLE. Second by Skorepa. Passed by a 7-0 vote.

ITEM-5: NORTH CITY FUTURE URBANIZING AREA (NCFUA) AFFORDABLE HOUSING REQUIREMENT - DRAFT IN-LIEU FEE ORDINANCE.

Staff requested a continuance on this item due to new direction received from the Land Use & Housing Committee concerning this item.

COMMISSION ACTION:

MOTION BY QUINN TO CONTINUE. Second by White. Passed by a 7-0 vote.

ITEM-6: VILLA RICA APARTMENTS. TENTATIVE PARCEL MAP, CONDITIONAL USE PERMIT, MID-CITY DEVELOPMENT PERMIT NO. 95-0385.

COMMISSION ACTION:

MOTION BY SKOREPA TO CONTINUE TO JULY 25, 1996 AT 9:00 A.M. AT THE REQUEST OF THE APPLICANT. Second by White. Passed by a 7-0 vote.

ITEM-7: RANCHO PENASQUITOS TOWNE CENTRE PHASE III PLANNED COMMERCIAL DEVELOPMENT PERMIT AMENDMENT AND TENTATIVE MAP NO. 95-0568.

Patrick Hooper presented Report to the Planning Commission No. P-96-161.

Testimony in favor by:

John Potts, American General Land Development. Stated that he has met with the Rancho Penasquitos Planning Group and has worked closely with staff to bring this project to a satisfactory submission and requested the Commission's approval.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO CERTIFY NEGATIVE DECLARATION AND APPROVE PCD PERMIT AMENDMENT AND TENTATIVE MAP 95-0568. Second by Skorepa. Passed by a 6-0 vote with Chairperson Neils abstaining.

ITEM-8: TOWNSEND PARCEL MAP 96-0061.

Georgia Sparkman presented Report to the Planning Commission No. P-96-175.

No one present to speak.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE TENTATIVE PARCEL MAP 96-0061. Second by White. Passed by a 7-0 vote.

ITEM-9: INITIATION OF CARMEL VALLEY COMMUNITY PLAN AMENDMENTS.

Gloria Pierson presented Report to the Planning Commission No. P-96-155.

Testimony in favor by:

Morton O'Grady, Perl Family Trust. Advised he was in attendance to answer any questions.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE THE INITIATION OF THE PLAN AMENDMENTS. Second by White. Passed by a 7-0 vote.

ITEM-10: BENSON HEIGHTS, STREET VACATION, TENTATIVE MAP AND RESOURCE PROTECTION ORDINANCE PERMIT 92-0298.

John Fisher presented Report to the Planning Commission No. P-96-150, and read two correction into the record regarding the location of this project, and the community plan.

Testimony in favor by:

Doug Logan, Benson Heights Development Corporation. Spoke to the issue of the street vacation and showed an illustration with a model of the development. Explained the street vacation and why they are against the vacation.

Guy Preus, Chair of Skyline Paradise Hills Planning Commission. Explained that they are in favor of the project, but not the street vacation. He gave his rationale as to why the street should go through so there's another access to this project.

Testimony in opposition by:

Howard Roberts, Skyline Hills Community Association. Described the traffic circulation and the access situation and how he feels this could become a serious safety problem if there is only one access road.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO CONTINUE UNTIL ADDITIONAL INFORMATION IS PROVIDED ON THE EASEMENT QUESTION, PUBLIC SAFETY, GRADING, AND REVISED CONDITIONS IN THE PLANNING REPORT BEFORE ANY ACTION IS TAKEN. Second by White. Passed by a 7-0 vote.

The Planning Commission was adjourned at 3:40 p.m. by Chairperson Neils.