

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
JULY 18, 1996  
IN THE COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Neils at 9:07 a.m. Chairperson Neils adjourned the meeting at 3:50 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, DSD Director-not present  
Gary Halbert, Deputy Director, DSD-present  
Rob Hawk, Engineering Geologist, DSD-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: **DIRECTOR'S REPORT.**

None.

ITEM-4: **CARMEL MOUNTAIN RANCH UNIT 23. VESTING TENTATIVE MAP AND PLANNED RESIDENTIAL DEVELOPMENT PERMIT, CASE NO. 87-1082.**

Glenn Gargas presented Report to the Planning Commission No. P-96-181, along with revisions to the plan addressing recreational space and tot lots, placement of homes in 23A; manufactured slopes along Ted Williams Pkwy; non-contiguous sidewalks; and traffic safety issues.

Testimony in favor by:

**Kathy Riser, Project Manager, Presley Corp.**, representing Carmel Mountain Ranch. Advised that the original plans were submitted in 1987 and were in conformance with the community plan. In 1994, the Planning Commission approved the community plan amendment. This project conforms with the 1984 mitigated negative declaration and it conforms with the 1994 update to the community plan. The plan contemplated grading on this site which decreased some of the size of the lots. They have addressed the concerns of the staff regarding the size of the homes on these small lots and substantially revised this plan. The only issue to be resolved is the school situation and the safety concerns.

**Alicia Kroese, Poway Unified School.** Addressed the school site and explained how the school district designs their schools, the number of students involved and the number of classrooms. Stressed that the district feels that three schools are necessary for this area by the year 2000 as there will be 2,100 students in the I-15 corridor. Spoke to the questions of the additional schools which will be requested.

Testimony in opposition:

**Richard Caccese, Carmel Mountain Ranch Community Council.** Elaborated on the Planning Commission's concerns about this development and the students crossing Ted Williams Parkway. Most of the students will be on this side of the Parkway or parents will be driving their children to the school. Described the traffic circulation and the safety issue involved the way it is designed now. Would like to see some alternatives, ie., tunnel or bridge.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO CONTINUE FOR ADDITIONAL INFORMATION AND FOR SUBMITTAL OF DRAWINGS, ETC. No second. Motion withdrawn.

MOTION BY WHITE TO APPROVE THE PROJECT WITH THE FOLLOWING MODIFICATIONS INCORPORATED INTO EXHIBIT "A", WHICH INCLUDES THE DESIGN GUIDELINES FOR THE HOMES:

- A) TOT LOT WILL BE RE-ANALYZED TO ALLOW THE TWO SMALLER AREAS TO BE COMBINED INTO AN HOURGLASS SHAPE, RATHER THAN TWO DISTINCT AREAS WHICH MAY INVOLVE LOOKING AT THE SLOPES AND DOING KEY WALLS AT THE SLOPE. WALL TO BE ARTICULATED TO ENSURE THAT IT IS NOT UNATTRACTIVE DUE TO THE HEIGHT.
- B) LOOK AT THE ARCHITECTURAL DOCUMENTS SUBMITTED WITH THIS PROJECT TO MAKE SURE THAT THE BULK, SCALE AND OTHER CHARACTERISTICS OF THE HOUSES ARE LOOKED AT AND ADHERED TO WHERE THERE ARE VIEWS

TO THE REAR OF THE HOUSES, ARTICULATE ON A TWO AND THREE DIMENSIONAL PLANE.

- C) COMBINING TWO DRIVEWAYS AS A COMMON DRIVEWAY WHERE POSSIBLE TO AFFECT SOME SIDE TURN- IN GARAGES WHERE THE GRADES WILL PERMIT.
- D) ON THE SLO PORTION OF THE PROJECT, LOOK AT THE PLANS TO NOT ONLY HAVE THE OFFSET FIRST FLOOR TO SECOND FLOOR ON THE FRONT OF THE HOUSE, BUT ALSO LOOK AT THAT OFFSETTING "WEDDING CAKE" EFFECT ON THE SIDES OF THE HOUSES FOR EVERY COUPLE OF LOTS, OR SO TO BREAK UP THE ALLEY EFFECT. THIS SHALL PROVIDE A THREE-DIMENSIONAL DIFFERENCE BETWEEN THE FIRST AND SECOND FLOORS.
- E) THE EIR HAS BEEN REVIEWED AND CERTIFIED BY THE PLANNING COMMISSION; AND ADOPTED FINDINGS OF OVERRIDING CONSIDERATION. IN THE FINDINGS OF OVERRIDING CONSIDERATION, ON PAGE 12, THE WORDING IS TO BE CHANGED TO STATE THAT THE PLANNING COMMISSION IS MAKING THESE FINDINGS, NOT THE CITY COUNCIL.

THESE MODIFICATIONS TO BE BROUGHT BACK WITH THE APPROVAL OF THESE MINUTES. Second by Watson. Passed by a 7-0 vote.

**ITEM-5: CONTROLLED ACCESS/GATED COMMUNITIES POLICY**

Miriam Kirshner presented Report to the Planning Commission No. P-96-147.

Testimony in favor by:

**Ed Struiksmma, representing H. G. Fenton.** Advised that he felt Alternative 2 allows for individual projects to move forward with less burden then make its argument to the decisions makers as to whether or not their requests for gated communities is an appropriate one. He is in favor of Draft City Council Policy, Alternative 2.

**Dale Harvey, representing La Mirage Complex.** Stated that he has been in the process of trying to get a gate put into this existing complex for years. The only progress has been under the guise of Council Policy, alternative 2 which limits the staff to determine if a community should be gated or not. He feels the City needs to encourage a more neutral position for the policy and supports Alternative 2.

Testimony in opposition:

**Gail McLeod, representing Potomac Sports Properties.** Thanked staff for working so closely with her. Feels there are two options to be brought back: Read alternative No. 2 into the record. Worked with staff on drafting this alternative and spoke to the wall issue, how this should be dealt with and how they included this in that alternative.

**Lew Wolfsheimer, representing Potomac Sports Properties.** Advised that the county does not have a policy for gates and therefore it makes it very difficult for a developer to build if the City would not allow gates, but the county would. Spoke to all the gated communities in the downtown area and how they are allowed to prevent crime in the area, but areas without crime are not allowed.

**Craig Benedetto, representing Building Industry Association.** Agrees with the staff report. Gated communities may be acceptable and approved and it should be made clear that the existing Policy No. 12 should be rescinded. The elimination of policy 12 would make more sense and a new policy issued to address other issues. Let project applicants come before the decision makers and have the approval be made on the project's merits.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WATSON TO RESCIND POLICY NO. 12 WITH NO ALTERNATIVE POLICY. No second.

MOTION BY WATSON TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF STAFF'S RECOMMENDATION FOR ALTERNATIVE 2. AS WRITTEN. Second by Butler. Failed by a 2-5 vote with Chairperson

Neils, Vice-Chairperson Anderson and Commissioners Quinn, Anderson, Skorepa and White voting nay.

MOTION BY QUINN TO CONTINUE TO SEPTEMBER 12, 1996 TO GIVE STAFF AND THE PUBLIC TIME TO REDRAFT THIS POLICY IN A COHERENT MANNER. STAFF WAS GIVEN A LIST OF REVISIONS TO ALTERNATIVE NO. 1, AS WRITTEN BY COMMISSIONER WATSON TO CONSIDER FOR A REDRAFT. Second by Skorepa. Passed by a 7-0 vote.

ITEM-6: **PROJECT CONCERN, TENTATIVE PARCEL MAP NO. 96-0226.**

Mary Roush presented Report to the Planning Commission No. P-96-172.

Testimony in favor by:

**John Bridges Smyth, representing himself.** Mr. Smyth distributed two letters with new information regarding Research Park. One of the letters also stated that a declaration of restrictions adopted on August 28, 1956 established the property contained in Research Park as an independent municipality, distinctively separate and independent of the City. He feels that the city is illegally voiding the Deed of Restrictions passed by the Council.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO APPROVE THE TENTATIVE PARCEL MAP, SUBJECT TO CONDITIONS (ATTACHMENT 4), WITH A REVISION TO ITEM NO. 10, PAGE 4, ATTACHMENT 4 IN THE DRAFT TPM, TO CLEARLY INDICATE THAT THE APPLICANT WILL COMPLY WITH ALL THE MUNICIPAL CODE PARKING REGULATIONS AT THE TIME THAT THEY PULL THEIR SECOND BUILDING PERMIT. Second by Quinn. Passed by a 7-0 vote.

ITEM-7: **STREET ACTION 95-501 - ALEMANIA ROAD NORTH OF MERCY ROAD.**

Ralph Adamos represented Report to the Planning Commission No. P-96-152.

No one present to speak.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO APPROVE THE VACATION OF ALEMANIA ROAD NORTH OF MERCY ROAD. Second by White. Passed by a 7-0 vote.

ITEM-8: **WORKSHOP - BIG BOX RETAIL DEVELOPMENT**

Workshop held.

ITEM-9: **WORKSHOP SAN DIEGO MARKET DEMAND EVALUATION  
RETAIL/ENTERTAINMENT USES.**

Workshop held.

The Planning Commission was adjourned by Chairperson Neils at 3:50 p.m.