

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MARCH 21, 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 9:09 a.m.
Chairperson Neils adjourned the meeting at 4:45 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-not present
Mike Stepner, Urban Design Coordinator-present
Rick Duvernay, Deputy City Attorney-present
Tina Christiansen, Department Director-present
Gary Halbert, Deputy Director, Development Services
Department-present
Jeff Washington, Deputy Director, Long Range and Facilities
Planning-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.

No one present to speak.

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

Staff requested that Item No. 7, Workshop on Seabreeze Farms be continued to April 4, 1996 as the applicant did not provide the appropriate information to allow staff to prepare the planning report.

ITEM-1B: DIRECTOR'S REPORT.

Tom Story requested the Commission's comments on the MSCP draft which was provided on the Planning Commissioner's rationale for their actions taken on the MSCP program. Commissioner Quinn wanted clarification on the funding issue. The draft was discussed, rewritten and approved for distribution.

Commissioner Skorepa requested that an item be docketed on the Planning Commission agenda prior to the May 29, 1996 LU&H Committee meeting regarding "Extraordinary Appeal Deposit" as outlined in Council Member Mathis' memo to this Committee and the City Manager. Item to be docketed in the near future.

Commission Skorepa also requested that staff provide the information that was forwarded to Council Members regarding Regulatory Relief which went before the Council on March 18, 1996 to be certain the Commission's actions were distributed to the Council in an equitable manner.

Commissioner Anderson requested that staff provide information as to how the Planning Commission's position was presented to the Council on Regulatory Relief. Gary Halbert suggested that Tina Christiansen and/or Stephen Haase be present at the next Planning Commission meeting to discuss this issue. Mr. Halbert also suggested in the future that, on important policy items such as this, a Commissioner be present at the Council meetings to represent the Commission's actions. Audio tapes of this Council meeting to be provided to the Commissioners as soon as possible.

Commissioner Butler requested that staff schedule a workshop on the issue of categorical exclusions in the non-appealable area in the Coastal zones. At the time of the hearing, the Commission indicated that it was their preference that that be deferred to the zoning code update; staff indicated that the issues raised by the Commission would not be addressed in the zoning code update. Therefore, it was suggested to conduct a specific workshop on those issues. This is come back to the Planning Commission before it goes back to the City Council, sometime within the next thirty days.

Commissioner Anderson requested that staff schedule a workshop on the San Diego Vision and the currency relevance of the Progress Guide and General Plan. Staff to advise when this workshop will be scheduled.

ITEM-2: APPROVAL OF THE MINUTES OF MARCH 7, 1996.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF MARCH 7, 1996. ALSO APPROVED WAS THE SPECIAL CONDITIONS PROVIDED BY STAFF AT THIS HEARING ON THE SWORTWOOD RESIDENCE REGARDING THE CITY'S LIABILITY. Second by White. Passed by a 7-0 vote.

ITEM-3: INITIATION OF AN AMENDMENT TO THE EAST ELLIOTT COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN.

John Wilhoit presented a Report to the Planning Commission No. P-96-051.

Testimony in favor by:

Tim Graves, Graves Engineering. Spoke to a letter distributed to the Planning Commission regarding the long history of this project and the findings in question, i.e., proposed land use plan and whether it is consistent with the goals and objectives of the general plan. Mr. Graves specifically quoted references contained in the ISWWMP regarding privately owned facilities, (County Integrated Solid Waste Management Plan). Requested that this amendment be approved.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO DENY THE INITIATION. Second by Quinn. Passed by a 7-0 vote.

ITEM-3: DETERMINATION OF CITYWIDE VACANCY RATE FOR APARTMENT RENTAL UNITS.

Gloria Pierson presented Report to the Planning commission No. P-96-058.

No speakers were present to speak on this item.

COMMISSION ACTION:

MOTION BY QUINN TO RECOMMEND APPROVAL OF STAFF'S RECOMMENDATION TO THE CITY COUNCIL. Second by Anderson. Passed by a 7-0 vote.

ITEM-4: CONTROLLED ACCESS/GATED COMMUNITIES POLICY

Art Duncan presented Report to the Planning Commission No. P-96-053.

Testimony in favor by:

Lew Wolfsheimer, representing Black Mountain Ranch. In favor of most of the criteria listed. Distributed an article regarding gated communities in South Florida and alarm systems. He has no problem with the criteria listed, but feels that what this policy does is point directly to the future urbanizing area. The FUA is being developed at one unit per four acres. Their development is surrounded by County developments and the County has no policy on gated communities. Would like to maintain gated communities for marketing purposes and the competition involved.

Gail MacLeod, Black Mountain Ranch Consultant. Spoke directly to the policy, attachment 2. They agree that they do not want to impede access to the public open spaces but with MSCP, not all public open spaces are

available for public access. They want to make sure it's clear that no one would be limiting access to the designated points of access to public open space. Suggested that policy issue No. 2 be struck entirely as the criteria as stated is too strong a statement and needs clarification.

Paul Thomas, Alvarado Estates. Stated he is in agreement with the City Manager's recommendation. Spoke to the MOU signed between San Diego State University and the Alvarado Estates. In this MOU an escrow fund of \$300,000 was established by SDSU for the purpose of constructing a gate at the entrance of Alvarado Estates to mitigate for traffic intrusion anticipated by student activity center events. Is in favor of the limited access as he feels it works when correctly implemented.

Testimony in opposition by:

Dale Harvey, representing Tom Harbreck of La Mirage. Described the La Mirage development's history, logistics and zoning features of this development. Their concerns lie within the fact that crime has continued to increase and vandalism is on the rise as well. They requested a gate to alleviate this situation and staff suggested denial and mentioned the Planning Department policy. Staff advised that if a gate was installed, it would be shifting crime to another community. He is not in favor of it if his development will not be allowed to install a gate.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO CONTINUE TO BRING BACK ADDITIONAL INFORMATION AND CLARIFICATION OF ISSUES DISCUSSED. HEARING DATE TO BE DETERMINED. Second by Skorepa. Passed by a 7-0 vote.

ITEM-6: BIG BOX RETAIL DEVELOPMENT WORKSHOP.

Workshop held.

ITEM-7: **WORKSHOP - SEABREEZE FARMS.**

Workshop continued to April 4, 1996.

ITEM-8: **WORKSHOP - ZONING CODE UPDATE.**

Workshop held.

The Planning Commission was adjourned at 4:45 p.m. by Chairperson Neils.