

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
MARCH 3, 1988  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Paula Oquita at 9:10 a.m. The Planning Commission adjourned at 10:50 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Paula Oquita--present  
Commissioner Yvonne Larsen--present  
Commissioner Ralph Pesqueira--present  
Commissioner Albert Kercheval--present  
Commissioner Karl ZoBell--present  
Commissioner Lynn Benn--present  
Commissioner Chris Calkins--present  
Mike Stepner, Assistant Planning Director  
Mary Lee Balko, Acting Deputy Director,  
Community Planning--present  
Recorder Janet MacFarlane--present

ITEM-1 MINUTES

APPROVAL OF MINUTES OF FEBRUARY 11, 1988

COMMISSION ACTION

On motion of AL KERCHEVAL, seconded by YVONNE LARSEN, the Commission voted 7-0 to approve the minutes of February 11, 1988.

ITEM-2 PUBLIC FACILITIES FINANCING PLAN AND FACILITIES BENEFIT ASSESSMENT, SCRIPPS MIRAMAR RANCH

BILL SCHEMPERS presented Planning Department Report No. 88-092. He noted a correction in the report indicating the first phase project of the library would be 10,000 not 15,000 square feet.

BOB DINGEMAN, representing the Scripps Ranch Community Planning Association, spoke in support of the phasing plan. He indicated opposition, however, to the proposed widening of Pomerado Road from a two-lane to a four-lane roadway.

SAM SAFINO, representing Sunburst Homes and Investor's Leasing Corporation, indicated his opposition to that portion of the phasing plan which related to the Pomerado Road/Spring Canyon Road to the new City Limits. He indicated they were not in disagreement with the total amount of money which was over \$4 million, but their disagreement was how the cost was to be shared. He also was opposed to Project 34-9, the reconstruction of a portion of the Spring Canyon Road. He indicated this project was to correct a previously designed roadway and did not feel it should be the responsibility of future developers to correct. He indicated he had not had an opportunity to fully review Projects 34-16, 17 and 19, and asked for the opportunity to review those costs before they are finalized.

LARRY WOODWARD, representing the Currie Partners, spoke in opposition to the widening of Pomerado Road to the City Limits. He indicated their development had no significant impact on Pomerado Road and felt they should not be assessed for its improvement.

GUS THEBERGE, representing Investor's Leasing Corporation, indicated his property involved the County Island portion of Scripps Ranch and because of the uncertainties, they had reservations about accepting an assessment on these properties. He noted that part of the development would include a turn-key park and recommended a method be used where the price of the land could be fixed, thus lowering the amount of the park fee assessment to more adequately reflect actual costs.

MILTON UPTON, representing Village and Country Properties, indicated his group was opposed to the funding of the future four-lane of Pomerado Road.

BILL KENNEDY, representing BCED, indicated they represented approximately 75 percent of the ownership in Miramar Ranch North. His company agreed to make a contribution of \$500,000 toward library construction, but that contribution should be offset by any assessment levied under the FBA.

BILL SCHEMPERS responded to the issues raised by the speakers.

LYNN BENN indicated she was a member of the San Diegans for Managed Growth but felt there was no conflict in her participating in this discussion.

#### COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by YVONNE LARSEN, the Commission voted 7-0 to approve the Facilities Benefit Assessment for Scripps Miramar Ranch as recommended by staff.

#### ITEM-3 NORTH UNIVERSITY CITY PUBLIC FACILITIES PHASING PLAN

SUE BALDWIN requested a continuance on this matter. She indicated this item would be renoticed.

#### COMMISSION ACTION

On motion of KARL ZOBELL, seconded by YVONNE LARSEN, the Commission voted 7-0 to continue this item to March 24, 1988.

ITEM--4 ANNOUNCEMENTS/PUBLIC COMMENT.

There were no announcements nor public comment during this portion of the meeting.

ADJOURNMENT

The Commission adjourned at 10:50 a.m.