

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
SEPTEMBER 19, 1988
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The special meeting was called to order by Chairman ZoBell at 9:15 a.m. The Planning Commission adjourned at 12:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-present
Commissioner Albert Kercheval-present
Commissioner Paula Oquitoa-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Assistant Planning Director Michael J. Stepner-present
Lee Okeson, Deputy Director, Development Planning-present
Tom Steinke, Deputy City Attorney-present
Janis Gardner, Deputy City Attorney
Recorder Janet MacFarlane-present

ITEMS 8 THROUGH 16

Messrs. STEPNER, KORCH and FLORO, along with Deputy City Attorney GARDNER, gave the Commission an update on the negotiations of the development agreements.

The following testimony was taken on a motion and a second by the Commission to forward these development agreements onto the City Council without recommendation.

IMMANUEL SAVITCH, attorney representing Stonecrest, indicated that the question of whether the Council could act without a specific Planning Commission recommendation had been raised and requested that the Commission take testimony and make a recommendation to the City Council.

MIKE MADIGAN, representing Pardee Construction, asked that the Commission take testimony on their development agreement and make a specific recommendation either in favor or in opposition.

CHARLES BLACK, representing the property owners in Miramar Ranch North, asked that the Commission consider their development agreement and take specific action.

BRUCE WARREN, representing American Newland, requested that the Commission conduct a hearing on the development agreements.

DENNIS AINSWORTH, Vice President of the Rancho Penasquitos Planning Board, requested that the Commission hear the items and make specific recommendation on the Penasquitos development agreement.

LINDA MICHAEL, representing the Sierra Club, stated the development agreements were not ready for consideration at this time would recommend that all the development agreements be continued until after the November election.

DOUG ALLRED, representing Sorrento Hills development agreement area, asked that the Commission take testimony and action on his item. He explained that his specific agreement did require a development agreement.

OPAL TRUEBLOOD, Chair of the Torrey Pines Planning Group, stated that not only had there not been adequate notice on these items, but the public had been left out of the process. She supported a continuance.

BRUCE MCINTYRE, representing EDWARD MCCRINK, stated their development agreement was scheduled for Council consideration that afternoon and requested that the item be heard.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 3-4 (KERCHEVAL, PESQUEIRA, LARSEN and OQUITA voting in the negative) to forward these items on to City Council without recommendation. This motion failed for lack of four affirmative votes.

RECESS, RECONVENE

The Commission recessed at 10:35 a.m. and reconvened at 10:45 a.m.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 3-4 (KERCHEVAL, PESQUEIRA, LARSEN and OQUITA voting in the negative) to continue these items to September 29, 1988 at 9:00 a.m. This motion failed for lack of four affirmative votes.

- ITEM-8 USG #161, development agreement: CASE NO. DA 88-0913, SBM TOWNSHIP 145 RANGE 2W NORTHWEST QUARTER, SOUTHEAST QUARTER SECTION 27. LOCATED ON ELDERWOOD LANE BETWEEN ELDERWOOD LAND AND SPRING CANYON ROAD.
- ITEM-9 MCCRINK, development agreement: CASE NO. DA 88-0914, SBM TOWNSHIP 14 SOUTH, RANGE 2 WEST, NORTHWEST QUARTER OF SECTION 27, POWAY ROAD.
- ITEM-10 CURRY, development agreement: CASE NO. DA 88-0915, PARCEL 2 OF PARCEL MAP NO. 14909. LOCATED ON POWAY ROAD BETWEEN ERMA ROAD AND POWAY ROAD.
- ITEM-12 WUEST ESTATE, development agreement: CASE NO. 88-0908, SBM TOWNSHIP 14 SOUTH, RANGE 2 WEST, SECTION 29, FILE NO. 74-161429, LOCATED ON POWAY ROAD BETWEEN SD-015 ROAD AND POWAY ROAD.

BOB KORCH presented Planning Department Report Nos. 88-375, 88-376, 88-377, and 88-378.

CHARLES BLACK, representing the applicants, explained that the owners of these properties constituted the balance of property in the Miramar Ranch North planning area. He requested support of the development agreements.

LINDA MICHAEL, representing the Sierra Club, spoke in opposition to these items. She stated she was speaking not only for these development agreements but all those listed for Commission consideration. She stated to approve these agreements would thwart both initiatives appearing on the November ballot and she requested they be continued until such time as fully informed decisions could be made.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BENN not voting) to deny the development agreements because closure had not been reached.

ITEM-11 MERCY MIRA MESA development agreement: CASE NO. 87-0746, 227-LOT SUBDIVISION OVER 204 ACRES FOR 655 DWELLING UNITS, PARCEL MAP 12296, PARCELS 1&2, PORTION PARCEL 3, SECTION 20, TOWNSHIP 14 SOUTH. LOCATED ON MERCY ROAD BETWEEN BLACK MOUNTAIN ROAD AND SD-015.

KARL ZOBELL abstained from discussion and vote on this item.

BOB KORCH presented Planning Department Report No. 88-370.

BRUCE WARREN, representing the applicant, spoke in support of the development agreement and reviewed the off-site improvements included in the development agreement.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 4-1 (OQUITA voting in the negative, with ZOBELL abstaining) to follow staff recommendation and deny the subject development agreement because closure had not been reached.

ITEM-13 PENASQUITOS development agreement: CASE NO. 88-0645, FOR PENASQUITOS PARK VIEW ESTATES, PORTION RANCHO LOS PENASQUITOS. LOCATED ON PARK VILLAGE ROAD NEAR DARKWOOD ROAD.

KARL ZOBELL abstained from discussion and vote on this item.

BOB KORCH presented Planning Department Report No. 88-368.

DENNIS AINSWORTH, representing the Rancho Penasquitos Planning Board, spoke in support of the development agreement. He stated that this agreement had been in the pipeline for many years and contained in this agreement were conditions of the Developer that would solve many of the area's problems.

BRUCE WARREN, representing American Newland, spoke in support of the development agreement and further reviewed the benefits to be gained by approval of the agreement. He asked that the Commission approve the development agreement in concept.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-0 (ZOBELL abstaining with BENN not voting) to follow staff recommendation and deny the development agreement based on lack of closure.

ITEM-14 WESTVIEW/CASA MIRA VIEW development agreement: CASE NO. 88-0428, PARCEL 2, PARCEL MAP 13508, FILE NO. 84-382661, OFFICIAL RECORDS. LOCATED ON MIRA MESA BOULEVARD BETWEEN GALVIN AVENUE AND BLACK MOUNTAIN ROAD.

BOB KORCH presented Planning Department Report No. 88-372.

MIKE MADIGAN, representing Pardee Construction, stated it was his belief they were consistent with the City's policy and they were consistent with the Mira Mesa Community Plan. He requested the Commission's approval of this agreement.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 7-0 to deny the development agreement according to staff recommendation.

ITEM-15 STONECREST development agreement: CASE NO. 87-0770, HRO MISSION SAN DIEGO MAP 825 LOT 41. LOCATED ON AERO DRIVE NEAR SD-015.

BOB KORCH presented Planning Department Report No. 88-371.

IMMANUEL SAVITCH, attorney representing the applicant, spoke in support of the development agreement. He stated it was his belief that the form of the agreement conforms with the City's policy and model.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 7-0 to deny the development agreement according to staff recommendation.

ITEM-16 SORRENTO HILLS development agreement: CASE NO. 88-0590, SECTION 31, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SBM, LOT 4. LOCATED ON SD-005 BETWEEN CARMEL VALLEY ROAD AND SORRENTO VALLEY BOULEVARD.

KARL ZOBELL abstained from discussion and vote on this item.

RALPH PESQUEIRA assumed Chair of the meeting.

BOB KORCH presented Planning Department Report No. 88-369.

BRUCE WARREN spoke in support of the development agreement.

DOUG ALLRED stated the project had been before the Commission many times and it was his belief the benefits were substantial to the community.

OPAL TRUEBLOOD, representing the Torrey Pines Community Planning Group, stated her members were concerned about

this particular project and the development agreement. She stated that the Environmental Impact Report was written in 1983 and felt either a review or a new report should be required.

DIANA RICH, resident of Del Mar Hills, spoke in opposition to the development agreement.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 6-0 (KARL ZOBELL abstaining) to deny the development agreement according to staff recommendation.

ITEM-17 MISCELLANEOUS

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

ADJOURNMENT

The Commission adjourned at 12:15 p.m.