

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MAY 24, 1990
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:05 a.m.
The Planning Commission adjourned at 11:00 a.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Tom La Vaut-present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Fred Conrad, Chief Deputy City Attorney-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Jeff Strohming, Engineering and Development-present
Bob Didion, Principal Planner-present
Janet MacFarlane, Recorder-present

ITEM-1 APPROVAL OF MINUTES OF MARCH 8 AND MAY 3, 1990

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by CHRIS CALKINS, the Commission voted 4-0 (LA VAUT and PESQUEIRA abstaining with BENN not present) to approve the minutes of March 8, 1990.

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS abstaining) to approve the minutes of May 3, 1990.

ITEM-2 STREET ACTION SA 89-536 -- THE VACATION OF LAHINCH DRIVE BETWEEN WATERVILLE ROAD AND AIRWAY ROAD

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to recommend approval of the street vacation.

The Commission requested a workshop be scheduled on the subject of "Street Vacations".

RECESS, RECONVENE

The Commission recessed at 9:10 a.m. and reconvened at 9:12 a.m.

ITEMS-3 APPEAL OF THE FAIRBANKS HIGHLANDS PROPOSED VESTING
4 AND 5 TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT,
AND RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 88-1041.
THE SUBJECT PROPERTY IS LOCATED GENERALLY NORTH OF BLACK
MOUNTAIN ROAD AND IMMEDIATELY WEST OF THE PENASQUITOS
EAST COMMUNITY IN THE A-1-10 (PORTIONS IN THE HILLSIDE
REVIEW) ZONE AND WITHIN THE BOUNDARIES OF THE FUTURE
URBANIZING AREA AS IDENTIFIED BY THE CITY'S PROGRESS
GUIDE AND GENERAL PLAN. OWNER/APPLICANT: SIGNAL
LANDMARK, INCORPORATED. APPELLANTS: SIERRA CLUB, SAN
DIEGO CHAPTER; AND MR. DAVID FREELAND, REPRESENTING THE
WOODCREST COALITION.

KEVIN SULLIVAN presented Planning Department Report
No. 90-124.

COMMISSION ACTION

On motion of LYNN BENN seconded by TOM LA VAUT, the
Commission voted 3-4 (CALKINS, BERNET, PESQUEIRA and the

Chair voting in the negative) on a motion to continue this item until such time as the proposed addendum to the environmental impact report has been reviewed. This motion failed for lack of four affirmative votes.

LINDA MICHAEL, representing the Sierra Club, spoke in opposition to the map and permits. She felt that the development was contrary to Council Policy 600-29 and the City's General Plan. Further, that the project was growth inducing and premature for the area. She noted she had not reviewed the proposed addendum to the EIR.

DAVID FREELAND, indicated he represented several property owners whose homes abutted Carmel Valley Road. He was opposed to the project because of the noise that would be generated from the roadway. As a result of the traffic, their homes would be subject to 65 decibels. He stated they would withdraw their appeal to the project if the roadway were moved further from the rear of their homes as agreed to by the applicant and as covered in the addendum to the environmental impact report.

DAVID HUNT stated he lived south of the project site and was opposed to the overall project because of the traffic that would be generated on Black Mountain Road as a result of the improvements to Carmel Valley Road.

JOE MAHONEY spoke in opposition to the improvement of Carmel Valley Road because of the traffic that would be generated. He stated there were three school that would be directly affected by this roadway and was concerned about potential accidents on Black Mountain Road.

JANE STRAND felt that excessive traffic would be generated on Carmel Valley Road and people in outlying areas would be commuting through their community to reach the beach communities.

ERIC SIEGEL spoke in opposition to the project because the road would be completed and he felt that too many cars would be using the roadway. He was concerned about the noise and felt a traffic study should be prepared.

JEFFREY SCOTT, area resident, stated at present the only east/west corridor through Penasquitos to I-5 was a dirt road that generated approximately 2,500 ADT's. He felt traffic generated from an improved road would be excessive. He further questioned the approval of an addition 100 units during a period of water shortage.

SHERI ADAMS spoke in opposition to the project based on the improvement of Carmel Valley Road as an east/west connector. She stated she was concerned about traffic safety for students in the area of Black Mountain Road.

DAN KIRBY spoke in opposition to the connection of Carmel Valley Road and the associated increase in traffic. He noted that the parking at the high school was already inadequate with many students having to park on the street and cross Carmel Mountain Road.

ALAN CHAN stated his home was located directly above Black Mountain Road. He stated he was against the road improvement because three schools were adjacent to Black Mountain Road.

TERRENCE KOPANSKI, representing Black Mountain Road Partnership, stated he was not opposed to the specific project, but felt that a realignment to Camino Ruiz was appropriate and felt there should be a north/south access between the communities of Fairbanks through Penasquitos.

ALAN DICKEY, representing the Rancho Penasquitos Planning Board, stated with the addendum to the EIR, the Planning Group would be supportive of the project. He stated the Board was very supportive of improvements to an east/west connection between I-15 and I-5.

JIM DAWE, representing Signal Landmark, spoke in support of the project and showed the bypass that had been the topic of discussion. He stated a number of neighbors originally objected to the off-site improvement of the roadway. MR. DAWE then reviewed various conditions and requested modifications to several conditions of the permit.

BOB McNATT, Signal Landmark, pointed out that the noise impact was limited to those residents whose homes directly back onto Carmel Valley Road.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 7-0 to approve the appeal and deny the map and permits based on incomplete and inadequate information provided on the project. It was further noted that there was no mention on the impact of the water shortage contained in the environmental impact report associated with this project.

ITEM-6 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

No one appeared to speak at this time.

ADJOURNMENT

The Commission adjourned at 11:00 a.m.