

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
JUNE 25, 1998  
IN COUNCIL COMMITTEE ROOM - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Steele at 1:30 p.m. Chairperson Steele adjourned the meeting at 5:34 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Mark Steele-present  
Vice-Chairperson William Anderson-present  
Commissioner Patricia Butler-present  
Commissioner Verna Quinn-not present  
Commissioner Andrea Skorepa-present  
Commissioner David Watson-present  
Commissioner Frisco White-present  
Betsy McCullough, Community Planning & Development Manager-present  
Rick Duvernay, Deputy City Attorney-not present  
Precilla Dugard, Deputy City Attorney-present  
Gary Halbert, Deputy Director, DSD-not present  
Rob Hawk, Deputy City Engineer, DSD-present  
Linda Lugano, Recorder-not present  
Paulette Crawford, 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: REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**

Staff requested that Item #8, the Mankoff Residence be placed on consent.

**ITEM-4: DIRECTOR'S REPORT.**

None.

**ITEM-5: COMMISSION COMMENT.**

Chairperson Steele announced that Commissioner Verna Quinn has resigned officially, due to her health.

Butler stated that this Commission would like to pass a resolution honoring Verna's service to the City of San Diego and provide to Betsy McCullough any whereas clauses to prepare the resolution. She has also offered to the audience, if there is anyone who would like to contribute recognitions or whereas clauses as well to the resolution.

Skorepa suggested that the Planning Commission recommend to City Council to draft a resolution.

**ITEM-6: APPROVAL OF MINUTES OF JUNE 11, 1998.**

Correction made by Watson to the minutes of June 11, 1998 Item # 6, page 3 was seconded by Commissioner White not by Steele.

Butler made clarification to page 8, Item No. 10 should say, "the existing palm tree and traffic island, and make any adjustments."

ITEM-7: Continued from June 4, 1998:

**SABRE SPRINGS - CPA 35-0419, ZC/PRD/VTM 96-7647.  
AMENDMENT TO GENERAL PLAN AND PROGRESS GUIDE AND THE  
SABRE SPRINGS COMMUNITY PLAN WITH A CONCURRENT ZONE  
CHANGE (LDR 96-7647 TO REZONE THE AFFECTED PARCELS TO  
BE CONSISTENT WITH THE LAND USE CHANGES AND A PRD, VTM  
FOR A 72-LOT SUBDIVISION ON PARCEL 11 OF SABRE SPRINGS.**

Bob Manis presented to the Planning Commission Report No. P98-079 with a memo was that was distributed dated June 16, 1998 summarizing the reason for the continuance:

Testimony in favor by:

**Rick Smith representing, Sabre Springs Community Planning Group.** In favor of the plan with one exception, the Planning Group is not in favor of the designation of lot 18 as non market housing.

Public Testimony is closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE STAFF RECOMMENDATIONS.  
Second by White. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-8: **MANKOFF RESIDENCE - CDP/SCR/LJS 98-0193. MODIFICATION TO AN EXISTING, DEVELOPED SINGLE FAMILY PROPERTY TO ALLOW CONSTRUCTION OF AN EXTERIOR COVERED PAVILION WITH A FIREPLACE, ADDITION OF A BAY WINDOW AND A COVERED ENTRYWAY PORCH.**

**COMMISSION ACTION:**

CONSENT MOTION BY WATSON TO APPROVE THE SENSITIVE COASTAL RESOURCES/LA JOLLA SHORES/COASTAL DEVELOPMENT PERMIT NO. 98-0193 WITH MODIFICATIONS. Second by Butler. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-9: **SUBAREA III - PACIFIC HIGHLANDS RANCH, AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN, NORTH CITY LOCAL COASTAL PROGRAM, ADOPTION OF THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN, MASTER REZONE, MHPA BOUNDARY ADJUSTMENT, AND DEVELOPMENT AGREEMENT FOR THE FUTURE DEVELOPMENT OF 4,974 RESIDENTIAL UNITS (WITH POTENTIAL INCREASE TO 5,456), A TOWN CENTER, EMPLOYMENT USES, PARKS, SCHOOLS, MSCP OPEN SPACE, FIRE STATION, LIBRARY, TRAILS AND CIRCULATION ELEMENT ROADWAYS. DEP 96-7918.**

Cathy Winterrowd presented Report to the Planning Commission No. P-98-119.

Testimony in favor by:

**Jan Fuchs and Ann Harvey representing, Carmel Valley Community Planning Board.** The Board has unanimously approved the proposal as presented to them June 9th. Presented to the Planning Commission a letter dated June 10<sup>th</sup>, highlighting 5 issues that were essential to the purpose of the community supporting this project.

**Lisa Ross representing, Carmel Valley Planning Board.** Supports this plan. This is a plan which contains a walkable village community that preserves open space, maintains trails and preserves of the Mesa area in Neighborhood 8A. This is a plan we can all be proud of.

**Allison Rolfe representing, Sierra Club & Southwest Center for Biodiversity.** We support the Subarea III plan. A letter was submitted to the Planning Commission that listed our specific issues. We agree with your concerns and we want it to be a livable community and pedestrian oriented. We want to work with the City and Pardee to form a

Biotechnical team to deal with MSCP implementation, hydrology and best management practice issues. Hopefully, we are asking for an establishment of an endowment to make this happen. We would appreciate if you would urge the City and the applicant to work with us on these issues.

**Kathleen McIntosh representing League of Women Voters.** We believe that communities that are planned by the citizens and surrounding citizens are going to be good communities. The Planning Commission has been willing to listen to us. Urges all communities to come together and create a plan we all can agree on.

**Dan Schumacher representing, M.T.D.B.** Discussed the urban form of the proposed project relative to how friendly, this is to potential transit services. There is a direct correlation between urban form in terms of, how a community is designed and how walkable a community is, will determine if a person will choose public transportation as an alternative. The proposed project has a strong pedestrian transit orientation than we have normally seen. We have worked with the City to incorporate further changes to make it more walkable. We come here to endorse the project from an urban stand point.

**Shuf Swift representing himself.** I support the requirement in the framework plan that at least 20% of the units within each individual development is affordable to families that earn \$60,000 or less. Affordable housing is far short of San Diego's need, it's lack is painful and hurtful to low income families and has a negative affect on the economy. It's location within the Subarea plan will reduce traffic if low income workers can serve and work in the community. I am looking forward to the workshop on the affordable housing.

**Mike Kelly representing, Friends of Los Penasquitos Canyon Preserve.** We are supportive of the plan especially the regional benefits that it's bringing along with the basic design. We are concerned about the fact that, we not only have the Subarea III but Carmel Valley and Black Mountain Ranch projects bringing us acres of open space into the MHPA. The uneasiness is not the acquiring of the open space but that these lands have to be managed. What we would like to see is a Biological Technical Review Committee be set up early, directed by the City to be part of the approval process. Also, we would like to see early citizen participation in these efforts.

**Michael Beck representing, Endangered Habitats League.** We are supporting this plan. This is but a middle piece of a large planning process which includes, SR-56 and Neighborhood 8A. We are now in the phase of the MSCP. There is a lot of issues that will give us the opportunity to set standards for restoration and try to figure out the implications of these commitments are going to be. We hope that you would advance that recommendation forward to the City Council as well.

**Chris Collins representing, JEB Trust Property.** We would like to thank staff for all their work with us, and we are supportive of this project.

**Joel King representing, Catholic Diocese of San Diego.** On behalf of the Catholic Diocese, we endorse the applicants plan and commend the applicant for incorporating our comments on the previous draft of the Subarea plan. Also, we thank city staff Cathy Winterrowd and Jean Cameron for providing data, acknowledging our concerns and objectives.

Testimony in opposition by:

**Opal Trueblood representing herself.** Presented questions to the Planning Commission requesting that they consider these issues. How many acres have been lost since the MSCP was passed and How many acres will be developed in canyon areas. I do recommend that the Carmel Valley Community Plan Board recommendations be included in the Planning Commission's vote.

**Silvia Ory Estrella Tamsen representing her husband, Dr. Mark Tamsen.** He opposes this plan. She read to the Planning Commission prepared statements from Dr. Mark Tamsen regarding issues on the proposed plan.

**Robert W. Wendt, representing Rancho Glens Estates.** He is opposed to some parts of the subarea III plan. The adoption of alignment (F) would heavily impact Rancho Glens Estates. The subarea plan should not be approved in it's present form, until the surrounding area is redesigned and treated as the other underdeveloped portions of subarea III.

**Nancy Sappington representing, Rancho Homeowner's Association.**

The proposed density increase is inappropriate for this area. We strongly encourage Planning Commission to reconsider subarea III without a phase shift plan.

**Mrs. Beatrice Beck representing herself.** She opposes this subarea III plan. Her main objection is the town center on land that is not Pardee's. She feels this whole plan was built on deception. She feels the town center should be relocated south of where it is shown on the map. She also objects to the excessive density of this plan. The area should be developed with low-density, golf course and no necessary phase shift. She is not opposed to putting this plan on the ballot.

**Scott Harvey representing himself.** He opposes this plan. This was an extremely inclusive planning process for those who live in the City of San Diego. His concerns are based on traffic and density. This plan would add 200 percent increase in traffic. Additional collector roads east, west or south or reduce density.

**Lois Means representing herself.** Strongly supports the planning process that the City has taken for the Future Urbanizing area but as a resident of this area she feels there is a ways to go before is a plan that we can work with. The density in this plan will result in significant loss in the quality of life. The MEIR elaborates that we will experience air and noise pollution, and horrendous traffic congestion. We are going to miss the serenity of what was to have been a spaciouly planned urban area. The proposed density of housing on the bluff will impact drainage, ruff erosion and subject the homes to potential land slides during heavy rainfall. I would like to recommend one-step towards mitigating the (F) alignment; the significant increase in density per acre and eliminating the threat to the canyon wall.

**Alex Landon, representing the Homeowners of Santa Fe Sur.** He is not in support of this plan. He made discussion about the 400 homeowners who are affected by the Subarea III Plan. He feels the density that is proposed for this area will significantly impact the ability for people who use Rancho Santa Fe Farms Road to even get out of their community. It is important to us that our community was set-up in a way consistent with the Framework Plan. We asK the Planning Commission to seriously consider the impact that this plan is going to cause.

Public testimony is closed.

**COMMISSION ACTION:**

MOTION MADE BY WATSON TO APPROVE STAFF'S RECOMMENDATIONS TO THE CITY COUNCIL. THE DELETION OF PARAGRAPH 2.2(b), AND THE DELETION OF EXHIBIT 59, WITH THE SUPPORT OF THE CARMEL VALLEY ~~LETTERS TO GO FORTH AND NEGOCIATE~~. Second by White. Passed by a 6-0 vote with Commissioner Quinn not present.

\*COMMUNITY PLANNING GROUP LETTERS TO BE FORWARDED TO THE CITY COUNCIL.

Rev. 7/23/98 by  
Lugano ITEM-10:

**CIP CONFORMANCE REPORT - CERTIFICATION BY THE PLANNING COMMISSION THAT PROJECTS AS DESCRIBED IN THE CAPITAL IMPROVE PROGRAM ARE IN CONFORMANCE WITH THE RESPECTIVE COMMUNITY AND GENERAL PLANS.**

Charlene Gabriel presented Report to the Planning Commission No. P-98-116.

No Public Testimony taken.

**COMMISSION ACTION:**

MOTION MADE BY ANDERSON TO ADOPT THE STAFF'S RECOMMENDATIONS TO RECOMMEND APPROVAL TO THE CITY COUNCIL. Second by White. Passed by a 6-0 vote with the Commissioner Quinn not present.

ITEM-11: **COMMUNITY PLAN INITIATION PROCESS ISSUES - DISCUSSION OF NOTICING AND INITIATION CRITERIA FOR COMMUNITY PLAN AMENDMENTS.**



Marcela Escobar-Eck presented Report to the Planning Commission No. P-98-116.

Discussion was held.

The Planning Commission meeting was adjourned by Chairperson Steele at 5:34 p.m.