

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JULY 30, 1998
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:25 a.m. Chairperson Steele adjourned the meeting at 3:10 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-not present
Commissioner Patricia Butler-not present
Commissioner Andrea Skorepa-present
Commissioner David Watson-present
Commissioner Frisco White-present
Commissioner - vacant
Betsy McCullough, Community Planning & Development Manager-present
Rick Duvernay, Deputy City Attorney-present
Gary Halbert, Deputy Director, DSD-present
Rob Hawk, Deputy City Engineer, DSD-not present
Linda Lugano, 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.

Claudia Unhold, Chair of the Miramar Ranch North Planning Committee requested that Item No. 12, Scripps Gateway be continued for 90 days to permit the developer, City staff and community members to work together to improve the plan. Request was not granted.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.
Commissioners requested that Items No. 7 and 9 be placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT.

Tina Christiansen, Interim Director, Community & Economic Development briefed the Commissioners on the reorganization of Business Centers. Commissioner Skorepa suggested that the Commission write a letter to the Mayor and Council stating their support of this reorganization.

Betsy McCullough advised the Commission of Council's action on Subarea I and III and their financing plans. Ballot language was continued until next week.

ITEM-5: COMMISSION COMMENT.

Commissioner White spoke of a recent newspaper article regarding SANDAG's request to their member agencies to consider a moratorium on building in order to facilitate infrastructure needs of the region. Staff was requested to come back to the Commission with more detailed information as to how the City is reacting to this.

ITEM-5A: MIRA MESA MARKETCENTER PROJECT

Mike Westlake briefed the Commissioners on the latest negotiations since this project was continued.

Testimony in favor by:

Matt Peterson, Peterson & Price, representing Cousins. Reiterated and clarified his statements from the week prior regarding a summary of the MSCP compliance discussion, the location and extent of vernal pools/wetlands on the property, summarized the reasons why the on-site vernal pool preservation alternatives are not practicable or feasible, a draft set of RPO sensitive biological resource deviation findings, discussion concerning the infeasibility of reducing retail and increasing the residential, an economic analysis and a memo addressing issues associated with roadways within Scripps Ranch Community.

Testimony in opposition by:

Michael Beck and Allison Rolfe, Endangered Habitats League and the Center for Biological Development. Both spoke to the MSCP issue and that when implemented properly it is the best chance for preserving what remains of the natural heritage of the region. Their focus of concern is with the proposed 100% loss of vernal pools on this site given the avoidance standard established by the MSCP Implementing Agreement. The Mira Mesa MarketCenter project will be precedent setting. Discussed the implementing agreement policy context and the policy standard for avoidance of vernal pools - that being for vernal pools in naturally occurring complexes and wetlands, impacts will be avoided to the maximum extent practicable both within and outside the MHPA. They feel this is not being done.

Jim Peugh, San Diego Audubon Society. Also spoke to the MSCP issue and the vernal pools and the mitigation on this site and feels it is fragmented. This site needs to be protected and left as is because we do not know enough about it. Feels the City is being "sloppy" in its implementation of the vernal pool issue.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION WITH THE RECOMMENDATION THAT THE APPLICANT CONTINUE TO WORK WITH THE CITY TO RESOLVE THE ENVIRONMENTAL ISSUES; AND THAT OFF-SITE MITIGATION RATIOS BE INCREASED AS SUGGESTED BY THE APPLICANT.

Second by Watson. Second was subsequently withdrawn. Seconded by Skorepa. Failed by A 3-1 vote with Commissioner Watson voting nay and Vice-Chairperson Anderson and Commissioner Butler not present.

MOTION BY WATSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION. Second by Skorepa. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Butler not present.

ITEM-6 INITIATION - PARK TERRACE HOTEL.

This item was pulled from the docket and returned to staff.

ITEM-7: LAKE HODGES - PUMP STATION NO. 77, NORTH AND SOUTH FORCE MAIN VAULT INSTALLATION - RESOURCE PROTECTION ORDINANCE PERMIT NO. 96-7642.

COMMISSION ACTION:

CONSENT MOTION BY WATSON TO APPROVE THE RPO. Second by Skorepa. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Butler not present.

ITEM-8: NEXTEL COMMUNICATIONS - BROWNFIELD SITE. CONDITIONAL USE PERMIT 94-0330-44 TO ALLOW THE CONSTRUCTION OF A TELECOMMUNICATION FACILITY.

Lindy Lowe presented Report to the Planning Commission No. P-98-151.

Testimony in favor of the project by:

Mark Brunette, Nextel Communications. Addressed some of the items stated by staff referencing the antenna. Feels the antenna will not become the focal point. They do not believe this will happen and they feel they have met the criteria of the telecommunications policy

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION AND DENY THE CUP. Second by White. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Butler not present.

ITEM-9: KLIPSTEIN RESIDENCE, COASTAL DEVELOPMENT, HILLSIDE REVIEW, SENSITIVE COASTAL RESOURCE AND CONDITIONAL USE PERMIT NO. 96-7764.

COMMISSION ACTION:

CONSENT MOTION BY WATSON TO APPROVE STAFF RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION. Second by Skorepa. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Butler not present.

ITEM-10: NOTICING OF PLAN AMENDMENT INITIATION HEARINGS.

This item was pulled from the docket. To be redocketed at a later date.

ITEM-11: PINNACLE CARMEL CREEK.

Deborah Johnson presented Report to the Planning Commission No. P-98-152.

Testimony in favor by:

Janay Kruger, representing BRE Properties. Spoke to the bluff situation and the complicated process necessary as it is an ongoing mining operation turned into residential community to conform to the Neighborhood 8 plan. The neighbors told the association they would like to leave the bluffs alone and have them erode over the next two or three decades back to a natural sandstone type feature. Formed an association of all neighbors to resolve all the issues. They now have support from the community Planning Group and the neighbors.

E. Garth Erdossy, representing BRE Properties. Gave a brief history of the corporation and that they are primarily in the business of developing apartment communities through out the western United States. They view this project as the flagship of Southern California. Described the entire project and the rationale for the site and the marketing aspects of their plan.

Joseph Wong, Architect. Provided a slide presentation to describe the entire site and design features of the project.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION WITH THE FOLLOWING REVISIONS:

THAT THE GATES BE ELIMINATED;

THE ARCHITECTURAL ARTICULATION OF THE BUILDINGS BE LOOKED AT SO THEY ARE SOMEWHAT DIFFERENT FROM EACH OTHER;

THAT THE PRECISE PLAN REQUIREMENTS FOR GRADING ARE FOLLOWED.

Second by White. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Butler not present.

ITEM-12: SCRIPPS GATEWAY. PROGRESS GUIDE AND GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT, REZONE, STREET VACATION AND EASEMENT ABANDONMENT, TENTATIVE MAP, PLANNED INDUSTRIAL DEVELOPMENT, PLANNED COMMERCIAL DEVELOPMENT, PLANNED RESIDENTIAL DEVELOPMENT, HILLSIDE REVIEW PERMIT, CPA/RZ/STREET VACATION AND EASEMENT ABANDONMENT/TM/PIOD/PCD/PRD/HRP 92-0466.

John Fisher presented Report to the Planning Commission No. P-98-147.

Testimony in favor by:

Richard Gustafson, Shea Homes. Discussed the summary and background of the Gateway Project. Discussed the project description, plan and project history and issues of traffic, open space, schools, viewshed/landform, affordable housing and adequacy of the environmental document.

Leo Todd, resident. This project seems to have a great number of items that he, as a potential home buyer in this project would make it beneficial to his living in this area. This project has been around a long time and a lot of work has been done by staff and the developer has done an excellent job in listening to the concerns of the public and make the appropriate adjustments for this site. The project and the development agreement seem to be consistent with prior agreements of historic nature and the developer has exceeded those expectations.

Walter Heiberg, Miramar Ranch North Partnership. In support of this project. This project reimburses them with 60 million dollars for infrastructure that has already been put in the ground - improvements to I-15, Mercy Road and water tanks, etc. They think they are in substantial conformance to the community plan. It is the gateway to Scripps Ranch and they have been critical to make sure that the slopes, setbacks and grading were done well and they have given them a lot of input as developer-to-developer to do a better job and they think they have.

Steve Warfield, representing Marriott. Marriott requested that he come forward and speak in behalf of the project and their interest in this location within San Diego. They have done an extensive study of the I-15 corridor and have determined that this is one of the best available properties on the I-15 corridor. It is good spacing for their product type and they are interested in pursuing a location here. They will be an amenity to both

industrial as well as the residential community in this area.

Testimony in opposition by:

Steve Goyette, Miramar Ranch North Planning Committee. Spoke on behalf of the planning community. Mr. Goyette clarified the vote that the group took at their special meeting on June 30, 1998. The vote was 5-5 with one in opposition due to a conflict of interest. The next meeting was held on July 16, 1998 and they had new information on the project in response to comments to the EIR and with this new information, they reconsidered the original motion and voted to deny the project with a 7-5 vote.

Bernard J. Arroyo, representing himself. Spoke to the traffic problems that will be impacted if this Scripps project is built as proposed. There will be significant impact during the peak hours on I-15 South of Mira Mesa Boulevard and significant impact daily on local streets as well.

Claudia Unhold, Chair of Miramar Ranch North Planning Committee. Advised that the community continues to have serious concerns regarding the project and the significant, unmitigated impacts identified in the EIR. They have strong evidence to support the fact that the traffic impacts are understated and reported inaccurately in the EIR and will ultimately result in gridlock on Scripps Poway Parkway, Scripps Ranch Boulevard/Mira Mesa Blvd. Intersection, and the associated I-15 interchanges. The EIR is deficient in a number of categories and not legally defensible. They are requesting that the Commission return the EIR to Shea Homes for revision and recirculation and continue the project for a minimum of 90 days.

Bob Dingeman, Scripps Ranch Civic Association. Mr. Dingeman read Craig Jones' letter into the record. He also advised that they feel the EIR is not acceptable and the Commission can make a recommendation to not certify it. It does not meet CEQA requirements. They want to help make this a better project and would like 90 days to have time to work out these issues.

Cheryl Tennenberg, Miramar Ranch North Planning Committee. One of the benefits that she has seen evolve over the years is Community Plans that ensure that as the community develops it will be beneficial to everyone. Addressed the traffic, schools, air quality, neighborhood park, Shea was to provide trees to shed views from I-15, fair share contribution

to create acceptable LOS at Mira Mesa and Scripps Ranch Blvd. Intersection. Traffic light at Spring Canyon and fire station for student pedestrian traffic and measures used for sound attenuating walls shall be architecturally and aesthetically designed to minimize visual impact.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL TO APPROVE STAFF RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION. The applicant was requested to meet with the community planning group to work out some of the minor details, and to look at the articulation of the side and rear elevations of the homes because of public view impact, prior to going before the City Council. . Second by Skorepa. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Butler not present.

The Planning Commission meeting was adjourned by Chairperson Steele at 3:10 p.m.