

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
SEPTEMBER 5, 1996
IN THE COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Neils at 9:08 a.m. Chairperson Neils adjourned the meeting at 3:33 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Christopher Neils-present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner David Watson-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-not present
Mike Stepner, Urban Design Coordinator-present
Rick Duvernay, Deputy City Attorney-present
Tina Christiansen, DSD Director-not present
Gary Halbert, Deputy Director, DSD-present
Rob Hawk, Engineering Geologist, DSD-present
Linda Lugano, Recorder-present

ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

Reynaldo Pisano requested that Zoning Code Investigator, Robert Vacchi be present at the September 12, 1996 Commission meeting to discuss the Acacial Imperial Trailer Park item.

ITEM-2: REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.

Ed Whittler, representing San Diego Kind Corporation requested that item No. 3 be continued to September 19, 1996 as they are still working with staff in an attempt to reach a mutually acceptable solution to the issues involved in that matter.

ITEM-2A: DIRECTOR'S REPORT.

Georgia Sparkman provided a strikeout version of the revised permit for the Romero Residence and discussed same. Staff was directed to bring back a separate report to the Planning Commissioners no later than September 19, 1996.

Tracy Reed advised the Commissioners of a correction to the information he provided at the last hearing on the alcohol statistics/licenses. Staff was requested to provide a map of the census track map when this item goes before the City Council for further clarification.

Steven Haase advised the Commission that LU&H met to hear the City Manager's recommendation to provide an option to the processing of environmental impact reports. LU&H voted to direct the Manager to move forward to implement staff's recommendation as quickly as possible.

ITEM-2B: APPROVAL OF THE MINUTES OF AUGUST 1, 1996.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF AUGUST 1, 1996. Second by White. Passed by a 4-0 vote with Chairperson Neils and Commissioners Skorepa and Butler abstaining as they were not present at that meeting.

ITEM-3: SAN DIEGO SQUARE PCD PERMIT REVOCATION.

COMMISSION ACTION:

MOTION BY BUTLER TO CONTINUE TO SEPTEMBER 19, 1996 AT THE REQUEST OF ED WHITTNER OF SAN DIEGO KIND CORPORATION AND STAFF. Second by Quinn. Passed by a 7-0 vote.

ITEM-4: INITIATION OF AN AMENDMENT TO THE OTAY MESA COMMUNITY PLAN.

Bill Levin presented Report to the Planning Commission No. P-96-186.

Testimony in favor by:

Steve Feher, representing RANCHO. Requesting the Commission's approval of this action which is somewhat unique for a non-profit group in an effort to provide more affordable housing. Their approach will be very different as it will be based on extensive community input. This area is very close to the community of San Ysidro and they feel they want to invite information from this community as well.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE THE INITIATION OF AN AMENDMENT TO SHIFT THE DESIGNATION ON 23 ACRES FROM VERY LOW TO LOW-MEDIUM DENSITY AND TO REVISE THE LANGUAGE REQUIRING PRECISE PLANS FOR EACH NEIGHBORHOOD DEVELOPMENT UNIT IN OTAY MESA. Second by Quinn. Passed by a 7-0 vote.

ITEM-5: INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE MIRA MESA COMMUNITY PLAN TO DESIGNATE CAPRICORN WAY BETWEEN BLACK MOUNTAIN ROAD AND BOOTES STREET AS A TWO-LANE COLLECTOR STREET.

Siavash Pazargadi presented Report to the Planning Commission No. P-96-214.

No one present to speak.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE INITIATION. Second by Skorepa. Passed by a 7-0 vote.

ITEM-6: **CARMEL OAKS, UNIT 1. VESTING TENTATIVE SUBDIVISION MAP, CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PERMIT AND RESOURCE PROTECTION ORDINANCE PERMIT. CASE NO. 95-0388.**

Glenn Gargas presented Report to the Planning Commission No. P-96-170.

Testimony in favor by:

Donald Worley, representing the applicant Janick. Explained that this property has a long history and that it has received a unanimous recommendation of approval from the community planning group. It is an isolated canyon and there are approved developments to the east and the west underway. Addressed the issue of the Neighborhood 8A Compromise Plan to clarify the situation there.

Testimony in opposition by:

Kathy Tanner, representing the Del Mar Union School District. Read her letter into the record dated September 4, 1996 in which the District feels it is premature to consider approval of the Carmel Oaks plan at this time. They feel it is in direct conflict with the Neighborhood 8A Compromise Plan and should not go forward until the plan for 8A is finalized and the two neighborhood plans are reconciled.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO CERTIFY ADDENDUM NO. 95-0388 TO ENVIRONMENTAL IMPACT REPORT NO. 91-0834; AND APPROVE THE APPLICATIONS, SUBJECT TO RECOMMENDED CONDITIONS (ATTACHMENTS 3 AND 5). Second by Anderson. Passed by a 7-0 vote.

ITEM-7: CONTROLLED ACCESS/GATED COMMUNITIES POLICY.

Miriam Kirshner presented Report to the Planning Commission No. P-96-213.

Testimony in favor by:

Gail MacLeod, representing herself. Explained that she thinks the policy that acknowledges gated communities as a lifestyle choice is the way to go. Spoke to the third alternative that would be of a neutral character, which was requested at the last public hearing, as opposed to Alternative 1 of the recommended one which specifically has a reluctance built into it to approve gated communities. Her recommendation allows the recognition as a lifestyle choice.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO APPROVE ALTERNATIVE NO. 1 WITH THE FOLLOWING MODIFICATIONS:

1. UNDER PURPOSE, IN THE FIRST SENTENCE CHANGE THE WORDS, "...GATES FOR ACCESS" TO "...GATES TO MANAGE ACCESS...". IN THE ITALICIZED LANGUAGE DELETE "COMMUNITY FABRIC" AND CHANGE IT TO "VEHICULAR AND PEDESTRIAN TRAFFIC PATTERNS". IN THE FOURTH LINE, DELETE THE WORD "ENHANCED".
2. IN THE SECOND BULLET, CHANGE "THE PHYSICAL AND SOCIAL FABRIC" TO "VEHICULAR AND PEDESTRIAN TRAFFIC PATTERNS".

3. IN THE THIRD BULLET, DELETE THE ITALICIZED LANGUAGE.
4. ON PAGE NO. 2, DELETE NO. 4 UNDER DEFINITIONS.
5. DELETE THE LAST SENTENCE ON THE BOTTOM OF PAGE NO. 2.
6. PAGE 3, DELETE A. 1. UNDER COMMUNITY ASSESSMENT.
7. PAGE 3, SECTION A.3, IN THE THIRD LINE OF THE PARAGRAPH REVISE TO READ, "IF THE PURPOSE IS TO CONTROL VEHICULAR ACCESS, THEN THE EFFECTIVENESS, FEASIBILITY AND PRACTICALITY OF ALTERNATIVE MEANS...". DELETE THE WORDS "AND DETERMINED INFEASIBLE OR IMPRACTICAL" IN THE LAST SENTENCE.
8. INCLUDE ITEM NO. 6 FROM THE EXISTING POLICY NO. 12, "THE CONTROLLED ACCESS DEVELOPMENT DOES NOT CONFLICT WITH THE GOALS OF THE ESTABLISHED COMMUNITY PLAN OR THE PRECISE PLAN AND GENERAL PLAN AND IS NOT DETRIMENTAL TO THE GENERAL HEALTH, SAFETY AND PUBLIC WELFARE.
9. UNDER BACKGROUND, THIRD LINE: DELETE THE WORDS "AS WELL AS" AND ADD THE WORDS "...TO PROVIDE A LIFESTYLE ALTERNATIVE, AND TO MARKET SOME RESIDENTIAL DEVELOPMENTS" AT THE END OF THAT SENTENCE.

STAFF WAS DIRECTED TO BRING BACK THE REVISED/ADDED MODIFICATIONS BACK WITH THE APPROVAL OF THESE MINUTES. Second by White. Passed by a 4-3 vote with Vice-Chairperson Anderson and Commissioners Quinn and Skorepa voting nay.

MOTION BY WATSON TO MAKE A FURTHER REVISION TO SECTION A.3 AND THAT IS TO ADD THE WORD "SOLE" IN THE SECOND SENTENCE TO READ "IF THE SOLE PURPOSE..." MOTION WITHDRAWN.

MOTION BY ANDERSON TO INCLUDE A NEW SECTION, SECTION A.5 TO STATE, "WHEN A GATED COMMUNITY IS PROPOSED FOR THE SOLE PURPOSE OF CONTROLLING VEHICULAR ACCESS, THEN THE EFFECTIVENESS OF ALTERNATIVE MEANS DESCRIBED IN THE TRAFFIC DESIGN MANUAL, AS WELL AS THE DESIGN OF GATEWAYS, USE OF BOLLARDS, MEDIAN CHOKERS, CURB POP-OUTS, CHANNELIZATION OF INTERSECTIONS, LEFT/RIGHT-TURN ONLY DIRECTIONAL SIGNS, AND PARKING RESTRICTIONS, SHALL BE CONSIDERED AND DETERMINED INFEASIBLE OR IMPRACTICAL. Second by Watson. Passed by a 5-2 vote with Commissioners Butler and Quinn voting nay.

The Planning Commission adjourned into Closed Session at 11:33 a.m. to discuss pending litigation on the San Dieguito Partnership v. City of San Diego.

Item-8: **WORKSHOP ON STALLIONS CROSSING PROJECTS: VILLAS AT STALLIONS CROSSING, VILLAGES AT STALLIONS CROSSING AND RANCH AT STALLIONS CROSSING.**

Workshop held.

The Planning Commission meeting was adjourned by Chairperson Nails at 3:33 p.m.