

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JULY 13, 1995
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:10 a.m. Chairperson Bernet adjourned the meeting at 12:10 p.m. to convene to the tour of the Sherman Heights Community area.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-present
Commissioner William Anderson-present
Commissioner Christopher Neils-not present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
Hal Valderhaug, Chief Deputy City Attorney-not present
John Riess, Senior Deputy City Attorney-present
Tina Christiansen, Department Director-not present
Ed Oliva, Assistant Director, Development Services
Department-present
Jeff Washington, Deputy Director, Long Range and Facilities
Planning-not present
Mohammad Sammak, Development Coordinator, Engineering and
Development-present
Linda Lugano, Recorder-present

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

No one present to speak.

ITEM-2: REQUESTS FOR CONTINUANCE.

None.

ITEM-2A: DIRECTOR'S REPORT - Ernie Freeman, Planning Director informed the Commissioners that staff has initiated discussions with the City of Escondido on common border issues.

Staff has just received a copy of the City Manager's Report on the results of the Citywide Citizen and Customer Survey. Copies will be provided to the Commissioners. Commissioner Skorepa requested that when this report is brought back to the Commission that the person responsible for the compilation of this information be available to answer questions regarding the statistical information.

The issue of gated communities was brought up by Mr. Freeman. Mr. Freeman suggested that a workshop will be held on this matter as the need for more definitive information is necessary in order for the Commission to act accordingly when this matter comes before them.

Chairperson Bernet stated that on behalf of the Commission the efforts of the City Manager and staff are very much appreciated regarding the City's interest and relationship to Poway and the proposed amphitheater there.

ITEM-3: WORKSHOP - LINDA VISTA COMMUNITY PLAN

Workshop held.

ITEM-4: ROUTE 252 - PHASE 1 RESIDENTIAL. PROPOSED SOUTHEAST DEVELOPMENT PERMIT, TENTATIVE MAP AND STREET VACATION (94-0622).

Pat Grabski and Coleen Frost presented Report to the Planning Commission No. P-95-099, along with an Errata Sheet with additional recommendations.

Testimony in favor by:

Reynaldo Pisano, representing Southeast San Diego Development Committee. Mr. Pisano discussed the letter which was distributed to the Commission with conditions the Committee would like considered. The Committee is in support of the project, but is not in support of the EIR. Asked for clarification as to who would be responsible to maintain the landscaping requested to be included. Discussed the Field Reconnaissance and gave his impression of same. Mr. Pisano feels a walk-through should be completed. If the City accepts this document, there will be financial problems in the future.

Joy Williams, Environmental Health Coalition. Advised that she was requested by SEDC to review the EIR secondary study. There has been hazardous materials in this area and she concurs with the concerns of SEDC as to the EIR document. This is not adequate, and she feels that a thorough walk-through must be completed before this project is approved.

Tony Ambrose, Planner with Burkett and Wong. Discussed the question that Commissioner White raised regarding the ordinance and the area that discusses discouraging attached garages. Also discussed the retaining walls.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THIS PROJECT AND STATE FOR THE RECORD THAT THE ENVIRONMENTAL SECONDARY STUDY HAS BEEN REVIEWED AND CONSIDERED WITH THE ADDED REQUIREMENT THAT SOIL WILL BE TESTED TO VERIFY THERE ARE NO CONTAMINANTS; RECOMMEND APPROVAL OF TENTATIVE MAP AND ASSOCIATED STREET VACATION 94-0622; RECOMMEND APPROVAL OF SOUTHEAST

DEVELOPMENT PERMIT NO. 94-0622 WITH THE ADDITION OF THE FOLLOWING MODIFICATIONS: GATE ON THE PROMENADE WILL NOT BE INCLUDED; ELIMINATE THE SENTENCE UNDER ITEM NO. 3, ATTACHMENT 7, PAGE 8 OF 13 REGARDING ATTACHED GARAGES AND, ADD LANGUAGE WHICH ENCOURAGES PEDESTRIAN ORIENTATION OF THE UNITS AND WHERE POSSIBLE, HAVE THE HOMES IN FRONT OF THE GARAGE; ANY REFERENCE TO CC&R'S IN CONDITION 5, ATTACHMENT 9, PAGE 2 OF 6 WILL BE DELETED; AND ACCEPT STAFF'S ERRATA SHEET AS PROPOSED. Second by Quinn. Passed by a 6-0 vote with Commissioner Neils not present.

The Planning Commission was adjourned at 12:10 p.m. to convene to the tour of the Sherman Heights Community area.