

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

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:09 a.m. The meeting was recessed at 12:55 p.m. and reconvened at 1:55 p.m. Chairperson Bernet adjourned the meeting at 5:10 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-present
Commissioner Lynn Benn-not present
Commissioner Christopher Neils-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
Hal Valderhaug, Chief 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-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.

Commissioner Skorepa requested an update from staff on Livable Neighborhoods, in particular when and where community people will get involved.

ITEM-2: APPROVAL OF THE MINUTES OF FEBRUARY 23, 1995.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF FEBRUARY 23, 1995. Second by White. Passed by a 6-0 vote with Commissioner Benn not present.

ITEM-2A: DIRECTOR'S REPORT.

Ernie Freeman, Planning Director reported the following items of note: Carmel Valley 8A Precise Plan was continued by the City Council until April 11, 1995 for additional information.

Renaissance Commission is moving forward with some items in Mira Mesa, Golden Hill and North Park. Staff will provide a "community calendar" of meetings that are taking place in the near future, should the Commission wish to attend.

Natural Resource Culture and Arts Committee recently received a presentation on MSCP by staff. Members of this Committee raised a number of questions essentially dealing with financial issues. Staff to respond to the questions on April 12, 1995.

A community meeting was held in and for the San Pasqual Valley on Saturday, March 4, 1995. Staff was directed to provide the Commission with notes from this meeting to apprise them as they will be hearing this again in April. It was suggested that it could be handled during the Director's Report at a future meeting.

ITEM-3: JOINT HOUSING COMMISSION/PLANNING COMMISSION MEETING.

Meeting held. It was agreed that staff would meet to develop a priority list of specific projects and bring back to the Commissioners for another joint meeting in the near future.

ITEM-4: RIZZO RESIDENCE, LA JOLLA SHORES PERMIT NO. 93-0365, APPEAL OF THE HEARING OFFICER'S APPROVAL OF THE CONSTRUCTION OF A SECOND FLOOR ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE AT 2035 LOWRY PLACE IN THE LA JOLLA COMMUNITY.

Terri Bumgardner presented Report to the Planning Commission No. P-95-44.

Testimony in favor of the appeal, opposed to project by:

Majorie Jackson, La Jolla Shores Association. Advised that the Board is opposed to this project. They reviewed the design and later unanimously adopted a resolution to oppose the plan. A second story addition is not in compliance with the SD Municipal Code. Ms. Jackson then read the code into the record.

Jan Sharpless, resident. Ms. Sharpless advised that the La Jolla Shores Association denied this project twice. The PDO is committed to maintaining conformity with the neighborhood; she then, too read the code into the record. Provisions to PDO have not been considered in planning this project; set backs are not consistent and this level gives the appearance of three levels.

Veronica Cushman, resident and neighbor to subject property. Her view will be almost totally wiped out if this project is allowed to be built. Voiced that there is strong neighborhood opposition. Petitions are on file by every owner in the surrounding area. Parking also discussed as a problem as there is no room for additional parking.

Stefan Loren, representing Dr. Clifford Yudelman, neighbor. Read a statement from neighbors who could not be present at the meeting and who live directly behind the house. Reiterated the PDO language. Requested the Planning Commission deny this project.

Testimony in opposition to the appeal, in favor of the project:

Gerald Cook, Architect for project. Gave a detailed description of the planning done to get to this point now, and if it would impact the neighborhood - in any way - and made many modifications.

Dick Rizzo, owner of property. Clarified some misconceptions of statements made by opponents regarding petitions, second story homes, parking and garage issues.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY NEILS TO DENY THE APPEAL AND APPROVE THE LA JOLLA SHORES PERMIT NO. 93-0365. STAFF WAS DIRECTED TO INCLUDE PROP D HEIGHT REQUIREMENTS FOR ALL PROJECTS THAT COME BEFORE THE COMMISSION; PROVIDE A MAP IN THE FUTURE TO INDICATE WHERE ONE STORY, TWO STORY HOUSES ARE LOCATED IN THE AREA; AND WHERE APPLICABLE ADD LANGUAGE TO THE SUBMITTAL PACKAGE TO PROVIDE THIS INFORMATION. Second by Skorepa. Passed by a 5-1 vote with Chairperson Bernet voting nay and Commissioner Benn not present.

ITEM-5: FIELDSTONE SUMMIT, VESTING TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT AND REZONE, CASE NO. 94-0467.

Glenn Gargas presented Report to the Planning Commission No. P. 95-040, along with additional findings in the PRD , attachment 7, page 2 on brush management, and a new condition No. 37, attachment 5, page 7.

Testimony in favor by:

Brian Milich, Fieldstone Company. Answered questions raised by the Commissioners regarding the site itself, grading, and brush management. Mr. Milich explained how they made every attempt to meet every PRD requirement. Discussed landscaping in detail for this project.

Wes Danskin, Chair, Miramar Ranch North Planning Commission. Advised that the Commission went over a lot of design reviews and are in full concurrence with them and feel it is a very appropriate product for this site. Also thanked the staff for their support and work.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL CERTIFY MITIGATED NEGATIVE DECLARATION AND APPROVE THE VESTING TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT AND REZONE 94-0467 WITH THE FOLLOWING MODIFICATIONS:

1. REAR OF HOUSES VISIBLE FROM ANY PUBLIC VANTAGE POINT (INCLUDING SPRINGBROOK ROAD, SCRIPPS POWAY PARKWAY AND OPEN SPACE AREAS) SHALL BE ENHANCED TO THE SAME DEGREE OF THREE DIMENSION ARTICULATION AS ON THE FRONT ELEVATION. THAT THIS BE DONE TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DIRECTOR.
2. THE FRONT YARD SETBACK SHALL BE INCREASED FROM THE MINIMUM OF 10 FEET TO AT LEAST 18 FEET SO THAT A CAR IS PHYSICALLY ABLE TO BE PARKED IN THE FRONT DRIVEWAY AREA. STAFF'S JUDGEMENT WILL BE USED TO MAKE SURE THAT IT DOES NOT INTERFERE WITH BRUSH MANAGEMENT ON THE REAR YARD. BRUSH MANAGEMENT REQUIREMENTS SHALL OVERRULE. BASED ON THIS SETBACK REVISION, HAVING A LARGER SETBACK IN THE FRONT YARD WILL ALLOW FOR NON-CONTIGUOUS SIDEWALKS. THIS MAY BE REVIEWED WITH THE APPLICANT.
3. ADD A CONDITION TO THE VTM AND PERMIT THAT A SPECIAL DISCLOSURE STATEMENT BE PROVIDED TO FUTURE OWNERS FOR THE TRANSMISSION LINES (EMF) TO BE PUT IN.

4. STAFF WAS DIRECTED THAT THE PRECISE LANGUAGE TO ACCOMPLISH THESE CHANGES BE BROUGHT BACK TO THE COMMISSION CONCURRENTLY WITH THE APPROVAL OF THE MINUTES.

Second by Skorepa. Passed by a 5-1 vote with Vice-Chairperson McElliott voting nay and Commissioner Benn not present.

ITEM-6: MIRAMAR RANCH NORTH COMMUNITY PLAN AMENDMENT AND AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN; SCRIPPS RANCH NORTH UNIT 1-A PLANNED RESIDENTIAL DEVELOPMENT, TENTATIVE MAP, REZONE, AND THE STREET VACATION OF A PORTION OF WEXFORD STREET DEP NO. 94-0313; PLANNED COMMERCIAL DEVELOPMENTS AND REZONES DEP NOS. 94-0332.

Bill Tripp and Mike Westlake presented Report to the Planning Commission P-95-029.

Testimony in favor by:

Wes Danskin, Chair, Miramar Ranch North Planning Group. Introduced members of his group and summed up the group's feelings on the project and some of the negative effects that have not yet been mitigated. Supports the project with consideration to the specific conditions contained in the handout presented to the Commissioners.

Rick Parke, President of Scripps Ranch Civic Association. New residents were influenced to purchase their new homes because of extensive advertising and promotion by the builders for exceptional attributes. These residents will also be using schools and parks in this area as well. Discussed the fact that McMillin requested the Association to drop the use of the name Miramar Ranch North and use Scripps Ranch Villages. As they add additional people to their mix when looking at current parks and recreational facilities being taxed, this becomes an issue.

Bob Dingeman, Member Miramar Ranch North Planning Committee; Chair of Special Projects Committee. This project has been before the Committee since April, 1994 and it is his responsibility to examine the applicant's proposal and to determine what advantages accrue to San Diego as well as the Scripps Ranch community. Of particular interest was the increase in DU's. Gave a summary of the Committee's comments regarding the increase in DU's.

Lynn Parke, Miramar Ranch North Sub-Committee on Schools. Her responsibility is to meet with and work with the planners at the School District's Ed Center and City Parks & Recreation to plan a middle school on the 5-6 acres of ground that was originally set aside. This school will also share 5 acres of joint use park land. This land will be adequate for a middle school based on the projected numbers of children that will be housed in homes that will be built in the existing, approved developments. As they add more children in these additional homes being requested as part of the rezone, there can't help but be an impact on this school in particular.

Claudia Unhold, Chair of the Park & Recreation Group for the Planning Group. There are many aspects of this rezone that are beneficial to the community. However, with regard to park acreage and recreational opportunities, there are two concerns they have: Scripps Ranch is an extremely active community which places exceptional demands on their parks. The rezone includes an additional 493 residential units to be constructed at high density. They request that an additional park, with active playing fields be provided on the north side of Scripps Poway Parkway. Secondly, would like to see the property located at the southeast corner of Spring Canyon Drive (7 Acres) and Scripps Poway Parkway remain as zoned as Commercial/Recreational.

Mike McDade, McMillin Project Services, Inc. Representing a prospective buyer. They are strongly supportive of the proposed amendments to the PCD permit conditions in particular conditions 4, 24, 11, 12, 17, 32 and one additional condition on pages 5 and 6 of Jim Dawe's proposed revisions. Addressed comments to three of those conditions specifically regarding uses, and expressed their desire to expand those uses.

Mel Roop, Assistant Director of Facilities, San Diego Unified School District. Discussed the issue of the middle school which is presently in the schematic design phase, and the need to develop the joint use playing fields adjacent to that middle school and the recommendation from the District which is that that be expedited by the developer so that those fields are available for use when the school opens.

Testimony in opposition by:

Sam Safino, representing one of the five property owners in the Miramar Ranch North Community Planning Area - Curry Family Trust. Certain property owners rely on those community plans in existence and make investments. Presented a hand out clearly showing the Curry property. Requested consideration of conditions presented relating to the Curry property, and that they would like to have some control over what is built on this land. Consider Wexford Drive be looped through to the intersection of Scripps Ranch Blvd. and then T-off to the changed residential land.

Brian Mooney, local resident and business person. Serves on the planning board and supports the planning group's position. The essence of the plan is good. Focused on the refinement of the plan, specifically the proposal by the applicant to change the six acres of commercial/recreation to commercial is not acceptable to the community. Discussed the park issue as well. Would support the project if additional active recreation areas were added throughout the project and proposed several other revisions to the project plan.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO CONTINUE TO APRIL 6, 1995 AT 1:30 P.M. FOR ADDITIONAL INFORMATION. Second by McElliott. Passed by a 6-0 vote with Commissioner Benn not present.

ITEM-7: SAN YSIDRO REDEVELOPMENT PROJECT.

No staff report was given, nor was anyone present to speak to this item.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE THE REVISED BOUNDARY OF THE SAN YSIDRO REDEVELOPMENT PROJECT AREA AND THE AMENDED PRELIMINARY PLAN, AND AUTHORIZE THE TRANSMITTAL OF THE APPROVED PRELIMINARY PLAN TO THE CITY OF SAN DIEGO REDEVELOPMENT AGENCY. Second by White. Passed by a 6-0 vote with Commissioner Benn not present.

ADJOURNMENT:

The Planning Commission was adjourned at 5:10 p.m. by Chairperson Bernet.