

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
OCTOBER 5, 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 9:08 a.m. The meeting was recessed at 12:20 p.m. and reconvened at 1:35 p.m. Chairperson Bernet adjourned the meeting at 4:38 p.m.

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  
Mike Stepner, Urban Design Coordinator-not present  
Rik Duvernay, Deputy City Attorney-present  
Tina Christiansen, Department Director-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.**

No one present to speak.

**ITEM-2: APPROVAL OF THE MINUTES OF SEPTEMBER 21, 1995.**

**COMMISSION ACTION:**

MOTION BY QUINN TO APPROVE THE MINUTES OF SEPTEMBER 21, 1995 WITH THE FOLLOWING REVISIONS: ON PAGE 4, UNDER TESTIMONY BY MARY ANN EICHORN, THE FREEWAY MENTIONED SHOULD BE FREEWAY 252; THE MOTION ON SPRING CANYON SHOULD STATE, "...TO HAVE THE 100 FOOT WIDTH TO MAINTAIN THE CONTINUITY OF LOT WIDTH TO THE ADJACENT NEIGHBORHOODS, ALONG THE ENTRY STREETS...". Second by White. Passed by a 5-0 vote with Commissioner Neils not present and Vice-Chairperson McElliott abstaining as she was not present at that meeting.

**ITEM-2A: REQUESTS FOR CONTINUANCE.**

Staff requested a continuance on Item #4 due to a noticing error.

**ITEM-2A: DIRECTOR'S REPORT.**

Tina Christiansen, Director, Development Services Department presented a video tape of the Incredible Universe store and the surrounding area. After some discussion, it was determined to hold a workshop on "Big Box-type" buildings adjacent to freeways in an effort to prevent the construction of such buildings in the future. Workshop to be scheduled.

**ITEM-3: WORKSHOP - SUBAREA V SPECIFIC PLAN IN THE NCFUA.**

Workshop held.

**ITEM-4: GTE MOBILNET-BRIAN SULLIVAN CONDITIONAL USE PERMIT NO. 95-0317; TO ALLOW FOR THE CONSTRUCTION OF FACADE MOUNTED CELLULAR PANEL ANTENNAS AND A UTILITY BOX.**

Terri Bumgardner requested a continuance to November 2, 1995 due to a noticing error.

At the request of **Debbie Collins, representing GTE Mobilnet**, the project was continued to October 19, 1995 at 8:30 a.m.

**COMMISSION ACTION:**

MOTION BY McELLIOTT TO CONTINUE TO OCTOBER 19, 1995 AT 8:30 A.M. Second by White. Passed by a 5-0 vote with Commissioner Neils not present, and Commissioner Quinn abstaining.

**ITEM-5: BLACK MOUNTAIN RANCH AMENDMENT (DEVELOPMENT PLAN) -- DEVELOPMENT AGREEMENT, VESTING TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, RESOURCE PROTECTION ORDINANCE PERMIT, VARIOUS STREET VACATIONS, CONSIDERATION OF FINDINGS FOR AN INTERIM HABITAT LOSS PERMIT, ENVIRONMENTAL IMPACT REPORT DEP. NO. 95-0173.**

Marcela Escobar-Eck presented Report to the Planning Commission No. P-95-142 and read three additional conditions to be added to the permit.

Testimony in favor by:

**Allen Haynie, representing BMR Limited Partnership.** Expressed his appreciation of staff and the fine work they put into this project. Mr. Haynie focused on one issue that he disagrees with staff on, and that's the 5% MSCP take. He requested a slight variation to the agreement and that would be that they be given an 18 month window on the 5% take. A draft motion requesting the Planning Commission make this recommendation to the Council was distributed and discussed.

**Bob McNatt, representing Koll Real Estate Group.** Expressed their support of the project as proposed; the only problem they have is the potential high school site because the school district has requested twenty-two acres for this project.

**Janet Raschke, representing herself.** Feels this project is a tremendous asset to San Diego and she looks forward to this development because it works well for the community and her property value.

**June Hendershot, representing herself.** Strongly supports this project. Excellent job done on all the research and planning.

**Stephen Coury, representing Alliance of Property Owners.** Feels the project will greatly help the economy of the City and that the amount of acres set aside for MSCP is well planned. This should be treated as a model project for all property owners and future development.

**David Abrams, representing Fairbanks Ranch Association.** This association is involved with property adjacent to Black Mountain Ranch. The Board of Director's has had an on-going concern about this project and have had numerous discussions with City staff and the project proponents, etc. Still in the process of reviewing the proposed conditions of approval, the environmental mitigation, and clauses of the amended agreement. They simply want to go on record of asserting their interest in the project.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY QUINN TO RECOMMEND APPROVAL OF STAFF'S RECOMMENDATION OF CERTIFICATION OF THE EIR (DEP NO. 95-0173), ADOPTION OF THE MITIGATION MONITORING AND REPORTING PROGRAM AND THE STATEMENT OF OVERRIDING CONSIDERATION; APPROVAL OF THE AMENDED DEVELOPMENT PLAN ALONG WITH RECOMMENDATIONS LISTED IN ITEM 1B OF THE STAFF REPORT; APPROVAL OF THE APPLICANT'S REQUEST TO PROVIDE FOR PROJECT PRIORITIZATION OF 195 ACRES OF COASTAL SAGE HABITAT, WITH ADDED LANGUAGE ON 5.15 IN THE STAFF REPORT, SECOND SENTENCE TO READ, "SUBJECT TO

THE APPROVAL OF THE STATE WILDLIFE AGENCY". Second by White. Passed by a 5-0 vote with Commissioner Anderson abstaining and Commissioner Neils not present.

ITEM-6: **INFORMATION ITEM - FAIRBANKS HIGHLANDS, VESTING TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT, AND RESOURCE PROTECTION OVERLAY ZONE, PERMIT CASE NO. 88-1041.**

Informational item only. Discussion held; no action taken.

ITEM-7: **THE VACATION OF STREETS AND ALLEYS WITHIN FOUR SITES IN MID-CITY AND SOUTHEAST SAN DIEGO COMMUNITY PLAN AREAS TO ACCOMMODATE THE CONSTRUCTION OF FOUR NEW PUBLIC SCHOOLS. (SA94-516, SA94-519, SA94-520, SA94-526).**

Joe Eccelsine presented Report to the Planning Commission No. P-95-155.

Testimony in favor by:

**Mel Roop, representing San Diego City Schools.** Discussed his appreciation to staff's sending information on two suggested conditions and addressed each one separately - stop signs and cross walks. Discussed the safety issues raised with his traffic engineers and suggested that it should be reworded to emphasize that the District would work with the City's engineers to put them in locations where they are appropriate and safe. Answered the questions raised by the Planning Commission at the previous meeting. Discussed the concern about the whole process and finding out so late about these projects. Made a few suggestions on this issue.

Testimony in opposition by:

**Mary Ann Neis, representing John Eichhorn.** Discussed the letter she distributed to the Commissioners last week. Corrected one point regarding the "verbal" agreement made with Mr. Eichhorn and Cal Trans. Actually, it is stated in the deed and not just verbal. Spoke about the history of this on-going saga for 23

years and the confusion and misunderstandings involved in their landlocking of Mr. Eichhorn's property. The School District indicated to Mr. Eichhorn that they were really far along in the planning process and they didn't know anything about obligations to him.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO RECOMMEND APPROVAL TO THE CITY COUNCIL THE VACATION OF THE STREETS AND ALLEYS WITHIN THE BOUNDARIES OF ROSA PARKS ELEMENTARY, KIMBROUGH ELEMENTARY, MONROE CLARK MIDDLE SITES WITH AN ADDITIONAL RECOMMENDATION THAT THE TRAFFIC STUDIES CALLED FOR BY THOSE COMMUNITIES, IN TERMS OF TRAFFIC IMPACT, BE CONDUCTED SO THAT AN APPROPRIATE ASSESSMENT CAN BE MADE AS TO THE IMPACT, AND IF SIGNIFICANT IMPACT IS DETERMINED, THAT DISCUSSIONS BE REOPENED WITH THE SCHOOL DISTRICT AS TO HOW TO MITIGATE FOR THOSE IMPACTS. Second by Quinn. Passed by A 5-0 vote with Commissioner White abstaining and Commissioner Neils not present.

and include the traffic studies, as well as the other sites. Rev. 10/19/95 L. Lugano

MOTION BY ANDERSON TO RECOMMEND APPROVAL TO THE CITY COUNCIL THE VACATION OF THE STREETS AND ALLEYS WITHIN THE BOUNDARY OF CESAR CHAVEZ ELEMENTARY SCHOOL, AS RECOMMENDED BY STAFF. Second by Quinn. Passed by a 4-1 vote Commissioner Skorepa voting nay, Commissioner White abstaining and Commissioner Neils not present.

The Planning Commission was adjourned at 4:38 p.m. by Chairperson Bernet.