

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
JANUARY 20, 1994  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:12 a.m. The Planning Commission was adjourned by Chairperson Bernet at 12:50 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present  
Commissioner Karen McElliott-present  
Commissioner Lynn Benn-present  
Commissioner Christopher Neils-present  
Commissioner Verna Quinn-present  
Commissioner Andrea Skorepa-present  
Commissioner Frisco White-present  
Ernest Freeman, Planning Director-not present  
Janis Sammartino, Senior Chief Deputy City Attorney-present  
Tom Story, Deputy Director, Development and  
Environmental Planning-present  
Jeff Washington, Deputy Director, Long Range and Facilities  
Planning-present  
Linda Lugano, Recorder-present

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

No one appeared to speak at this time.

ITEM-1A APPROVAL OF MINUTES OF SEPTEMBER 16, 1993, SEPTEMBER 23, 1993, SEPTEMBER 30, 1993 and OCTOBER 7, 1993.

**COMMISSION ACTION**

MOTION BY QUINN TO APPROVE MINUTES. Second by Skorepa. Passed by a 6-0 vote with Commissioner Neils not present, and a 5-0 vote for the minutes of October 7, 1993 with Commissioner Benn abstaining as she was not present at that meeting, and Commissioner Neils not present.

ITEM-2-  
2A

FOOTHILL TERRACE, CASE: PRD 92-0605. CONSTRUCT 59 MULTI-FAMILY UNITS AND SUBDIVISION. LOCATION: FOOTHILL ROAD.

This item was continued from January 13, 1994.

No one was present to give public testimony for this item.

**COMMISSION ACTION:**

MOTION BY QUINN TO CONTINUE TO FEBRUARY 10, 1994 AT 9:00 A.M. AT THE REQUEST OF THE APPLICANT TO RESOLVE ISSUES OF EASEMENT AND DESIGN. Second by Benn. Passed by a 5-0 vote with Commissioner Neils not present, and Commissioner Skorepa abstaining.

ITEM-3-  
3J

CALIFORNIA TERRACES PRECISE PLAN.

COMMUNITY PLAN AMENDMENT (CPA).

PRECISE PLAN (PP).

MASTER REZONE (RZ)

SMALL LOT OVERLAY ZONE (SLOZ).

PLANNED RESIDENTIAL DEVELOPMENT PERMIT (PRD).

RESOURCE PROTECTION ORDINANCE PERMIT (RPO).

HILLSIDE REVIEW PERMIT (HR).

ENVIRONMENTAL IMPACT REPORTS (EIR) 86-1032 AND (90-0574).

This item was continued from December 2, 1993.

Testimony in favor by:

**DAVID POOLE**, representing Pardee, the developer. Mr. Poole explained several points of questioning as follows: the grading phase sequence established for the project; range of economic opportunities from inexpensive to high end and the view variances from each of these homes; discussed the variety of lot sizes due to the economic market; build-out of industrial areas and the employment availability it will bring, and an effort to alleviate commuting and stay within the area.

**THOMAS SILVA**, representing the Chula Vista school District. Advised that the District has been working with California Terrace over the past five years to establish a high school in this area. Urged the Commission to recommend its approval. New high school is greatly needed due to the overcrowding currently existing in San Diego, in particular Chula Vista.

**CHESTER GANNETT**, business manager for the San Ysidro School District. Stressed support of the California Terrace project and how vital it will be for the school district and the area in general.

**LINDA WALL**, owner of eighty acres of this project which was incorporated into California Terrace. Lost 50 acres to open space and would like to see the project get started.

Testimony in opposition by:

**WILLIAM TIPPITS**, representing the California Department of Fish & Game. Described what role the Fish & Game Department has on the regional conservation and the coastal sage scrub habitat, and discussed the Multiple Species Conservation Program which he believes is in conflict with the interim habitat. He requested the City delay discussion of the precise plan pending the finalization of the MSCP issue.

**NORMA SULLIVAN**, representing the San Diego Audubon Society. Expressed how committed the Audubon chapters are to the MSCP program. Urged the commission not to hurry on this project in an effort to save open space.

**GAIL KOBETICH**, with the U. S. Fish & Wildlife Service. Mr. Kobetich advised the Commission that the Service is extremely concerned about the project and the NCCP program and the guidelines for the protection and preservation of multiple species and the loss of habitat for sage scrub. Urged delay of this project until the MSCP and NCCP programs are established.

**CRAIG ADAMS**, representing the Sierra Club. Thanked the commission and the staff for requirements made for additional information and how it relates to this project. Presented a biological resource area map. Urged the Commission to require a clear understanding of the current laws and urged that they be fulfilled. Concerned about the key issues of the gnatcatcher which have not been addressed in this area.

**THE PLANNING COMMISSION RECESSED AT 11:01 A.M. AND RECONVENED AT 11:13 A.M.**

Public testimony was closed.

**COMMISSION ACTION**

MOTION BY WHITE TO REQUEST PARDEE TO RECONSIDER THAT THE CANYON (WESTERN END CANYON) BE REDESIGNED TO MAKE THAT CANYON MUCH MORE VIABLE AND PRESERVE AS MUCH OF IT AS POSSIBLE FOR THE HABITAT. ALSO NEED CLARIFICATION OF THE 5% ALLOCATION OF THE 4D PROCESS, AND IF THE PLANNING COMMISSION SHOULD BE PART OF THE PROCESS AS THEY WOULD BE WILLING TO ASSIST WITH THAT; ACCEPT COMMISSIONER NEILS' AMENDMENT TO THE MAIN MOTION TO CONTINUE TO

FEBRUARY 10, 1994 AT 1:30 P.M. TO REVIEW THE REDESIGN OF THE CANYON IN QUESTION. Second by Quinn. Passed by a 6-1 vote with Commissioner Skorepa voting nay.

Substitute motion by Chairperson Bernet to recommend approval to City Council only items 3A and B, the Community Plan and the General Plan amendments and the Precise Plan. The permits will be continued until Council gives the Commission direction regarding the specifics of 4D, the priority system and let the Commission be part of this process to make a recommendation as to and how it's going to work in the City. Motion subsequently withdrawn.

**ADJOURNMENT:**

The Planning Commission adjourned at 12:50 p.m.