

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
OCTOBER 21, 1993
AT 1:30 P.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 1:30 p.m.
The Planning Commission adjourned at 5:20 p.m.

ATTENDANCE DURING THE MEETING:

Commissioner 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-present
Mike Stang, Principal Planner, Long Range and Facilities
Financing-present
Jeff Washington, Deputy Planning Director, Long Range
and Facilities Financing-present
Jeannette Santos, Recorder-present

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ITEM-1 NORTH CITY FUTURE URBANIZING AREA - SUBAREA 4. WORKSHOP

Anna McPherson presented Planning Department Report No. P-93-192.

Sandra Cleiz gave an overview of the environmental tier.

Leslie Henegar available to answer questions on the Transit-Oriented Development Guidelines.

Debbie Collins gave a brief overview of Subarea IV, presented display charts, and distributed documents related to this subarea.

David Goodell gave a brief background to his level of involvement with the framework plan, own properties in Subareas III, IV and V. He addressed concern to the density in Subarea IV.

Dave Coleman, member of the Rancho Penasquitos Planning Board, and Chair of the Study of Subarea IV Committee. He gave an overview of the committee.

Kevin McNamara, representing Rancho Penasquitos Planning Board. He talked about the City Operation Center, environmental document, State Route 56, schools, bike lanes, density, and the municipal golf course.

Ray Schooley, one of the property owners of the 11 acres on the freeway oriented commercial. He had concern about the freeway being moved further to the south, and into the Deer Canyon area. Mr. Schooley said what are their development rights to the 11 acres.

Steve Feher, representing Rancho, a nonprofit housing development organization. He said the organization is concern that the plan does not address the need for job housing balance for very low income service level workers.

Jeff Howard, representing Estrada Land Planning, stated we have been involved with this process with Letteri-McIntyre since the framework plan was adopted in 1992. He discussed the retail commercial how it works with the mixed use centers.

Public testimony was closed.

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The Planning Commission addressed issues relating to traffic circulation, increase in density, State Route-56, Interstates 5 and 15 traffic impact, City Operations Center, golf course, low income housing, and the concept of grading.

COMMISSION ACTION

Chairperson Bernet stated Subarea IV Discussion to trail Subarea III on the October 28, 1993, at 3:30 p.m. Public testimony will not be taken, discussion by the Planning Commission.

RECESS, RECONVENE

The Planning Commission recessed at 4:05 p.m. and reconvened at 4:10 p.m.

ITEM-2 CODE UPDATE: COMMERCIAL AND MIXED USE DISCUSSION.
 WORKSHOP.

Nancy Schwarz presented City Manager Report No. P-93-166.

E. C. Brazell said if the owners or responsible employees could live above the business would reduce automobile traffic. That there are some commercial areas that have mixed residential apartments.

Walter Heiberg, representing CIF and McMillin Communities. He thanked staff for the workshops and involvement in this project. Mr. Heiberg requested that staff, Planning Commissioners, the industry have a workshop with a strike-out underline version of the code to review what has been deleted and added.

Reynaldo Pisano, representing Southeast Planning Group presented the Planning Group comments.

Keith Rhodes supported the issue of mixed use in the commercial zones.

The Planning Commission discussed the mixed use in commercial/residential in industrial, parking requirements, pedestrian friendly, landscaping, street trees, need for wider sidewalks, bicycle racks in front of buildings, parking for bicycles in campgrounds, vanpools, stripe zone commercial, floor area ratio, draft language and revisions involvement of the Planning Commission, staff, and industry.

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COMMISSION ACTION

None taken. Planning Commission and public input taken.

ADJOURNMENT

The Commission adjourned at 5:20 p.m.