

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
MARCH 4, 1993  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Acting Chairman Pesqueira at 9:10 a.m. The Planning Commission adjourned at 11:15 a.m.

**ATTENDANCE DURING THE MEETING:**

Commissioner Ralph Pesqueira-present  
Commissioner Lynn Benn-present  
Commissioner Scott Bernet-present  
Commissioner Verna Quinn-present  
Commissioner Edward Reynolds-present  
Commissioner Frisco White-present  
Ernest Freeman, Planning Director-not present  
George Arimes, Assistant Planning Director-not present  
Janis Sammartino, Chief Deputy City Attorney-present  
Tom Story, Deputy Planning Director, Development and  
Environmental Planning-present  
Jeff Strohming, Engineering and Development-present  
Jeannette Santos, Recorder-present

PLANNING COMMISSION MINUTES-MARCH 4, 1993

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

COMMISSION ACTION

No one appeared to speak at this time.

ITEM-1A This item removed from agenda.

ITEM-3 CONDITIONAL USE PERMIT (CDP) 92-0499. MIRAMAR PACTEL C.U.P. CERTIFY NEGATIVE DECLARATION DEP NO. 92-0499. PROJECT DESCRIPTION: 93-FOOT HEIGHT CELLULAR FACILITY. LEGAL: CARROLL INDUSTRIAL LTD. LOTS 1 & 4, MAP 10047. LOCATION: 7040 CRESTMAR PT BETWEEN: CARROLL ROAD AND: WARE CT. ZONE: M-1B TO M-1B. APPLICANT: PACTEL CELLULAR. PROCESS 4.

This item scheduled for January 28, 1993, Planning Commission Hearing, was continued at the request of the applicant.

Commission Verna Quinn stated will abstained from this item.

GLENN GARGAS presented Planning Department Report No. P-93-045.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by FRISCO WHITE, the Commission voted 5-0 (QUINN abstaining) to approve per staff recommendation.

PLANNING COMMISSION MINUTES-MARCH 4, 1993

ITEM-2  
&2A

APPEAL OF PLANNED RESIDENTIAL DEVELOPMENT (PRD) / VESTING TENTATIVE MAP (VTM) PERMIT NO. 92-0496. AMENDMENT TO PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 87-1088. PROJECT DESCRIPTION: DEVELOP 146 DUPLEX UNITS. LEGAL: LOT 119 OF SCRIPPS RANCH NORTH, UNIT 4. LOCATION: NORTH BROOKVILLE DRIVE BETWEEN: POWAY ROAD AND: SCRIPPS RANCH BLVD. APPLICANT: MIRAMAR RANCH NORTH. PROCESS 4.

**KEVIN MCGEE** presented Planning Department Report No. P-93-047. Since the issuance of the planning report, the applicant has met with planning staff as well as the Planning Director. It was determined the Planning Department proposed a change from the recommendation as outline in the planning report. That change would be a change in Condition 2 and 3; allow for the insertion 15% of the total lots to vary from the requirements of the municipal code regarding side yard setbacks, FAR, and lot area.

**JIM DAWE**, representing Miramar Ranch North Partnership, spoke in favor of the project. He distributed copies of the Proposed Revisions acceptable to staff on the PRD and VTM. He discussed Items No. 17, 32, 33 and 34, PRD, and Item No. 23, on VTM.

**Acting Chairman Pesqueira** asked staff if this proposal was acceptable?

**KEVIN MCGEE** stated it was acceptable.

**JIM DAWE**, distributed copies of the Proposed Revisions unacceptable to staff. He discussed modification to Conditions 5 and 7 on the PRD.

**DAVID LORIMAR**, architect, gave a brief background on the project. He displayed a chart showing the design of the buildings, parking, and discussed the site plan.

**JACK NAKAWATASE**, landscape architect, gave a brief background on the landscaping.

**BOB DINGEMAN**, representing Miramar Ranch North Planning Committee, and Chairman of the New Project Subcommittee, for reviewing all new projects for compliance with applicable city regulations and specifically to the content and intent of our community plan, spoke in favor of the project. He stated been involved with this project since 1979.

PLANNING COMMISSION MINUTES-MARCH 4, 1993

**DAVID PREWETT**, representing himself, former Chairman of Miramar North Ranch Planning Committee worked with the committee since 1983. He addressed the issues on density, drip system, in favor of the project.

**WESLEY DANSKIN**, Chairman, Miramar Ranch North Planning Group. He addressed the concern how are the people going to cross Spring Canyon Road, there is an elementary school. Mr. Danskin stated the planning group supported the variable setbacks.

No one spoke in opposition to this item.

Public testimony was closed.

**COMMISSION ACTION**

On motion of **LYNN BENN**, seconded by **FRISCO WHITE**, the Commission voted 6-0 to approve the PRD as amended, the allowance of 15 to 20 feet setback, surface irrigation, roll updoors, color of the building, and subject to the City Attorney office to the specific language.

On motion of **SCOTT BERNET**, seconded by **VERNA QUINN**, the Commission voted 6-0 to deny vesting tentative map, approve tentative map.

**OTHER BUSINESS**

**TOM STORY**, Deputy Planning Director, discussed the request made by Mr. Dave Odell to have the department evaluate that Planning Reports be available a week earlier. He stated the procedure on the Planning Department Report Timeline. Also, the Planning Commission stated the desire no new written material from applicants, appellants, after the distribution of Planning Commission packets, would Planning Commission consider a submittal of 1 written page material from the public any time up to hearing?

**Acting Chairman Pesqueira** stated when the Commission received thick documents, prior to the hearing, we need to listen to public testimony, and not read. He stated 1 or 2 pages would be acceptable.

**Commissioner Benn** stated when the public submit a thick document and wants this to be part of the record.

PLANNING COMMISSION MINUTES-MARCH 4, 1993

**Commissioner Quinn** addressed the issue about Planning Department Reports made available to the public a week earlier, prior to Planning Commission receive the reports.

**Tom Story** gave a brief background to the processing of projects, what is required for future hearings, how an item is docketed, and the procedure for planning reports.

**Commissioner Benn** requested that the Planning Commission like to participate in the Planning Department Budget.

**Tom Story** stated that Planning Director, Ernest Freeman will address this issue at a later date.

**COMMISSION ACTION**

After further discussion by the Commissioners, it was agreed that the Planning Reports be available on Friday, before the hearing date.

The Commission agreed and would accept 1 to 2 pages of written documents prior to the hearing.

**ADJOURNMENT**

The Planning Commission adjourned at 11:15 a.m.