

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
MAY 12, 1994  
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 11:55 a.m. and reconvened at 1:30 p.m. to tour District #3 with Council Member Kehoe. The meeting was adjourned at 3:30 p.m. by Chairperson Bernet.

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-present  
Hal Valderhaug, Chief Deputy City Attorney-present  
Tom Story, Deputy Director, Development and  
Environmental Planning-present  
Jeff Washington, Deputy Director, Long Range and Facilities  
Planning-not 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 appeared to speak at this time.

ITEM-2: APPROVAL OF THE MINUTES OF APRIL 14, 1994 AND APRIL 21, 1994.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES WITH THE FOLLOWING MODIFICATION TO THE APRIL 21, 1994 MINUTES ON THE MOTION FOR THE MIRAMAR RANCH NORTH COMMUNITY PLAN, ITEM 3, TO READ "ALLOW THE APPLICANT TO WITHDRAW THE REQUEST FOR THE INITIATION" AND ELIMINATE "WAIVE THE CONSOLIDATION". Second by White. Passed by a 7-0 vote.

ITEM-3: SUNLAND SCRIPPS UNIT 3. PROPOSED VESTING TENTATIVE SUBDIVISION MAP AND PLANNING RESIDENTIAL DEVELOPMENT PERMIT NO. 94-0103 FOR THE DEVELOPMENT OF 270 SINGLE FAMILY RESIDENCES ON A 28.4 ACRE SITE LOCATED ON THE EAST SIDE OF SPRING CANYON ROAD, SOUTH OF SCRIPPS NORTH PARKWAY WITHIN THE R-3000 AND HILLSIDE REVIEW OVERLAY ZONES, MIRAMAR RANCH NORTH COMMUNITY PLANNING AREA. PROCESS FOUR.

Bill Tripp presented Planning Department Report No. P-94-075.

Testimony in favor by:

**Jim Dawe, representing Miramar Ranch North Partnership.** Provided language requested to be included in the Tentative Map and the PRD in order to comply with the provisions and conditions of the settlement agreement and development agreement between Miramar Ranch North and the City of San Diego.

**Ure Kretowicz, representing Sunland Communities, developer for the project.** Gave a full overview of the development and planning for the entire project.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY McELLIOTT TO APPROVE STAFF'S RECOMMENDATION TO APPROVE THE MODIFIED PROJECT SUBJECT TO THE SPECIFIC CONDITIONS, ENUMERATED WITHIN THE VTM/PRD PERMIT WITH THE ADDITION OF THE FOLLOWING CONDITIONS/MODIFICATIONS:

- . APPROVE STAFF'S COUNT FOR THE PARKING TO FORGIVE THE REQUIREMENT FOR THE EXTRA SIXTEEN SPOTS FOR GUEST PARKING.
- . MAINTAIN THE TOT LOTS AS PART OF THE PROJECT.
- . ACCEPT COMMISSIONER WHITE'S AMENDMENT TO THE MOTION THAT THE MAPS CONTAINING THE DIMENSIONAL MISTAKES BE CORRECTED AND A NEW MAP SUPPLIED TO THE COMMISSION.
- . THE APPLICANT TO RECONSIDER THE SECOND FLOOR WINDOW PLACEMENT SO AS NOT TO LOOK OUT ONTO BLANK WALLS. It was suggested that on an alternate basis, some of the second floor windows look out to other cul de sac.
- . ADD MR. DAWES' RECOMMENDED CONDITION TO THE PRD PERMIT AND THE TM/VTM CONDITIONS, AS PRESENTED IN HIS LETTER DATED MAY 12, 1994 TO THE COMMISSION REFERENCING THE SETTLEMENT AGREEMENT AND DEVELOPMENT AGREEMENT WITH THE CITY AND MIRAMAR RANCH NORTH.
- . ELIMINATE CONDITION NO. 36 IN THE PRD WHICH REFERENCES THE CC&R'S.
- . ADD THE CONDITIONS PROHIBITING RV, BOAT AND TRAILER PARKING ANYWHERE IN THE PROJECT AND OVERNIGHT PARKING IN THE MOTORCOURTS AND DRIVEWAYS, CONSISTENT WITH THE PLANNING GROUP RECOMMENDATIONS.
- . CONDITION NO. 4 OF THE PRD BE MODIFIED TO REQUIRE THAT PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THAT THE DESIGN FOR THE INSTALLATION OF CHILDREN'S ACTIVE PLAY EQUIPMENT AND THE DEVELOPMENT OF THOSE TOT LOTS BE SUBMITTED FOR APPROVAL TO THE PLANNING DIRECTOR, (THE DEVELOPER AND THE HOMEOWNERS ASSOCIATION WOULD BE RESPONSIBLE FOR THE INSTALLATION OF THAT EQUIPMENT AND THE MAINTENANCE

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OF THOSE TOT LOTS AND THAT THEY BE INSTALLED PRIOR TO OCCUPANCY.)

- . CONDITION NO. 29 C OF THE VTM IS NOT PROPOSED TO BE CHANGED.

Second by White. Passed by a 6-1 vote, with Chairperson Bernet voting nay.

Chairperson Bernet stated that this is a very innovative project, and has potential for the City. Staff was requested that when, in the future, other projects of this type are scheduled to come before the Commission, a prior workshop for the Commission would be appropriate to discuss the policy issues as well as project specific issues of parking discretion, setbacks, and other issues brought up today so that time can be better utilized during the actual hearing. It was suggested that this project might be used as an example.

The Planning Commissioner recessed at 11:27 a.m. and reconvened at 11:31 a.m.

ITEM-4: LOT SPLIT FOR 3636 AND 3638 CAMINO DEL RIO NORTH TM/MVP 93-0669.

Ron Buckley presented Planning Department Report No. P-94-079.

COMMISSION ACTION:

MOTION BY BENN TO APPROVE THIS PROJECT WITH THE ELIMINATION OF CONDITION 14C. AS PROPOSED BY STAFF. Second by Skorepa. Passed by a 7-0 vote.

ITEM-5: WAS REMOVED FROM THE DOCKET BY STAFF PRIOR TO THE HEARING.

ITEM-6: APPROVAL FOR TENTATIVE MAP 94-0213 DAWES STREET CONDOMINIUMS, 5152 DAWES STREET.

Testimony in favor by:

**Matt Browar, property owner.** Discussed the issue of the 10' alley dedication, as noted in condition 12d.

Public Testimony was closed.

**COMMISSION ACTION:**

MOTION BY NEILS TO APPROVE THE MAP WITH THE STIPULATION THAT FINDINGS NO. 14, 15 AND 16 IN THE DRAFT RESOLUTION BE MOVED OVER AND LISTED AS CONDITIONS IN THE RESOLUTION. Second by White. Passed by a 7-0 vote.

ITEM-7: THIS ITEM WAS REMOVED FROM THE DOCKET BY STAFF PRIOR TO THE HEARING.

ITEM-8: CAVE STREET PROJECT, COASTAL DEVELOPMENT/SENSITIVE COASTAL RESOURCE PERMIT AND VARIANCES CASE NO. 92-0776.

No one present to speak on this project.

**COMMISSION ACTION:**

MOTION BY BENN TO APPROVE THE PERMIT AND ACCEPT COMMISSIONER NEILS REQUEST THAT THE CORRECT NUMBER OF INCREASED PARKING SPACES BE LISTED AS SEVEN (7) SO THAT THE EIR AND STAFF REPORT ARE CONSISTENT. Second by Quinn. Passed by a 7-0 vote.

**ADJOURNMENT:**

The Planning Commission was adjourned at 3:30 p.m. by Chairperson Bernet.