

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MAY 26, 1994
AT 9:00 A.M.
IN THE COUNCIL COMMITTEE ROOM, - 12TH FLOOR
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:12 a.m. The meeting was recessed at 12:00 p.m. and reconvened at 1:31 p.m. The meeting was adjourned at 5:30 p.m. by Chairperson Bernet.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-present
Commissioner Lynn Benn-not 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-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 was present to speak.

ITEM-2: APPROVAL OF THE MINUTES OF MAY 12, 1994.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE WITH THE ADDITION OF THE FOLLOWING MODIFICATION TO THE MOTION ON THE SUNLAND SCRIPPS UNIT 3 PROJECT, PAGE THREE REGARDING THE SECOND FLOOR WINDOW PLACEMENT: "IT WAS SUGGESTED THAT ON AN ALTERNATE BASIS, SOME OF THE SECOND FLOOR WINDOWS LOOK OUT TO THE OTHER CUL DE SACS". Second by White. Passed by a 5-0 vote with Commissioners Benn and Neils not present.

ITEM-3: WORKSHOP - CARMEL MOUNTAIN RANCH COMMUNITY PLAN AMENDMENT.

Workshop held.

BRIEFING HELD- Maureen Stapleton and Tina Christiansen on Reorganization and Pilot Program status. Staff was requested at the earliest convenience to provide the Commission with a "walk through" on the process to clarify unanswered questions and concerns regarding the new procedure. July 7, 1994 was tentatively scheduled for this orientation.

ITEM-4: ADOPTION OF A PRECISE PLAN FOR CARMEL VALLEY NEIGHBORHOOD 10; AMENDMENTS TO ACHIEVE CONSISTENCY BETWEEN THE CARMEL VALLEY COMMUNITY PLAN, PROGRESS GUIDE AND GENERAL PLAN AND LOCAL COASTAL PROGRAM AND THE NEIGHBORHOOD 10 PRECISE PLAN; AN AMENDMENT TO THE CARMEL VALLEY PLANNED DISTRICT ORDINANCE TO REZONE THE PRECISE PLAN AREA; AND VESTING TENTATIVE SUBDIVISION MAPS, RESOURCE PROTECTION ORDINANCE PERMITS AND CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PERMITS NOS. 91-0834 AND 93-0141 FOR THE APPLICANT'S PORTION OF THE PRECISE PLAN. PROCESS FIVE.

Nick Osler presented Planning Department Report No. P-94-060.

The following spoke to the continuance:

Judith Swink, representing Citizens Coordinate for Century 3, requested a continuance and asked that no action be taken until such time as the City's proposed mapping of its multi-species conservation program is brought forward, which would be ready by June 30, 1994.

Michael Beck, of Endangered Habitats League. Also requested a continuance until the multiple habitat planning issue is resolved.

Norma Sullivan, representing the San Diego Audubon Society. Also spoke to the MSCP program and the Audubon's concern in this area.

Tricia Gerrodette, Chair of the Land Use Committee for the Sierra Club. Requested that the Commission consider continuing this item, not precluding options under NCPP.

Bob Rosch, Chairperson of the Carmel Valley Planning Board. Requested time to absorb the new document with several revisions and review the FBA issues.

Doug Boyd, representing the applicant. Many issues that are important on this property as they relate to wildlife corridors have been under discussion for many years and requested the hearing go forward.

Mike Leach, representing McGuire Family Trust. Urged the Commission to take action.

Testimony in favor by:

Jan Fuchs, representing Carmel Valley Planning Board, requested extra time based on new information received today regarding the draft EIR.

Al Meyer, representing Parkview Development Co. Discussed the entire process since 1987 and the development evolution of the project in adherence to the Community Plan.

Doug Boyd, discussed the details that went into the vesting tentative map. Recognized all the people who worked on this process through the last eight years. Also discussed the precise plan and errata sheet issued.

Rebecca Michaels, representing the Huffman Kirkpatrick Area 16 property. Discussed a report presented to the Commission regarding this property.

Mike Leach, representing the McGuire Family Trust. Provided the Commission with a letter regarding issues concerning his applicant and the community planning group and discussed same.

Lillian Justice, property owner. Presented a letter to the Commission and discussed same regarding litigation between her ex-husband and the ownership of this property at this point.

Randy Coopersmith, representing Latitude 33. Fully support the requests before the Commission, and discussed a portion of the golf course as part of Neighborhood 10 area and requested approval.

Testimony in opposition by:

Jan Hudson, representing the owners and ranch owners on Shaw Ridge Road. Discussed the concerns of the crossing being considered for the horses as perhaps not being wide enough.

Peter Katz, property owner. Requested that the Commission reconsider the plan for the road and all the grading very close to his home; willing to work out a mutually agreeable situation.

Michael Beck, representing Endangered Habitats League. Discussed the MSCP policy and a new document that the Fish & Wildlife was going to provide as services analysis of alternatives.

Norma Sullivan, representing San Diego Audobon Society. Concurred with the Commission that a workshop is appropriate and it is a very large area to consider along with the environmental issues.

Rachael Shaw, property owner. Requested the Commission to continue this issue at the present time.

Tricia Gerrodette, Chair of land Use Commission for Sierra Club. Reiterated that this is a significant area and its impact and cohesiveness with the MSCP program needs to be more thoroughly explored.

Public testimony was not closed.

COMMISSION ACTION:

Motion by Quinn to hear testimony to discuss this issue in a workshop format and move it to a public hearing at a later date. Second by Skorepa. Motion withdrawn.

MOTION BY QUINN TO CONTINUE TO JULY 21, 1994 AT 1:30 P.M. FOR A HEARING AND REQUESTED STAFF TO PROVIDE A STATUS REPORT ON THE ISSUES DISCUSSED I.E., WILDLIFE CORRIDORS, ADVANTAGES AND DISADVANTAGES OF BRIDGES VS. CULVERTS, COSTS OF MAINTAINING OPEN SPACE, AN OVERVIEW OF THE NEW MSCP PROGRAM AND ITS EFFECTS AND BOUNDARIES ON THIS SITE; GRADING ISSUES; CLARIFY STAFF'S RECOMMENDATIONS ON OPEN SPACE CONNECTIONS, ERRATA SHEETS, EQUESTRIAN TRAILS, ANALYSIS OF FISH AND GAME REPORT AND THE IMPACT OF SAME; AND THE SEWER LINE ISSUE TO THE COMMISSION PRIOR TO JULY 21, 1994 HEARING; THE CITY ATTORNEY WAS REQUESTED TO ADVISE WHAT IS APPROPRIATE FOR THE NAMING OF THE PARCEL THAT HAS SEVERAL DIFFERENT NAMES. Second by Skorepa. Passed by a 5-0 vote with Commissioner Benn not present and Commissioner Neils abstaining.

Planning Commission recessed at 3:30 p.m. and reconvened at 3:34 p.m.

ITEM-5: MISSION BAY PARK MASTER PLAN UPDATE/LOCAL COASTAL PROGRAM AND DESIGN GUIDELINES.

Deborah Sharpe presented Planning Department Report No. P-94-101.

Testimony in favor by:

Helen Duffy, Chair of the Mission Bay Park Committee Park & Recreation Board. Requested the Commission to adopt with the removal of the Dana Inn site as a special study area.

Elfreda Reese, resident. Asked for the Commission's help in having the lighting modified at the golf course and they are extremely bright and very disturbing. This is to be referred to the proper department as it does not pertain to this issue.

Tom Lochtefeld, private developer of aquatic recreation favors the approval of the Master Plan, particularly the competitive bid process for the 16 acre commercial south shore.

Richard Bartell, General Partner and owner of the Dana Inn and Marina. Requested the commission to follow the recommendation of PF&R and Park & Recreation and delete the SSA of the Dana Inn.

Anne Evans, proprietor of the Bahia Hotel. Advised she is in support of the recommendations of the Planners and previous committees of relocating the Bahia Hotel leasehold.

Jim Dawe, representing DeAnza Group, Inc. Requested the Commission take the following action: adopt the substitute language and map, called the DeAnza SSA proposed solution, and reserved the rest of his time for the next meeting to react to the new motion from PF&R.

Testimony in opposition by:

Dr. Joy Zedler, Wetlands Scientist at San Diego State University. Advised the Commission that the best use of the Northeastern corner of Mission Bay is wetland restoration and opposes the expansion of the SSA.

Tom Billington, Ted Ball, Connie Billingham, Dee Finney, Paul Zamzannick, representing homeowners from DeAnza Harbor Mobile Home Park. Advised the support of the homeowners for the City Manager's suggestions of the expanded SSA and explained the plight of the residents relocation and financial problems.

Carmelita Swart, resident. Complimented the consultants for their dedication to this master plan update. Also discussed walk ways in and around Sail Bay.

Billy Paul, member of Clairemont Mesa Planning Committee. Discussed the area near Sea World for commercial development and requested we do not allow Sea World to use this property for their parking.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO CONTINUE TO JUNE 16, 1994 AT 1:30 P.M. STAFF TO PROVIDE A CHRONOLOGY OF EVENTS LEADING UP TO THE LEASEHOLD SITUATION OF THE DE ANZA MOBILE PARK; STAFF TO PROVIDE COMPLETE LETTER FROM COLEMAN CONRAD REGARDING THE MOBILE HOME COST RELOCATION ISSUE; AND PROVIDE SOME LARGE PHOTOGRAPHS OF THE AREAS IN QUESTION REGARDING BIKE AND WALK WAYS AND HEIGHT LIMITATIONS FOR A CLEARER UNDERSTANDING BY THE COMMISSION. Second by White. Passed by a 5-0 vote with Commissioner Benn not present, and Vice-Chairperson McElliott not present.

ADJOURNMENT:

The Planning Commission was adjourned at 5:30 p.m. by Chairperson Bernet.