

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
JULY 21, 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 Vice-Chairperson McElliott at 9:09 a.m. The meeting was recessed at 12:00 p.m. and reconvened at 1:37 p.m. The meeting was adjourned at 4:14 p.m. by Chairperson Bernet.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present  
Commissioner Karen McElliott-present  
Commissioner Lynn Benn-present  
Commissioner Christopher Neils-not present  
Commissioner Verna Quinn-present  
Commissioner Andrea Skorepa-not present  
Commissioner Frisco White-present  
Ernest Freeman, Planning Director-present  
Hal Valderhaug, Chief Deputy City Attorney-present  
Ed Oliva, Deputy Director, Development Services  
Department-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 JULY 7, 1994.

COMMISSION ACTION:

MOTION BY QUINN TO CONTINUE TO JULY 28, 1994 TO FURTHER DISCUSS THE MOTION MADE ON THE MISSION BAY MASTER PLAN. Second by Benn. Passed by a 4-0 vote with Chairperson Bernet and Commissioners Neils and Skorepa not present.

ITEM-3: PROPOSED VESTING TENTATIVE MAP, REZONE, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, BRUSH MANAGEMENT ALTERNATIVE COMPLIANCE, COMMUNITY BENEFIT AGREEMENT, HILLSIDE REVIEW PERMIT AND RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 87-0925 **MONTANA MIRADOR** SITUATED ON PORTIONS OF A VACANT 635-ACRE SITE LOCATED ON THE WEST SIDE OF INTERSTATE 15, BETWEEN CARMEL MOUNTAIN ROAD AND PENASQUITOS DRIVE IN THE RANCHO PENASQUITOS COMMUNITY PLANNING AREA.

Kevin Sullivan presented Planning Department Report No. P-94-092.

Testimony in opposition by:

**Todd Thull, neighbor.** Discussed the traffic situation on Oviedo Street and the school concerns, and presented alternatives for both situations.

**Jack Grucza, neighbor.** Discussed his and several neighbors feelings regarding the cutting down of the mountain and how they feel that the project is not necessary. Requested the Commission save the mountain and preserve Rancho Penasquitos.

**Craig Adams, representing the Sierra Club.** Requested that the Commission not approve this project due to the fact that the MSCP project that has not been finalized, and that findings cannot be made on this project until that program has been completed.

**Trisha Gerrodette, representing San Diego Audubon Society.** Expressed how the staff report suggests that consideration would be given to environmentally sensitive species but never mentions specifics thereafter. Questioned whether or not the report conforms with the Council policy on MSCP.

Testimony in favor by:

**John Potts, American General Land Development.** Gave progress report and status of the project to date; explained how this project is consistent with Mayor Golding's alternative plan for MSCP.

**Allen Haynie, American General Land Development.** Explained the Community Benefit Agreement and the evolution of same and the impact that this project would have on the area.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO APPROVE THE PROJECT PER STAFF'S RECOMMENDATION AND ACCEPT THE AMENDMENT BY McELLIOTT TO RECOMMEND TO THE CITY COUNCIL THE PLANNING COMMISSION REQUESTS THAT WHATEVER FUNDS ARE NEGOTIATED FOR TRAFFIC, WITHIN THE CBA, STAY WITHIN THE RANCHO PENASQUITOS COMMUNITY. STAFF WAS DIRECTED TO PROVIDE GUIDELINES ON THE MSCP FROM CITY COUNCIL AS SOON AS POSSIBLE. Second by McElliott. Motion withdrawn.

MOTION BY QUINN TO CONTINUE TO AUGUST 11, 1994 AT 9:00 A.M. FOR TIME TO LOOK AT THE DRAFT COMMUNITY BENEFIT AGREEMENT DOCUMENT CONTAINING THE CITY MANAGER'S RECOMMENDATION. STAFF WAS DIRECTED TO PROVIDE GUIDELINES ON THE MSCP FROM CITY COUNCIL AS SOON AS POSSIBLE. Second by White. Passed by a 5-0 vote with Commissioner Neils abstaining and Commissioner Skorepa not present.

The Planning Commission recessed at 12:00 noon and reconvened at 1:37 p.m.

ITEM-4: ADOPTION OF A PRECISE PLAN FOR CARMEL VALLEY NEIGHBORHOOD 10; AMENDMENTS TO THE CARMEL VALLEY COMMUNITY PLAN, PROGRESS GUIDE AND GENERAL PLAN AND LOCAL COASTAL PROGRAM; 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.

Nick Osler gave an overview of the project and refreshed the Commissioners on the field trip recently taken of this area; Planning Department Report No. P-94-116 was also reviewed at this time, along with issues formerly brought up by the Commission.

Testimony in opposition by:

**John Dean, Chair of Carmel Valley Planning Board.** Discussed parcels 16, 17, 18 and that they are in the middle of the wildlife corridor and have to be redesigned. Discussed the school site and the 15 acres and the park/parking lot issue.

**Lillian Barnes-Justice, property owner.** Discussed the status of the parcels she owns and how her property was designated as open space in the plan.

**Norma Sullivan, San Diego Audubon Society.** Expressed her thanks for the efforts to mitigate. The project is consistent with the Community Plan guidelines; brush management was discussed and the NCCP program and possible encroachment into open space.

**Pete Katz, property owner.** Expressed his distress over the fact that the road that goes in front of his property is only 33 feet from the house and would like to negotiate for a redesign of this road.

**Jan Hudson, Shaw Ridge Ranches.** Discussed the road crossing for the horses at Carmel Country Road.

Testimony in favor by:

**Mike Madigan, Pardee.** Discussed the MSCP program and modifications made to the project to conform to this plan and the community plan.

**Doug Boyd, T&B Planning Consultants.** Gave an overview of the project and discussed the Community Plan and the Precise Plan and how they are consistent with each other.

**Tom DiBenedetto, The Bougainvillea project.** Supports the plan and graciously accept Mr. Boyd's last offer to reinstate the number of units from ten back to eleven.

**Mike Leach,** discussed the McGuire Family trust property.

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**Jan Fuchs, Carmel Valley Community Planning Board.** Discussed the redesigns, brush management impacts and suggestions from the Board for the coastal sage biology and land use reevaluation.

**David Goodell, property owner.** Discussed how the MSCP program could greatly affect his property and would like to discuss a redesign with Doug Boyd.

Public Testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO RECOMMEND APPROVAL TO CITY COUNCIL AS PER STAFF'S RECOMMENDATIONS WITH THE CONSIDERATION THAT 202 UNITS ON THE SHAW PROPERTY MAY BE DEVELOPED WITHIN THE DESIGNATED DEVELOPABLE BOUNDARIES OF THE EXISTING PRECISE PLAN. REQUEST STAFF TO LOOK AT THE DESIGN OF CARMEL COUNTRY ROAD, AND ITS CLOSE PROXIMITY TO THE EXISTING KATZ RESIDENCE (PARCEL 18); AND TO LOOK AT THE USE OF CULVERTS VS. BRIDGES FOR WILDLIFE TRANSPORT AND COME BACK TO THE COMMISSION WITH SOME GUIDELINES. Second by Benn. Passed by a 5-0 vote with Commissioner Neils abstaining and Commissioner Skorepa not present.

**ADJOURNMENT:**

The Planning Commission was adjourned at 4:14 p.m. by  
Chairperson Bernet.