

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

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson at 9:10 a.m. The Planning Commission adjourned at 5:45 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
George Arimes, Assistant Planing Director-not present
Janis Sammartino, Chief Deputy City Attorney-present
Ron Friedman, Principal Planner, Development and
Environmental Planning-present
Jeff Washington, Deputy Director, Land Use and Facilities
Financing-present
Rachel Hurst, Principal Planner, Community Planning-present
Lisa Adams, Engineering and Development-present
Jeannette Santos, Recorder-present

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

Dave Odell acknowledged and thanked the Planning Commission for the hearings on Regulatory Relief Proposals, that were heard in the months of June and July 1993.

ITEM-2 CONSENT AGENDA. INITIATION REZONE - COLLEGE COMMUNITY REDEVELOPMENT PLAN.

Planning Department Report No. P-93-142.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Frisco White, seconded by Andrea Skorepa, the Commission voted 6-0 (Neils not present) to approve the initiation of the rezone.

ITEM-2A CONSENT AGENDA. CONDITIONAL USE PERMIT (CUP) NO. 93-0143. US WEST CELLULAR SAN YSIDRO. NEGATIVE DECLARATION NO. 93-0143. LEGAL: PORTIONS OF LOT A31 AND A32 OF MAP 1174. LOCATION: 128 WEST SAN YSIDRO BLVD. APPLICANT: US WEST CELLULAR OF CALIFORNIA. PROCESS 5.

Planning Department Report No. P-93-136.

Commissioner Quinn stated will be abstaining from this item.

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 4-0 (Quinn abstaining, with Neils and Skorepa not present) to approve, and has reviewed and consider Environmental Negative Declaration No. 93-0143, and to recommend to City Council for approval.

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ITEM-4 COASTAL DEVELOPMENT PERMIT (CDP) 92-0525. NEGATIVE DECLARATION NO. 92-0525. VILLANI ADDITION. PROJECT DESCRIPTION: CODE ENFORCEMENT-REMODEL SINGLE-FAMILY RESIDENCE. LEGAL: PAR 1, LOT 1 BLK J MAP 1138. LOCATION: 5658 DOLPHIN PLACE BETWEEN: CHELSEA PLACE AND: COASTAL BLUFF. APPLICANT: KEVIN AND JANE VILLANI. PROCESS 4.

Janis Sammartino, Chief Deputy City Attorney, requested a continuance of this item, that the applicant and the attorney office to resolve some issues that has risen.

Lynne Heidel, representing the applicants, concur with the continuance, and reschedule to September, 1993.

Dave Odell stated had no objection to the continuance, but is ready to speak, if the Planning Commission does not continue this item.

No one spoke in opposition to a continuance.

Public testimony was closed.

COMMISSION ACTION

On motion of Lynn Benn, seconded by Frisco White, the Commission voted 6-0 (Neils not present) to continue this item to September 23, 1993, at 1:30 p.m.

ITEM-5 TENTATIVE MAP (TM)/RESOURCE PROTECTION ORDINANCE (RPO) PERMITS NO. 89-1137. ENVIRONMENTAL IMPACT REPORT NO. 89-1137. VANIER MAP. PROJECT DESCRIPTION: DIVIDE 2.6 AC INTO FOUR PARCELS. LEGAL: SAN CARLOS ESTATES NO. 2 MAP 4884 LOT 3. LOCATION: ELAINE WAY nEAR: ELAINE WAY. ZONE R1-10000. APPLICANT: DENIS AND DINCO VANIER.

This item removed from agenda.

ITEM-6 AMENDMENT TO SCRIPPS MIRAMAR RANCH COMMUNITY PLAN; ASSOCIATED CHANGES TO PROGRESS GUIDE AND GENERAL PLAN; ENVIRONMENTAL IMPACT REPORT NO. 91-0784. PROCESS 5.

Chairperson Bernet stated that the Planning Department inadvertently failed to distribute the environmental document (Addendum DEP No. 92-0522) to Supplemental Environmental Impact Report (DEP No. 88-0767) prepared for the reclassification Scripps Poway Parkway to continue to September 9, 1993.

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Shelly Kilbourn presented Planning Department Report No. P-93-118.

Dick Ryan, Chairperson, Scripps Miramar Ranch North Planning Committee, stated the Planning Commission certify the EIR, adopt the amendment in the future for the Scripps Poway Parkway, adopt the amendment to reclassify Pomerado Road from a 4-way lane major street to a 2-way major street, adopt the associated changes in the general guide and progress plan. He said in favor to the reclassification of Pomerado Road. its an unique road within San Diego, serves the Scripps Ranch residents approximately 15,000 people, and through traffic.

Wesley Danskin, representing Miramar Ranch North Planning Committee. distributed photographs that illustrate the character of Pomerado Road. He said Pomerado Road, is a major asset to the Scripps Ranch area.

David Prewett, representing Miramar Ranch North Planning Committee. He gave a brief background of the community plan amendment for miramar north, and supports the Scripps Miramar Ranch north 2-lane major road.

Bob Dingeman, representing Scripps Ranch Civic Association. He spoke in favor, and supported Dick Ryan.

Richard Parke, representing grassroots membership of Scripps Ranch Civic Association. He gave a background of the organization, and supports the approval of both the plan amendments.

Brian Mooney, representing residents. in support of the Scripps Ranch Planning position, of 4-lane to a 2-lane, the reclassification of the Scripps Poway-Parkway to 6 lines, and certification of the eir.

No one spoke in opposition to this item.

Public testimony was closed.

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COMMISSION ACTION

On motion of Karen McElliott, seconded by Frisco White, the Commission voted 5-2 (Quinn and Neils voting in the negative) to reclassify Pomerado Road from a four-lane major street to a two lane major street, and as amended by Commissioner McElliott to certify Environmental Impact Report (EIR) No. 91-0784, adopt the Findings and Statement of Overriding Consideration, and recommend to City Council for approval.

Commissioner McElliott requested that Engineering Department to review the traffic lights (synchronize the lights) intersection of Pomerado Road, Interstate 15, that continues onto Miramar Road, and Kearny Villa and Black Mountain.

Jeff Washington, Deputy Planning Director, stated the Planning Commission will be receiving copies of the existing previously adopted Pacific Beach/La Jolla Community Plans, as well as the Precise Plan for La Jolla Shores and the Local Coastal Program. This is a request from the July 29, 1993, Planning Commission hearing.

RECESS, RECONVENE

The Planning Commission recessed at 10:30 a.m. and reconvened at 1:40 p.m.

ITEM-6 NORTH CITY FUTURE URBANIZING AREA. WORKSHOP.

Commissioners McElliott, White, Benn, Neils, Bernet, and Skorepa (Quinn not present) thanked staff field trip very informative, better understanding of issues, direction we are going,

Jeff Washington, Deputy Planning Director, gave a brief overview of the City Council adoption of the framework plan. They directed staff to develop a work program, which would bring the subarea plans back, that the phase shift to be considered on the June, 1994 ballot.

Commissioner Neils addressed the concern of the last date, that the City Council can take action before the June, 1994?

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Miriam Kirshner stated City Council has until the first week of March, 1994 to approve all of the subarea plans, and agreed to place the measure on the ballot.

The Planning Commissioners discussed separate workshops on each subarea, double noticing, environmental impact report status, and the gnatcatcher.

Miriam Kirshner stated the eir to be submitted to City staff on October 18, 1993 and distributed. The final eir will be issued on January 6, 1994.

Stephen Corey, representing the Alliance of Property Owners, spoke on double noticing. It eliminates some extra paperwork, extra expenses, but the noticing is still provided for the meetings that are necessary for the public to know about. That one mailing instead of two mailings.

Louis Wolfsheimer stated double noticing only the last meeting you are going to have to double notice. He has worked on this project for 12 years.

Commissioners McElliott, Benn, and Skorepa, addressed the issue on double noticing, have to make a decision now, why not in December, date of the hearing. That the Planning Commission receives a lot of documents, inserts, errata sheets, documents that are incomplete, not acceptable for 12,000 acres of land.

COMMISSION ACTION

There was no decision by the Planning Commission on Double Noticing, but at a later date.

SUBAREA V.

Miriam Kirshner presented Planning Department Report No. P-93-145.

David Nielsen, representing property owners, gave an overview of this subarea, and that the Planning Commission visited this site on the field trip, and distributed documents to the Planning Commission. He talked about the proposed plan which will accommodate and be consistent with the existing development, while at the same time providing over 50% of the total area in permanent open space.

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SUBAREA III.

Miriam Kirshner presented Planning Department Report No. P-93-145.

Professor T. C. Hu, presented his letter dated August 11, 1993.

Chairperson Bernet stated that Mr. Hu letter be refer to staff, and bring back to Planning Commission at a subsequent meeting.

Randy Coopersmith gave a brief background and update on Subarea III, presented photos and displays, on the town center, mixed use, residential area. transit oriented development.

Jim Stevens, Senior Designer, Project Design Consultant, available to answer questions.

SUBAREA IV.

Anna McPherson presented Planning Department Report No. P-93-145.

Debbie Collins, Letteri-McIntyre, discussed the notebook mailed to the Planning Commissioners. She talked about the major changes made since May, residential and commercial. presented a display map of Subarea IV.

Chairperson Bernet had to leave, chair was assumed by Vice Chairperson McElliott.

RECESS, RECONVENE

The Planning Commission recessed at 3:55 p.m. and reconvened at 4:00 p.m.

SUBAREA I.

Andy Watson presented Planning Department Report No. P-93-145, and distributed written document to the Planning Commissioners from the applicant.

Steve Silverman gave a brief overview of Subarea I, designing that concept into the plan. discussed the Draft Plan for Subarea I, Black Mountain Ranch, dated August 10, 1993.

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The Planning Commissioners had concerns in each subareas, and will be addressed when each workshop is scheduled for each subarea.

Miriam Kirshner stated if any of the Planning Commissioners would like a briefing on the North City Future Urbanizing Area, please let her know.

Acting Chairperson McElliott stated that Chairperson Bernet will be working with Jeannette Santos in scheduling additional workshops for the North City Future Urbanizing Area Subareas.

ADJOURNMENT

The Commission adjourned at 5:45 p.m.