

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

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:10 a.m.  
The Planning Commission adjourned at 3:05 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-not present  
George Arimes, Assistant Planing Director-not present  
Janis Sammartino, Chief Deputy City Attorney-present  
Ron Friedman, Principal Planner, Development and  
Environmental 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.

Chairperson Bernet stated received in our packets a memo, dated, August 16, 1993, from Nancy Acevedo, Deputy Director, Park Development and Open Space, regarding the House of Hungary, Balboa Park.

COMMISSION ACTION

On motion of Verna Quinn, seconded by Frisco White, the Commission voted 7-0 to refer comments and concerns on the House of Hungary to the Park and Recreation Department. The Planning Commission had concerns: 1) that the landscaping approved should be adequate and in conformance with the Balboa Park Plan; 2) that to the extend possible existing trees on-site be preserved; 3) that efforts be made to minimize hardscape on-site; and 4) that, if possible, that the curb patio be deleted since it appears to be in conflict with the park plan.

ITEM-8 AMENDMENT TO THE SCRIPPS MIRAMAR RANCH COMMUNITY PLAN - RECLASSIFICATION SCRIPPS POWAY PARKWAY FROM A FOUR-LANE MAJOR TO A SIX-LANE MAJOR STREET. ENVIRONMENTAL IMPACT REPORT DEP. NO. 92-0552. CONSENT AGENDA.

This item continued from August 12, 1993, because the environmental document was not distributed to the Planning Commissioners.

Planning Department Report No. P-93-118.

Charles Studen stated the environmental document was not distributed, the road has been reclassified in Miramar Ranch North, public testimony was taken, and there is no opposition to this item.

No one spoke in opposition to this item.

COMMISSION ACTION

On motion of Verna Quinn, seconded by Christopher Neils, the Commission voted 7-0 to move as a Consent Agenda, and approve staff recommendation.

ITEM-2 This item removed from agenda.

ITEM-3 This item removed from agenda.

ITEM-4 This item removed from agenda.

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ITEM-5  
5A&5B      PROPOSED TENTATIVE MAP (TM)/RESOURCE PROTECTION ORDINANCE (RPO)/CARMEL VALLEY PLANNED DISTRICT (CVPD) PERMIT NO. 90-0136. CERTIFY ENVIRONMENTAL MITIGATED NEGATIVE DECLARATION NO. 90-0136. LOUGEAY SUNDOWNER. PROJECT DESCRIPTION: 6-LOT, 2.0-ACRE SUB. MAP LEGAL: E1/2 NE1/4 SEC. 17, T14S, R3W, SBBM. LOCATION: CALLE RANCHO ALEGRE ROAD BETWEEN: CARMEL CANYON ROAD AND: CARMEL VALLEY ROAD. ZONE: N-SF1 TO N-SF1. APPLICANT: DENIS AND DENRUTH LOUGEAY. PROCESS 4.

John Fisher presented Planning Department Report No. P-93-137.

Erick Ricci, representing SRT Engineering, and applicant, favor, stated have submitted geo-technical report addressing geological, in this condition #8 of page 4, states we have to provide geological reconnaissance, we did provide this.

Denis Lougeay, representing himself, distributed documents, dated September 9, 1993. favor, gave a brief background of the project from 1975 to present. presented photos, costs, \$22,000 mitigation banking fund.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Frisco White, seconded by Christopher Neils, the Commission voted 6-1 (McElliott voting in the negative) to approve the project with a condition that any garages facing the street with direct access from the street must have a 20 foot setback, all other garages with side access would be allowed 15 feet.

**RECESS, RECONVENE**

The Planning Commission recessed at 10:20 a.m. and reconvened at 10:30 a.m.

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ITEM-6 ADOPT THE PRELIMINARY REDEVELOPMENT PLAN FOR THE SAN YSIDRO COMMUNITY REDEVELOPMENT PROJECT.

Keith Scott introduced Pat Hightman, new Redevelopment Program Manager.

Skip Berend presented Redevelopment Agency of the City of San Diego Report No. RA/PC/SY-001.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Andrea Skorepa, seconded by Frisco White, the Commission voted 7-0 to approve the preliminary plan, and the selection of the project area.

ITEM-7 TENTATIVE (EXTENSION OF TIME) (TM) MAP 92-0263. NEGATIVE DECLARATION NO. 89-1075. HALEY HILLS SUBDIVISION. LEGAL: PORTION OF LOT 52 & 53 LAS ALTURAS VILLAS SITES. LOCATION: 5775 RADIO CT. BETWEEN: OLVERA AVE. AND: CERVANTES AVE. PROCESS 4.

This item was continued from August 5, 1993.

Commissioner Quinn stated will be abstaining from this item.

Jean Cameron presented Planning Department Report No. P-93-123.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Andrea Skorepa, seconded by Frisco White, the Commission voted 6-0 (Quinn abstaining) to approve the extension of time.

**RECESS, RECONVENE**

The Planning Commission recessed at 11:00 a.m. and reconvened at 1:35 p.m.

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ITEM-9 NORTH CITY FUTURE URBANIZING AREA. PROGRESS REPORT ON PREPARATION OF SUBAREA PLANS. WORKSHOP.

Andy Watson presented Planning Department Report No. P-93-145. He stated have scheduled four workshops in October that will focus on individual subarea plans.

Anna McPherson gave a brief update on Subarea V, and scheduled for a workshop, October 7, 1993.

Gary Halbert, Senior Traffic Engineer, Engineering and Development Department, discussed and presented photos of the traffic study that's being done for the Future Urbanizing Area.

The Planning Commissioners addressed concerns about SR 56. level of service, additional information the physical constraints of the SR 56 interchange with I-5, what are the impacts, what are responsibilities of the Planning Commissioners, this is a state issue as well as a city issue, and how the decisions impacting that.

Commissioners Skorepa addressed the issue of MTDB staff attending, and workshop to discuss transit financing with MTDB.

Dennis Moser, representing 4S Ranch, charge of all community planning and development. He addressed the issue 3,000 dwelling units is a general plan designation for the 4S Ranch, there is no general plan designation. Intersection level of service, table 22, first sheet, subarea plan to cumulative impact

Kevin McNamara, Chair of the CAC, addressed concerns about the development of the future urbanizing area, traffic counts for SR 56 were based on 1.6 units per acre in the future urbanizing area. bus service not trolleys. environmental.

David Abrams, representing Fairbanks Ranch Association. He addressed concerns attachment 2, San Dieguito Road which bisect the community on eastern portion of San Dieguito Road.

Chairperson Bernet stated prior to each workshop if staff would try tie back to the traffic issues in the preliminary discussion before working the consultants, how staff analysis and response are.

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Chairperson Bernet said a letter to the Mayor from Jack McGrory, City Manager, regarding the schedule of the North City Future Urbanizing Area, any input contact Jeff Washington.

**ADJOURNMENT**

The Commission adjourned at 3:05 p.m.