

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
SEPTEMBER 21, 1995
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 9:07 a.m. Chairperson Bernet adjourned the meeting at 12:25 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-not present
Commissioner William Anderson-present
Commissioner Christopher Neils-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
Mike Stepner, Urban Design Coordinator-not present
Rik Duvernay, Deputy City Attorney-present
Tina Christiansen, Department Director-not present
Ed Oliva, Assistant Director, Development Services
Department-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.**

Marty Bohl requested the Planning Commission to reconsider an action taken on CDP 95-0215, Purcell Residence based on erroneous information staff provided regarding the calculation of floor area ratio, and the relocation of a public sewer line in the coastal zone which was improperly approved.

COMMISSION ACTION:

MOTION BY SKOREPA TO RECONSIDER. Second by White. Failed by a 3-2 vote with Commissioners Anderson and Quinn voting nay and Chairperson Bernet abstaining and Vice-Chairperson McElliott not present.

Chairperson Bernet formally acknowledged Mr. Rik Duverney as the Attorney for the Planning Commission.

Commissioner Anderson advised the Commissioners of an effort that C-3 is putting together entitled "Toward Permanent Paradise", a public awareness program and how this relates to the direction that our region is taking. Material on this matter was distributed to the Commissioners for their perusal.

ITEM-2: **APPROVAL OF THE MINUTES OF AUGUST 17, 1995.**

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF AUGUST 17, 1995 WITH THE MODIFICATION TO ITEM NO. 8, PAGE 9, SAN DIEGO RESOURCE RECOVERY TRANSFER STATION MND 94-0552 TO REVISE THE VOTE TO INCLUDE QUINN IN PLACE OF WHITE AS VOTING NAY. Second by White. Passed by a 6-0 vote with Vice-Chairperson McElliott not present.

ITEM-2A: REQUESTS FOR CONTINUANCE.

Cynthia Cwik-Martin requested that Item No. 4, Spring Canyon be continued as they just learned about this project to be developed. The Planning Commission felt this item should be heard at this meeting and not be continued.

ITEM-2B: DIRECTOR'S REPORT

Staff advised the Planning Commission of the completion and distribution of the second draft of the Zoning Code Update document. Staff also advised of a "Response to Comments" document which is available and will be provided to the Commission within the near future. Staff was requested to advise the Commission of the results of today's meeting in Balboa Park, i.e., community turn out, etc.

ITEM-3: THE VACATION OF STREETS AND ALLEYS WITHIN FOUR SITES IN MID-CITY AND SOUTHEAST SAN DIEGO COMMUNITY PLAN AREAS TO ACCOMMODATE THE CONSTRUCTION OF FOUR NEW PUBLIC SCHOOLS.

Joe Ecclesine presented Report to the Planning Commission No. P-95-146.

Testimony in favor by:

Mel Roop, Assistant Director of facilities for San Diego City Schools. Spoke to the timing and how the planning process works and how the San Diego School District has to choose a site first then plan for the street vacation. They are now going to bids for all the projects and hope that all the schools will open in September, 1997, as currently planned.

Michael Sprague, Clark Middle School. Advised that the City Heights planning group has approved these vacations and sites with some concerns: possible mitigation issues should include but not be limited to pedestrian crosswalks, stop signs surrounding the site and signaling certain intersections. The traffic

studies that were completed have to be reevaluated after the schools are built to take into consideration the increased number of traffic and students, etc.

Testimony in opposition by:

Mary Ann Eichhorn and Christa Beran. Representing John Eichhorn, property owner. Spoke to the vacation on 39th Street, Cesar Chavez Elementary School. Advised they were in opposition because of the potential for landlocking the property of Mr. Eichhorn. There has been discussion going on between Mr. Eichhorn and Cal Trans. Spoke to the agreement with Cal Trans in exchange for condemnation of the property, expecting Freeway -52- to go through. The agreement with Mr. Eichhorn was that there would be no landlocking, and that the alley on his property would be converted to a frontage road.

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Public testimony was concluded.

COMMISSION ACTION:

MOTION BY QUINN TO CONTINUE TO OCTOBER 5, 1995 AT 1:30 P.M. FOR ADDITIONAL INFORMATION FROM STAFF UPON WHICH TO MAKE A DECISION. Second by Anderson. Passed by a 5-0 vote with Vice-Chairperson McElliott not present and Commissioner White abstaining.

ITEM-4: SPRING CANYON; TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT RESOURCE PROTECTION ORDINANCE PERMIT NO. 94-0514.

Tracy Elliot-Yawn presented Report to the Planning Commission No. P-95-137. Ms. Elliot-Yawn noted that on Page 21 of the Design Guidelines, the maximum height of each home shall be 30 feet, not 32 feet.

Testimony in favor by:

Ed Struiksma, representing Retirement Security Care and Rick Engineering. Advised that they have the support of the Scripps Ranch Planning Group, as well as City staff. He has been involved with, and made presentations to the Planning Groups, and met with individuals, organizations, and groups within the

community. Discussed the entire project's history and planning process. Spoke to the grading issues on each pad.

Testimony in opposition by:

Charles Nelson, Whispering Ridge Homeowners. Gave background information on the area and this property in particular. Explained the fact that this property was always referred to as the "Doctor's Parcel", and the confusion caused of late referring to it as Spring Canyon and not Doctor's Parcels. This land was to remain the "jewel" of the area and their concern that a new developer will come in with different plans.

Kathy Mueller, North Ridge Homeowners. Recent member of the Scripps Ranch Planning Group. Reason she ran for election was that she attended a meeting of the planning group on another issue and that same night there happened to be a presentation by Mr. Struiksma on the Spring Canyon development, which she did not recognize by that name. Subsequently as it evolved she recognized that this was the Doctor's Parcel. She decided it was very important to represent the North Ridge community of Scripps Ranch at this meeting. She is on record for having voted against the recommendation of the Planning Group as the project stands.

Harry Guterman, Phil Gagnon and Frank Assaro, North Ridge Homeowners. Discussed the lot sizes in this development and feel they are not consistent with the lot sizes that North Ridge is. The minimum lot width of their development is 100 feet wide; the photoboards showed areas where the houses were under 100 feet; some are less than 70 feet and some less than 50 feet - that is not wide enough. Also discussed the setbacks on their properties, versus Spring Canyon.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION TO THE CITY COUNCIL WITH THE FOLLOWING CONDITIONS: THAT THE GARAGES BE SET BACK NO LESS THAN 20 FEET FROM THE BACK SIDEWALK AND WHERE THAT REQUIREMENT EFFECTS THE

BRUSH MANAGEMENT THAT THE SIDEWALK BECOMES CONTIGUOUS RATHER THAN NON-CONTIGUOUS TO GET THE ADDITIONAL FIVE FEET; INCLUDE A CONDITION THAT IDENTIFIES THE COST OF BIOLOGICAL MONITORING AND MAINTENANCE; TRANSITION LOTS TO HAVE THE 100 FOOT WIDTH TO MAINTAIN THE CONTINUITY OF ~~HOUSE-WIDTH~~ TO LOT WIDTH, ALONG THE ENTRY STREETS, WITH THE INTERIOR LOTS FOLLOWING THE VARIANCE OF THE RPO; INCLUDE A REVISION TO ATTACHMENTS 5 AND 6 WHERE THE NAME OF THE APPLICANT IS LISTED AS "RETIREMENT SECURITY CARE COMPANY", WITH REFERENCE MADE TO SOME OF THE PEOPLE INVOLVED WITH IT. THAT SAME REFERENCE SHOULD BE IN THE FRONT OF THE RESOLUTION, ATTACHMENT 4 AS WELL; RECOMMENDATION TO ALSO INCLUDE THE EDITORIAL MODIFICATIONS THAT WERE DISCUSSED DURING THE QUESTION AND ANSWER SESSION WITH STAFF PRIOR TO THE PUBLIC TESTIMONY. STAFF TO PROVIDE A DRAFT OF THE ABOVE REVISIONS TO THE COMMISSION BEFORE IT GOES BEFORE THE CITY COUNCIL. Second by Quinn. Passed by a 6-0 vote with Vice-Chairperson Elliott not present.

*to adjacent neighborhoods.

Revised 10/6/95
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ITEM-5: HERRIN RESIDENCE, TENTATIVE MAP AND COASTAL DEVELOPMENT PERMIT 94-0476.

Kevin Sullivan presented Report to the Planning Commission No. P-95-135.

Testimony in opposition by:

Bill Herrin, owner. The conditions to the permit are acceptable to him except for condition 13 on the tentative map which states that the subdivider shall dedicate additional right-of-way on Rosecrans Street to provide a 7 foot curb-to-property line distance satisfactory to the City Engineer. Originally they were informed that this land was deeded for future widening of Rosecrans Street; later they were told the land was deeded for Public utility expansion. They are requesting this condition be eliminated due to this new development.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION.
Second by Quinn. Passed by a 6-0 vote with Vice-
Chairperson McElliott not present.

ITEM-6: CUP AM AND RPO 90-1139 EL CAMINO MEMORIAL PARK.
Project was withdrawn; therefore no action was taken.

The Planning Commission was adjourned at 12:25 p.m. by
Chairperson Bernet.