

SABRE SPRINGS PLANNING GROUP

MINUTES July 18, 2001

CALL TO ORDER

The meeting was called to order by Chairman Rick Smith.

ROLL CALL

Carlene Baskevitch
Graham, Michael
Grover, Barbara
Marshall, Susan
Ohlson, Camille
Pedrin, Marian
Smith, Rick

APPROVAL OF MINUTES

Upon a motion by Carlene Baskevitch and a second by Michael Graham, the minutes from the June meeting were unanimously approved.

CHAIRMAN'S REPORT

Chairman Rick Smith reported on the following items and correspondence received:

- There will be (free) concerts in the park this summer.
- Received information from the CPC Committee regarding the City's street lighting system. Upon a motion by Barbara Grover and a second by Marian Pedrin, the Board voted 8-0 to send a letter to the City stating that the Board recommends leaving the lighting system as is.
- Rick and Camille attended several of the SR 56 value analysis meetings.
- The SR 67/125 Corridor Committee met to discuss improvements to the SR 67.
- Received information from the City related to the City of Villages concept.

POLICE REPORT

Officer Lennon provided a crime report for the month and discussed the BioTech conference that was held in San Diego. He explained that the event was a success and that there were no real law enforcement related problems during the week of the conference.

REPORT FROM COUNCIL DISTRICT 5 OFFICE

Nikki Balolong provided Planning Group letters with a copy of Councilmember Maienschein's June newsletter and reported that Mr. Maienschein had scheduled a meeting for July 30th at the Scripps Ranch library to discuss library related issues. The

Councilmember is also working to schedule a “community clean up” event for sometime in September.

COMMUNITY PLANNER’S REPORT

No report given.

COMMITTEE REPORTS

A. Miramar Flight Operations

Barbara Baker reported that the grand jury has proposed that the operations at Lindbergh Field be relocated to Miramar however that there are many technical reasons why this would not work, including the following:

- The marines have not indicated that they plan to move.
- This would add additional congestion to the I-15.
- The runway(s) would need to be redone.
- There would be terrible noise related issues.
- Environmental issues.
- Congressmen Cunningham and Hunter are both against this proposal.

B. Recreation Council

None.

OLD BUSINESS

A. Savannah Terraces

Dave Dunham, with Pardee Homes, updated the Group on the Savannah Terraces project, which was recently resubmitted to the City. Dave provided an overview of the issues raised by the Group at prior meetings and resulting revisions that had been made to the project design. Dave explained that the pedestrian trail has been redesigned so that it extends all the way around the project to Poway Road and that the design of the “corner element” and entry to the project had been enhanced. (Elements from the recreation building had been incorporated into the design of the corner area, which was also proposed to be heavily landscaped.)

Dave explained that the City’s Long Range Planning Department would like to see this project developed at higher densities than proposed by Pardee. Pardee proposes to build 289 class A apartment units, while the City would like for Pardee to build 352 units, the maximum allowed per the Sabre Springs Community Plan. Carlene Baskevitch explained that in order to build 352 units on the proposed site would require a redesign and a different product type (i.e. three story buildings with structured parking), which would not fit in with the character of the surrounding community.

Pardee has offered to build an additional 72 units on Parcel 16, (currently zoned as commercial) and thus provide the City with the additional units they desire. To this

point Pardee has been unable to secure a commercial buyer for this property. The City has rejected this offer stating that they would like for Parcel 16 to remain as commercial.

Planning Group members agreed that the proposed Savannah Terraces project should remain at its current density (289 units) however that Parcel 16 should be rezoned to residential (to allow for up to 72 additional units) and planned cohesively as a part of Savannah Terraces.

Upon a motion by Barbara Baker and a second by Marian Pedrin, the Board voted 7-0-1 to approve the project as presented (289 units, two story buildings, Class A product) with the exception of the design for the corner element, which should be revised and brought back to the Planning Group for final approval.

The Group also voted 7-0-1 (motion by Marian Pedrin, second by Barbara Grover) to request the initiation of a Community Plan amendment and rezone for Parcel 16 in order to allow for the development of medium density residential on this site. The Board requested that Parcel 16 be planned as part of the Savannah Terraces project.

NEW BUSINESS

A. Diversified Properties

A representative of Diversified Properties made a brief presentation related to a project that they are developing on Parcel #4 located at Sabre Springs Parkway and Evening Creek Drive. They requested that the Board take action on a drainage pipe scheduled to be removed along the Chicarita Trail that extends from the silt trap to Chicarita Creek. As the project was not listed on the meeting agenda, the Board was not authorized to take formal action. The Group did agree however to informally express their viewpoint on the issue to the City (via letter) noting that rather than remove the existing pipe, the developer should fill the pipe, seal, it, and leave it in place. It was the sentiment of the Board that this approach would be the most environmentally sensitive and would cause the least disturbance to the existing trail and creek.

PUBLIC INPUT

None.

ADJOURNMENT

Upon a motion by Carlene Baskevitch and a second by Marian Pedrin, the Board voted unanimously to adjourn the meeting.