

## **SABRE SPRINGS PLANNING GROUP**

### **MINUTES September 20, 2000**

#### **CALL TO ORDER**

The meeting was called to order by Chairman Rick Smith.

#### **ROLL CALL**

Baker, Barbara  
Baskevitch, Carlene  
Graham, Michael  
Grover, Barbara  
Pedrin, Marian  
Smith, Rick  
Ward, Downey  
Frost, Richard

#### **APPROVAL OF MINUTES**

Upon a motion by Marian Pedrin and a second by Barbara Grover, the minutes from the July meeting were unanimously approved.

#### **CHAIRMAN'S REPORT**

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

- New Planning Group members are required to attend a "Community Orientation Workshop" sponsored by the City. The next one is scheduled for Wednesday, September 27<sup>th</sup>, at the City Administration Building.
- Information from SANDAG appointment of Planning Group representatives to the Technical Advisory Committee for the Routes 67/125 Corridor Study.
- Draft City Council policy on neighborhood traffic calming.
- Invitations from MTDB to attend meetings to discuss transit issues. Planning Group members should contact Rick for further information.
- Draft Addendum to a Mitigated Negative Declaration for the Rancho Peñasquitos trail.

#### **POLICE REPORT**

Officer Lennon provided the Planning Group with a crime report for the month. He provided the Group with the profile of a man currently wanted by the Police Department for a violent crime in the Rancho Bernardo area.

Complaints regarding speeding in neighborhoods are on the rise. Officer Lennon noted that he would like to purchase a speed monitor advisory sign for each police storefront. These signs inform drivers of their speed without tying up an officer. Officer Lennon

noted that money has not been budgeted for these signs and asked community members to think about potential ideas for funding the purchase of these signs.

Officer Parpart reported on the new non-lethal defense “weapons” currently in use by the San Diego Police department including spike strips, air tasers, bean bag shot guns and 9 millimeter car beam rifles. It was noted that these non-lethal weapons are used only when there are support officers on the scene. They would not be used when a single officer is in a dangerous situation.

#### **REPORT FROM COUNCILMEMBER WARDEN’S OFFICE**

Tiffany Bromfield reported that Phil Blair had been voted in by the City Council to serve as the District 5 Representative through December 4<sup>th</sup>. He will spend the next week or so trying to get up to speed on City and community issues and will be meeting with community groups over the next several weeks. Tiffany reported that the “Slow Down, It’s Our Neighborhood” signs are now being kept at the police storefront.

Rick Smith noted that Tiffany had been had been promoted to Chief of Staff of the District 5 office.

#### **COMMITTEE REPORTS**

##### ***A. Miramar Flight Operations***

Barbara Baker reported that during the month of August, there was an average of two helicopter flights per day along the I-15 corridor. This number was down from 2.5 flights per day in June and July. Planning Group members noted that helicopter/jet noise had not been an issue lately. Recently there have been increased flights along the I-5 corridor. Residents in the coastal communities are not happy about this and would like to see some of these flights shifted back to the I-15 corridor.

Barbara also reported that the Blue Angels will be in San Diego for a week or so during October.

##### ***B. Recreation Council***

None.

#### **OLD BUSINESS**

##### ***A. None***

#### **NEW BUSINESS**

##### ***A. CCDC, Sheila Harden***

Sheila Harden with the Centre City Development Corporation (CCDC) briefly explained this organization’s mission and showed a video discussing the redevelopment activities taking place downtown. It was noted that CCDC was formed in 1975 and is responsible for a wide range of activities affecting downtown development including planning, zoning administration, property acquisition and disposition. CCDC also works with

developers and property owners concerning rehabilitation projects, new construction and public improvements. There are currently 106 redevelopment projects underway in downtown.

In response to questions from Planning Group members, Ms. Harden noted that the Convention Center should be completed by no later than the first half of 2002, and that there should be approximately 50,000 people living downtown by 2025. There are currently approximately 30,000 residents living in this area.

Ms. Harden explained that CCDC sponsors bus tours for community groups and individuals so that people can see for themselves the exciting things that are taking place downtown. She invited people to contact her if they are interested in signing up for a bus tour.

### ***B. Savannah Terraces, Pardee Homes***

Carlene Baskevitch introduced Dave Dunham with Pardee and Mike Wile with Rick Engineering to discuss the proposed Savannah Terraces project. Mr. Dunham explained that the project is located just east of Sabre Springs Parkway and North of Poway Road on parcels 15 –18. The project site is 31 acres. Pardee is proposing a 333-unit upscale apartment project that will offer several floor plans. A portion of this property is zoned as commercial, however Pardee has not had been able to attract a tenant(s) for this space. In order to develop this property as proposed the Community Plan will have to be amended.

Units will range in size from 1,000 – 1,350 square feet and will include a number of amenities including washer/dryers, fireplaces, ceiling fans, crown molding, and tile entries. Units will also come with one or two car garages. (Pardee will provide a total of 746 parking spaces, including garages. 691 spaces are required.) Rents will most likely range from \$1,500 - \$1,800 per month. The project will also include a swimming pool and spa, a recreation facility, business center, as well as tennis and racquetball courts. The buildings will be built in the Mediterranean style with clay tile roofs and will be elevated on all four sides.

The project will be gated, primarily to vehicular access, and will have a guard shack at each entrance. There will be pedestrian access all the way around the project, which will be open at all times. Pardee has worked to develop a grading plan that will maintain the natural land features. They would like to begin construction by June 2001.

Planning Group members were generally pleased with the project. They did however note that they were not fond of the name “Savannah Terraces”. Carlene Baskevitch explained that she would talk with Pardee’s marketing department about the possibility of changing the project name. In response to a question by Rick Smith, Mr. Dunham explained that Pardee would pay LLMD fees on a per lot basis. Finally, several of the Planning Board members noted that they would like to see the pedestrian walkway extend out of the project. Pardee representatives noted that they would like to see this as well, however that to date, the City has not agreed to this.

Upon a motion by Richard Frost and a second by Marian Pedrin, the Planning Group voted 4-3-1 to approve the project in concept as presented and to recommend moving forward with the initiation of the Community Plan amendment process. The Planning Group also requested that Pardee further study extending the pedestrian walkway around the eastern edge of the property.

**PUBLIC INPUT**

Kevin Guy introduced himself as the new planner for Sabre Springs and passed out his business cards.

**ADJOURNMENT**

Upon a motion by Downey Ward and a second by Richard Frost, the Board voted unanimously to adjourn the meeting.