

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
APRIL 13, 1995
AT 9:00 A.M.
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:09 a.m. The meeting was recessed at 12:05 p.m. and reconvened at 1:36 p.m. Chairperson Bernet adjourned the meeting at 4:16 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-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
Hal Valderhaug, Chief Deputy City Attorney-present
Tina Christiansen, Department Director-not present
Ed Oliva, Assistant Director, Development Services
Department-not present
Jeff Washington, Deputy Director, Long Range and Facilities
Planning-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.

Commissioner Quinn discussed the notice from the State Public Utilities Commission that they will be holding a hearing on April 28, 1995 to discuss issues associated with personal communications services. It was requested that staff would determine the time and place for this meeting and then decided if a representative from the Commission will attend.

Vice-Chairperson McElliott requested Development Services staff to provide a copy of the motion that was made on the Amendment to the Miramar Ranch North Project.

Commissioner Skorepa reported on a meeting that she and Commissioner Quinn had with the City Manager regarding the 1996 budget and discussed the following topics: Neighborhood Code Compliance to stay in a well-financed position; Development Services Department - the need to upgrade the technology; Planning Department - severe cuts and reshifting within this department and the implications to the communities. Requested specific attention be given to fully funding the work plan. Requested an increase in the budget for Community Planners, or someway of assuring the community planning groups that they will have more contact with planners. Discussed the need for a closer working relationship between DSD and Planning so when permits are brought before the Commission that attention has been paid to the Community Plan in that area.

ITEM-2: APPROVAL OF THE MINUTES OF MARCH 30, 1995.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE. - Second by Skorepa. Passed by a 7-0 vote.

ITEM-2A: DIRECTOR'S REPORT

Ernie Freeman, Director reported on the following: copies of the Consolidated Submission for Federal Community Development Planning and Development Programs will be left in the Commissioner's office, along with the Housing Element Plan.

There is going to a be a Mission Valley Community Facilities forum on Thursday evening, April 13, 1995.

Copies of the Planning Department's brochure was distributed.

ITEM-3: SAN PASQUAL VALLEY PLAN UPDATE AND PUBLIC FACILITIES FINANCING PLAN.

Charles Studen and Bernie Turgeon presented Report to the Planning Commission No. P-95-054.

Testimony in opposition by:

Matt Whitman, Chairman San Pasqual, Lake Hodges Planning Group. Advised that this group is against this proposed plan; against the Cloverdale Development and are in favor of the other three developments. The Proposed trails - good compromises with the River Park and trail locations are in good positions. Would like to see Highland Valley Road reduced to a two-road collector. The water quality issue is also good, but would like to see the organic farming changed to sustainable farming.

Charles Jacobs, representing Rancho Bernardo Planning Board and San Pasqual Planning Group. The proposal to widen Highland Valley Road to three lanes is not a good plan. Three lane roads are extremely unsafe. The most anticipated travel would be to and from Ramona and I-15 corridor. Do not widen this road as it is unnecessary. Opposes all development regarding commercialization.

Joyce Tavrow, Ranch Bernardo Community Planning Board. Thanked the Commission for their insightful questions at the previous hearing. They have reviewed the EIR and the latest Gruen Gruen Report and agree unanimously to support the no-phase shift alternative.

Charles Grimm, City of Escondido. Reiterated Escondido's opposition to the introduction of new commercial areas at Via Rancho Parkway and also in the Cloverdale area. Spoke in opposition to certification of the EIR. Talked about the plan itself; the Environmental Impact report and general comments.

Norma Sullivan, San Diego Audubon Society. They are totally opposed to development of the 35 acre site. They would approve some development, particularly right near the Wild Animal Park, perhaps a hotel. No widening of Highland Valley Road; could see phasing out the polluting agriculture that is now in the valley.

Sylvia Hampton, League of Woman Voters of San Diego. The League supports the continuation of existing policies that preserve the San Pasqual Valley in order to optimize water quality and quantity, preserve agricultural lands, protect and restore sensitive biological habitats and preserve regional open space. They are opposed to any commercial as being inconsistent with these policies.

Karen Dowle, representing herself as a lease holder. Owner of farm stand across from the Wild Animal Park. They do understand that the animals needs to have a place to live and believe that commercial activities in the Valley would create great revenue for the City, and as a Planning Board Member they unanimously voted for this. Children often come out to their farm and learn a lot about agriculture and farming. She wants that to continue.

Al Tarvyd, attorney representing Mr. & Mrs. Konyn. Discussed the letter he distributed to the Commission, along with an aerial photo of his client's property. Requested change in language in the Community Plan which would permit either environmentally sensitive development by PRD or acquisition through condemnation. Also requested that the maps be changed to show A-1-10 zoning on privately held lands.

Dr. Florence Shipek, representing herself. Advisor to the JPA and San Pasqual Band of Mission Indians. Made general comments that the quality of the EIR has not improved in twenty years; they are a total waste of time and money. Biological, archeological, and historic material has been totally distorted in every one of these reports. If the overriding concern is

water quality, the only agriculture that should be allowed in that valley is certified organic which is the only sustainable agriculture on a long term basis that will not degrade the water quality.

The Planning Commission recessed at 10:55 a.m. and reconvened at 11:01 a.m.

Ramona Salisbury, San Dieguito River Valley Conservancy. This plan is seen as a regional issue. Since most of this valley is owned by the public, they are pleased with certain aspects of the plan that pertain to protection of core biological habitats, connections to wild life corridors. Appropriate agriculture uses are compatible with open space. The proposal to introduce over 325 acres of commercial development represents a major change in thinking from the vision put forth in the City's Progress Guide and General Plan.

Amy Jarlett, League of Women Voters. Traffic on San Pasqual Road is a hazard. It is a main access for people coming from San Diego to the Wild Animal Park, so presumably traffic will increase if this plan goes through. It's a two lane road with lots of bends and she would like to see what is proposed for that road.

Lucy Ayres, representing herself. Voiced the frustrations and fears of residents who use Via Rancho Parkway to get to the freeway. Asked the Commission to visualize the terrible traffic situation just to get to the freeway. Please do not approve this plan.

J.R. Wirthlin, representing AM-SOO. He and his father lease 300 acres in the valley. Spoke to the channel and the river. Every year will require less water to create more damage. You'll see sand deposits of two to four feet above what the base of the river was just last year. Comments about what agriculture does to the water quality. Urged the Commission to reconsider the plan on flood control which is better than nothing.

Richard Barber, Palomar Audubon Society. Read a position statement adopted by the Palomar Audubon Society at their last meeting. They support any changes that would improve water quality and protect natural habitat and retain the basic agriculture of the valley.

Judy Olsen, representing herself. Strongly supports everything that the League of Women Voters had to say and would like to challenge the information given that the people in Rancho Bernardo strongly support the Pinery Golf Range. Opposes any commercialization in the valley.

Janet Anderson, representing the Sierra Club. The Sierra Club is very supportive of the Plan, especially the preservation and restoration of the riparian habitats and the upland habitats. They do, however, question the advisability of the extensive commercial development that's being proposed.

Marc Lindshield, representing himself. Member of the San Pasqual Planning Board but speaking as a lessor of property in the Valley. Issues regarding the concept of commercialization in the Valley and how it relates to the surrounding area. Most of the commercial proposed is extremely compatible with the area.

Lee Okeson, past Chair of Rancho Bernardo Planning Board. Oppose the plan as recommended, but would support the no-shift alternative which would eliminate the commercial which doesn't make any sense. Tremendous amount of commercial in the I-15 corridor, Gruen and Gruen report bears this out. We should not have any commercialization in the Valley.

Brian Jenkins, Hahn Property Management Corporation, GM of North County Fair. Echoed what had been said previously regarding traffic congestion. In the nine years of experience at North County Fair, does not see the addition of another retail component doing anything more than congesting an already congested situation. All the retail uses cited in the Gruen Gruen Report are basically represented within five minutes driving time of North County Fair.

David Thiele, representing himself. Spoke about the view from his home of the San Pasqual Valley looking toward the East. Addressed the widening of Highland Valley Road, which he is opposed to as it will impact his property from a noise and visual aspect.

Charlie Janciz, representing Pinery Tree Farms. Main concern is flood control- the plan proposes a forty foot maintenance channel in San Pasqual Valley, but in his area of concern, there's no plan for a channel proposed. This area will be wiped out if a flood should occur and if the plan passes as proposed.

Dave Dollins, representing Sonata Homeowners Association. Speaking primarily on behalf of the members of their homeowners association which represents 89 units. The members are almost unanimously in opposition, specifically to the 35 acre development south of North County Fair.

Opal Trueblood, representing herself. Serves as Vice-chair of the Citizens Advisory Committee of the San Dieguito Valley Regional Open Space Park. This group voted to approve the JPA's staff recommendation which opposes several aspects of this plan. Emphasized several concerns about the design of the plan.

Betty W. McKittrick, representing herself. Her mailing address is Escondido, she lives in the County of San Diego and she was not allowed to vote on North County Fair. She lives directly across the street from San Diego. She has no voice. She opposes the expansion of the Orfila Vineyards because it changes the designation of the property completely; the proposed will not be that of an agricultural nature.

Robert Joyce, representing himself. With regard to the 35 acre development, stated, "if you build it they will come". We really don't need such a thing. All the proposed uses with regard to that land, are available to within five to ten minutes of the site that's being talked about. There's more than enough square footage of retail in this area - leave it alone, to not impact the beautiful Valley.

Bill Brammer, representing Be Wise Ranch. Discussed Dr. Shipek remarks regarding the environmental documents. In favor of the MSCP in wild life corridors but we have to look at the whole ecosystem and he is addressing the 100 acre squash property to take prime farm land to try to restore this back into coastal sage at this time is a great waste of money and imprudent decision.

Dorothy Tavui, representing San Pasqual Band of Mission Indians. They are in total opposition to the plan. San Pasqual was the American Indians original homeland and they have great concern for their culture and land that is there for their pueblos and for cemetery.

Stan Fiddelke, representing himself. Neighbor to the winery. Echoed the comments made about no commercialization as outlined in this plan. And he opposes the expansion to the winery because he feels it will be a hotel/motel complex and not a B&B.

Cliff Metzner, representing himself. Lives adjacent to the back of the winery in Escondido. Addressed the extension to the winery and can't understand how this can be done. On weekends, programs at the winery now resonate across the Valley and if they have a hotel put in what about all that noise. They have weddings, etc. and it's very noisy.

Testimony in favor by:

Bob Wells, representing himself. When he became involved in the Pinery Golf Range there were many in Rancho Bernardo were intending to vote no on the entire plan not knowing what the real information concerning the range really was. Recently did a mailing in the area explaining the range, and found there is now an overwhelming desire to have this golf range.

Hank Matthews, representing Pinery Golf. He's a partner in this golf project and addressed the question of need. Described how this golf course is a unique product and in their research determined who wanted to play golf and whether or not that had the time or money. Their product allows everyone to play within their means and in a shorter period of time.

Alesandro Orfila, owner of Orfila Vineyards. Explained the plans he has to expand the winery to a B&B, restaurants - mission like - and keep it beautiful. He only wants to improve this property and not have more traffic, etc.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE SAN PASQUAL VALLEY PLAN WITH THE FOLLOWING REVISIONS:

1. THE NO PHASE-SHIFT ALTERNATIVE WITH SCENARIO "A", THAT IS RETAINING AGRICULTURAL DESIGNATION ON CLOVERLEAF AND THE WINERY SITE.
2. RECOMMEND NO BED & BREAKFAST USE ON THAT SITE.
3. RECOMMEND RETAINING THE SQUASH FARMS SITE IN AGRICULTURAL USE WITH THE PROPOSED ORGANIC GARDENING.
4. SUPPORT NO WIDENING OF CLOVERDALE BEYOND TWO LANES, AND REALIGN THE INTERSECTION TO PREVENT THIS WIDENING.
5. SUPPORT WIDENING HIGHLAND VALLEY TO A MODIFIED TWO LANE STREET, WITH THE TURN POCKETS AT APPROPRIATE INTERSECTIONS.
6. STRONGLY ENCOURAGE WATER UTILITIES DEPARTMENT, OR WHOMEVER IS RESPONSIBLE, TO DO A CULTURAL SURVEY IN THE PLAN AREA AS QUICKLY AS POSSIBLE.
7. NO GOLF DRIVING RANGE ON THE PINERY TREE FARM SITE. THE LAND USE MAP WILL BE CHANGED SO THAT IT SHOWS THE SITE FOR AGRICULTURE. IN THE PLAN ON PAGE 67, UNDER NO. 3 PINERY TREE FARM, ANY REFERENCE TO A DEVELOPMENT OF A GOLF DRIVING RANGE WILL BE DELETED, HOWEVER, LANGUAGE TO THE EFFECT THAT A CONDITIONAL USE PERMIT FOR ANY COMMERCIAL/RECREATIONAL USE ON THIS SITE CAN BE APPLIED FOR WILL BE ADDED.

STAFF WAS DIRECTED TO BRING BACK THE RESOLUTION LANGUAGE FOR THE COMMISSION'S REVIEW THAT WILL BE TAKEN TO THE CITY COUNCIL. Second by White. Passed by a 7-0 vote.

MOTION BY NEILS TO AMEND THE MAIN MOTION TO DIRECT THAT THE "KONYN GRASS LAND" BE EXCLUDED FROM THE PORTION OF THE PROPERTY THAT IS IDENTIFIED TO BE TAKEN FOR HABITAT. Second by Skorepa. Failed by the following vote: Yea-McElliott, Skorepa, Neils; Nays-Anderson, Quinn, White, Bernet.

MOTION BY NEILS TO AMEND THE MAIN MOTION TO ALLOW AUTHORIZATION FOR A BED AND BREAKFAST, BUT ADD ADDITIONAL LANGUAGE TO INDICATE A SIZE OF NOT TO EXCEED TWENTY FIVE ROOMS, AND A RESTAURANT FACILITY THAT IS AN ADJUNCT TO THAT KIND OF A B&B. Second by Bernet. Failed by the following vote: Yea-McElliott, Neils, Bernet; Nays-Skorepa, Anderson, Quinn, White.

ITEM-4: INITIATION OF AN AMENDMENT TO THE NEIGHBORHOOD 4A PRECISE PLAN - CARMEL VALLEY COMMUNITY PLAN, PROGRESS GUIDE AND GENERAL PLAN.

Rachel Hurst presented Report to the Planning Commission No. P-95-957.

No one present to speak.

COMMISSION ACTION:

MOTION BY McELLIOTT TO APPROVE THE INITIATION AND DENY THE REQUEST TO WAIVE THE CONSOLIDATED HEARING DATE. Second by Skorepa. Passed by a 7-0 vote.

ITEM-5: INITIATION OF AN AMENDMENT TO THE COSTA VERDE SPECIFIC PLAN - UNIVERSITY COMMUNITY PLAN: PROGRESS GUIDE AND GENERAL PLAN.

Mike Westlake presented Report the Planning Commission No. P-95-062. Mr. Westlake read into the record a correction to the Planning Report which states that the applicant has requested a waiver from the consolidated hearing requirement, but in fact they have not

requested this; therefore the Commission does not have to take action on that aspect.

Testimony in favor by:

Paul Robinson, representing GSC Realty Company. GSC supports this request however GSC has entered into escrow with Borders Book store or a purchase of the hotel site at Costa Verde. Requested the Commission to include in this initiation the hotel site which will change the use from hotel to a Borders Book store and maybe a restaurant.

Mike Dunham, California Pacific Homes, the applicant. Supports the initiation.

COMMISSION ACTION:

MOTION BY SKOREPA TO MOVE APPROVAL OF THE INITIATION WITH THE ADDITION OF THE COSTA VERDE HOTEL SITE.
Second by Anderson. Passed by a 7-0 vote.

The Planning Commission was adjourned at 4:16 p.m. by Chairperson Bernet.