

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
SEPTEMBER 17, 1992  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:10 a.m.  
The Planning Commission adjourned at 5:05 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Ralph Pesqueira-not present  
Commissioner Lynn Benn-present  
Commissioner Scott Bernet-present  
Commissioner Verna Quinn-present  
Commissioner Edward Reynolds-present  
Ernest Freeman, Planning Director-present  
George Arimes, Assistant Planning Director-present  
Michael J. Stepner, City Architect-present  
Janis Sammartino, Chief Deputy City Attorney-present  
Rachel Hurst, Principal Planner,  
Community Planning-present  
Betsy McCullough, Principal Planner,  
Community Planning-present  
Tom Story, Deputy Planning Director, Development and  
Environmental Planning-present  
Jeff Strohming, Engineering and Development-present  
Jeannette Santos, Recorder-present  
Catherine Meyer, Recorder-present

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ITEM-1 ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

COMMISSION ACTION

No one appeared to speak at this time.

ITEM-2 APPROVAL OF MINUTES OF SEPTEMBER 10, 1992.

This item removed from agenda and will be heard on September 24, 1992.

ITEM-3 KEARNY MESA COMMUNITY PLAN AND IMPLEMENTATION PROGRAM.  
& 3A PUBLIC FACILITIES FINANCING PLAN - KEARNY MESA.

Chairman ZoBell abstaining from Items 3 and 3A. Commissioner Bernet chaired meeting.

Commissioner Benn stated did not receive a copy of the Planning Report for Kearny Mesa, but did received the other documents relating to these items.

Commissioner Bernet said there are 4 commissioners present and will have full commission present on October 15, 1992, if need to continue.

Deputy City Attorney, Janis Sammartino stated, take public testimony, continue hearing next week or when there will be more commissioners present.

**CHRIS JACOBS** presented Planning Department Report No. P-92-191.

**GARY HESS** presented Facilities Financing and Planning Department Report No. P-92-194.

**KATHY GAUSTAD**, Chair of the Serra Mesa Planning Group, and the Committee for Land Use and Planning for the Serra Mesa Community Council. She spoke in support of the Kearny Mesa Plan, that this plan was part of Serra Mesa; for a plan to work regarding traffic problems. Ms. Gaustad addressed a concern for the Kearny Villa and Aero Drive siting, to change to general commercial and we object to that.

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**WILLIAM REAVEY** on behalf of Hallwood Realty Corporation, agent for EQUITEC/San Diego of property located at 8555 Aero Drive, spoke in favor of the plan. He said that this particular property be included as part of the rezoning implementation for the change in the community plan, that this be changed to CO and appropriate for the uses in the area, submitted a letter dated September 17, 1992.

**STEVEN BURK**, Vice Chairman for the Kearny Mesa Planning Group requested that this item be continued to September 24, 1992.

These items continued to September 24, 1992 at 9:00 a.m. and public testimony will be taken.

Chairman ZoBell assumed chair of the meeting.

ITEM-4  
& 4A

AMENDMENT AND BIENNIAL REVIEW COASTAL DEVELOPMENT AND CONDITIONAL USE PERMITS NO. 92-0136. PACIFIC FURLOUGH FACILITY. ADDENDUM TO ENVIRONMENTAL NEGATIVE DECLARATION NO. 92-0136. PROJECT DESCRIPTION: PRIVATE WORK FURLOUGH FACILITY. LEGAL: REED & HUBBELS ADD., BLK 19 LOT 13-24 MAP 327. LOCATION: 2727 BOSTON AVENUE BETWEEN: MAIN STREET AND: NEWTON AVENUE. ZONE: BLPD \*AREA. APPLICANT: SIRAAJ ENTERPRISES, INC.

**JUDY BRASWELL** presented Planning Department Report No. P-92-204.

**MICHAEL ANDERSON**, representing the owner and applicant spoke in support of the amendment, gave a brief background of the project. Mr. Anderson presented photos and distributed letters from adjacent property owners, tenants and neighbors in favor of the amendment dated September 17, 1992.

Mr. Anderson addressed the issues to Item 15 about training, have been certified by the state, and the state's standards be reflected in the CUP in terms of their monitors and custodial officers. Item 21 needs clarification, the language does not read correctly in the last sentence, but understand and in agreement. Item 37 would like to add these cases and would be reviewed on a case-by-case basis similar to the County Probation and work furlough systems. Mr. Anderson addressed the issues on height and correctional facility.

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**ERNIE WRIGHT, BASSMA GLASEE, TRACEY SMITH, SINCLAIR BEAN, STEVE OVERSTREET and CAREY WATKINS** in support of the amendment yielded their time to Michael Anderson.

**REYNALDO PISANO** on behalf of Southeast San Diego Development Committee had some concerns regarding the amendment to the CUP, the violations of May, 1990, offenders of violent and sex crimes. What procedures has the City take so this would not occur; confirming quarterly reports that are submitted by Pacific Furlough Facility? Offenders who have been convicted of Federal or State crimes? Who will Administrator and supervise the facility?

Public testimony was closed.

**COMMISSION ACTION**

On motion of **EDWARD REYNOLDS**, seconded by **SCOTT BERNET**, the Commission voted 3-2 (**BENN** and **QUINN** voting in the negative with **PESQUEIRA** not present) to support staff recommendation with modification to Item No. 15, the third sentence there should be a minimum of 4 uniform custodial officers; Item 21, if the County establishes a process, then the applicant has 6 months to enter into a contract, and; Item 37, the applicant go through the County Probation screening for work furlough eligibility to be eligible for work furlough according to their criteria that is established. This motion failed not having 4 affirmative votes.

Mr. Anderson requested that the Commission change their motion to deny and move forward.

Chairman ZoBell stated when the Mayor decides to appoint a new commissioner, there will be 6 Commissioners present on October 15, 1992. A couple of weeks ago several Commissioners including myself changed our votes to moved an item forward, and do not want to do it again.

Michael Anderson requested that this item be continued to September 24, 1992.

This item trailed to September 24, 1992 at 9:00 a.m.

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Catherine Meyer continued recordation of minutes.

ITEM-5      CONDITIONAL USE PERMIT NO. 92-0405.    YOUTH STATION.  
PROJECT DESCRIPTION:   SOCIAL SERVICE AGENCY IN EXIST  
BLDG.   NEGATIVE DECLARATION NO. 92-0405. LEGAL: LOTS 13-  
16 BLOCK 9, CITY HTS ANNEX #1 MAP 1027.   LOCATION: 3743  
HIGHLAND AVENUE BETWEEN:   WIGHTMAN STREET AND:   LANDIS  
STREET.   APPLICANT:   RACHEL ORTIZ.

JIM RODGERS presented Planning Department Report No. P-  
92-193.

RACHEL ORTIZ, representing the applicant stated that this  
is a non-profit corporation like the Boy's and Girl's  
Club.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by KARL ZOBELL, the  
Commission voted 5-0 (PESQUEIRA not present) to approve  
Conditional Use Permit and Certification of the Negative  
Declaration No. 92-0405.

ITEM-6      CONDITIONAL USE PERMIT NO. 92-0441.    CRASH RESIDENTIAL  
CARE FACILITY.   NEGATIVE DECLARATION NO. 92-0441. PROJECT  
DESCRIPTION:   50 BED RES. CARE FAC. IN EXIST. BLDGS.  
LEGAL:   PORT OF BLK 33 PORT OF CLOSED STREET & PORT OF  
BLK C.   LOCATION:   4890 67TH STREET BETWEEN:   EL CAJON  
BLVD. AND: AMHERST STREET.   APPLICANT:   CRASH, INC.

JIM RODGERS presented Planning Department Report No. P-  
92-192.

BARRY SCHULTZ, representing the applicant, CRASH, INC.,  
presented the reasons that this permit should be granted;  
that it is a drug rehabilitation, not a de-tox center;  
all clients must be drug free at time of admittance; the  
permit is in compliance with the Municipal Code  
regulations and criteria, the residential care facility  
ordinance and it has been brought up to standard for  
compliance with the neighborhood. It has been given a  
Negative Declaration and will not have any adverse  
impacts on the neighborhood.

DAVID REITEN, also representing the applicant, concurred  
with the statements made by Mr. Schultz.

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**NELLIE FOLTZ**, an adjacent property owner stated that the facility will have safety and traffic impacts on the neighborhood and encourage drug deal and prostitution.

**JAMES RENZI**, an adjacent property owner stated his concerns with the issues of traffic and safety.

**GABRIEL BENRUBI**, an adjacent property owner stated that he concurred with the previous speakers and concerned about the crime and gang activity.

**BRIAN MARTINS**, an adjacent property owner had concerns with the drainage issues and health and safety impact.

**JENNIFER FITZ**, an adjacent property owner and speaking for other neighbors on her block who could not be present today, stated that they do not feel that this project is compatible with existing use in the neighborhood and that are safety and traffic impacts.

**BILL MARTIN**, an adjacent property owner, spoke in opposition to the lack of compatibility and changing the character of the neighborhood.

Jeannette Santos continued recordation of minutes.

**JoAnn ROLLINGER**, representing the residents in the area and spoke in opposition to the negative declaration regarding the timeframe, sent out on August 11th and due August 31, 1992 not possible for a community council to respond to.

Public testimony was closed.

**COMMISSION ACTION**

On motion of **LYNN BENN**, seconded by **EDWARD REYNOLDS**, the Commission voted 4-1 (**BERNET** voting in the negative with **PESQUEIRA** not present) to deny permit and not certify Negative Declaration No. 92-0441.

**RECESS, RECONVENE**

The Planning Commission recessed at 11:30 a.m. and reconvened at 11:35 a.m.

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ITEM-7      CONDITIONAL USE PERMIT NO. 92-0381.   US WEST EAST SAN DIEGO.   NEGATIVE DECLARATION NO. 92-0381.   LOCATION: 3180 UNIVERSITY AVENUE BETWEEN: IOWA STREET AND: 32ND STREET:   APPLICANT: US WEST CELLULAR OF CALIFORNIAN INC.

Commissioner Quinn abstaining from this item.

COREY BRAUN presented Planning Department Report No. P-92-216.

No one spoke in opposition to this item.

Public testimony was closed.

**COMMISSION ACTION**

On motion of EDWARD REYNOLDS, seconded by SCOTT BERNET, the Commission voted 4-0 (QUINN abstaining with PESQUEIRA not present) to approve staff recommendation, and recommend approval to City Council.

ITEM-8  
8A, 8B  
& 8C

CONDITIONAL USE/PLANNED INDUSTRIAL DEVELOPMENT/REZONE AND TENTATIVE MAP PERMIT NO. 91-0700. TRW RANCHO CARMEL. PROJECT DESCRIPTION: RESUB. 2-MAPS/REZONE/PID AMENDMENTS. LEGAL: LOT 4, BERN. HGTS, PH.V MAP 10444; LOT 1 MAP 10417. LOCATION: RANCHO CARMEL DRIVE BETWEEN: AVENUE OF SCIENCE AND: INNOVATION DRIVE. ZONE: M-LI TO M-LI M-1B. APPLICANT: TRW INC. (OHIO CORP.)

GLEN GARGAS presented Planning Department Report No. P-92-215.

No one spoke in opposition to this item.

Public testimony was closed.

**COMMISSION ACTION**

On motion of EDWARD REYNOLDS, seconded by KARL ZOBELL, the Commission voted 5-0 (PESQUEIRA not present) to approve as amended to Items 18A and B should be duplicated in the tentative map conditions for 8 and 9; Item 10 duplicated in the PID as Item No. 23, has on it satisfactory to the Planning Director, the other to the City Engineer change to satisfactory both to the Planning Director and City Engineer; approval of Conditional Use Permit, Planned Industrial Development and rezone amendments and recommend to City Council.

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ITEM-9 BLACK MOUNTAIN RANCH - INITIATION OF DEVELOPMENT AGREEMENT.

TOM STORY presented Planning Department Report No. P-92-189.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by VERNA QUINN, the Commission voted 5-0 (PESQUEIRA not present) to approve and initiate Development Agreement.

Chairman ZoBell and Commissioners discussed the environmental document and planning reports.

Tom Story, Deputy Planning Director explained only for the first public hearing environmental documents will be sent out 14 days prior to hearing.

**RECESS, RECONVENE**

The Planning Commission recessed at 11:45 a.m. and reconvened at 1:35 p.m.

ITEM-10 NORTH CITY FUTURE URBANIZING AREA FRAMEWORK PLAN.

This item continued from September 10, 1992.

BETSY McCULLOUGH gave a brief update of the September 10, 1992 hearing.

MIRIAM KIRSHNER presented Planning Department Report No. P-92-195.

LINDA MICHAEL, representing the Serra Club, spoke on the requirements for threshold determination, which Council Policy 600-30 calls for. One of the actions is to amend 600-30, and yet Proposition A states that in addition to a phaseshift going to the voters any amendments relating to the future urbanizing area would need to be either stronger or neutral language.



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**ANDREW WAHLBERG**, addressed the issue of 1 unit per 4 acres, where does that leave him, he has 2.2 acres.

Chairman ZOBELL said has the right to build 1 unit on this piece of property.

**MICHAEL MCDAY**, addressed the environmental impact report, where does that stand in the process, will it come before Planning Commission or directly to City Council?

**BETSY McCULLOUGH**, stated has been completed according to CEQA and distributed to the Planning Commissioners.

**NICK DeLORENZO**, Chair of the Citizens Advisory Committee, spoke in support of a framework plan should be adopted.

**COMMISSION ACTION**

On motion of **SCOTT BERNET**, seconded by **KARL ZOBELL**, the Commission voted 5-0 (**PESQUEIRA** not present) that a Framework Plan for the North City Future Urbanizing Area is needed and should be considered for adoption at this time.

**LEE RENS**, spoke in opposition stating he has property located within Area 5 which is in the Environmental Tier. How will we compensated for that particularly property which is being taken away from them?

**KAREN SCARBOURGH**, representing C-3 and in support of Commissioner Quinn's motion.

**LINDA MICHAEL**, representing the Serra Club, stated that the Environmental Tier was the foundation in which the Framework Plan is to be constructed.

**RUTH MERILL**, representing the League of Women Voters and said a letter sent to the Planning Commission that the Environmental Tier be separated.

**MICK TOMALCZYK**, representing Lin/Kasai properties said our main concern is environmental tiers through our subject property showing an open space connection that really does not connect. Our property is developed currently around the southern and western portions. Would like to have flexibility in the environmental tier.

**ROBERT BARCAEWSKI**, spoke in support of Mr. Tomalczyk, has 20 to 31 acres in that area that it should be excluded.

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**SHARON MOUNTS**, spoke in support of the preservation of the Environmental Tier.

**JOHN DeBEVOISE**, one of the owners of the property at the extreme eastern part in the future urbanizing area. He said how rigid will the open space boundaries be, according to what map? Mr. DeBevoise presented and distributed a letter from his daughter Anne DeBevoise stating their needs.

**OLGA MERVYNNE** spoke in opposition to the Framework Plan stating that her land of 80-acres has been designated entirely as Open Space and the value of the property will go down.

**STEPHEN COURY**, representing members of the Alliance of Property Owners, an organization of 50 property owners who own approximately 9,500-acres out 12,000-acres in the future urbanizing area. He spoke in support environmental and preservation interest, transportation system and public facilities.

**RAY COLLINS**, representing the San Dieguito Partnership. He had concerns about the impact of this environmental tier on property owners.

**MICHAEL MCDAY** spoke in support of the Environmental Tier and should be considered.

Public testimony was closed.

**COMMISSION ACTION**

On motion of **VERNA QUINN**, seconded by **SCOTT BERNET**, the Commission voted 5-0 (**PESQUEIRA** not present) to adopt the Environmental Tier depicted in the Framework Plan should be adopted as part of the Framework Plan or independently.

**RECESS, RECONVENE**

The Planning Commission recessed at 3:25 p.m. and reconvened at 3:35 p.m.

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**SCOTT HARVEY**, on behalf of the Fairbanks Ranch Association. He stated the impacts on surrounding communities is very important. The question of developing a financing plan is the key. We encourage that you get expedite the planning of the financing plans particularly for the circulation element because it is absolutely essential for our community.

**LINDA MICHAEL**, representing the Serra Club. The issue of facilities financing is critical, a critical component to establishing a financing plan for the future urbanizing area.

**ERIC HALL** with the San Dieguito High School District. A school facilities financing plan is critical. The development of a large piece of property would generate 6,000 students and the need of 10 schools. support of a facilities Master Plan for schools. and in place prior to January 1, 1993.

**NICK DeLORENZO**, representing CAC in support of the concept of the facilities financing plan.

**COMMISSION ACTION**

On motion of **SCOTT BERNET**, seconded by **KARL ZOBELL**, the Commission voted 5-0 (**PESQUEIRA** not present) recommend to City Council to approve the Subarea plans, a Public Facilities Financing Plan, and a School Facilities Master Plan should be prepared following adoption of the Framework Plan and prior to a public vote on a phase shift. Regional facilities should be considered in the financing plan.

**PROFESSOR T. C. HU**, owner of a 20 acre requested low density residential.

**MIRIAM KIRSHNER** gave a brief update on the framework plan is a general plan amendment, a general land use map and the plan states there would be refinements to both the land use designations and environmental tier through more detailed planning.

**NICK DeLORENZO**, Chair of Citizens Advisory Committee stated the City change the exhibit that be parcels be able to be evaluated at a subarea plan, specific sites should be considered for alternate uses during subarea plans for both density and land use.

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**LINDA MICHAEL**, representing the Serra Club, stated the overall density as proposed by the Framework Plan, the density is based on transit oriented development. To have a plan that fits the environment, and not affect the surroundings communities or the city.

**JOYCE CUTLER SHAW**, representing herself and husband, own approximately 200 acres in the NCFUA, Subarea 5. She stated have been following the Manager's Report P 92-280 of March 26, 1992, the August and September additions for the Framework Plans, and the recent copy of the NCFUA Environmental Report, that the August and September Final Draft contains many changes, and there are many flaws. The draft Framework Plan and EIR to deny the reasonable use of their property, the September 1992 draft of the plan designates our property as state residential .25 dwellings per acre. We supported the previous low density designation, dated March 26, an density of 3 dwelling acres. Requested the revisions we suggest is appropriate and include before the plan is adopted.

**JEFF BARFIELD**, representing the Slauter property, which is in Subarea 5. He stated the overall density in Subarea 5 is to low, 71% of the land is classified as environmental tier, and the balance 38% is state 1 BU per 4 acres. The overall framework sets density at rural level, we do believe at urban level. Prohibits our project over 50% of our property that is not eligible for transfer, but assigned ET not allowed to transfer any units at any density out of that area onto our development envelopes needs to be addressed at the policy level. adjustments in the subarea planning area process needs to be made and emphasized at this time.

**SCOTT HARVEY**, on behalf of Fairbanks, and supported the addition of D made by Chairman ZoBell. He suggested if changing Subarea B and C of 2, the terms of the general mix, in the general distribution, seems to him may make sense talking about now increasing or lowering the density, change subarea 2A to read the overall density is generally appropriate.

**MIKE TOMACHEK**, Estrada Land Planning, stated in agreement with the amended motion that was presented.

**TOM BILHORN**, member of the present CAC and past Chair of CAC and Rancho Bernardo Planning Board. He spoke in favor of the Framework Plan, Environmental Tier, density and traffic transportation.

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**BILL WATSON** addressed concerns about traffic in the NCFUA. State Route 56 will operate at level of service E which is capacity, I-5 and 15 freeways will operate level of service F worst traffic condition. I-5 will operate at level of service F.

**JOHN DeBEVOISE** asked a question if this plan is adopted by the City Council is it then becomes a change in the General Plan? Then if this plan provides for future changes by subarea planning will that require City Council action, a vote of the people or can it be all done without those procedural steps?

**MIRIAM KIRSHNER** said modifications to the land use plans to occur during subarea planning, those subarea plans would amend the framework plan which in turn amends the general plan. We are proposing in the plan that the Phaseshift be presented to the voters comprehensively if you were proposing a change subsequent to that time probably you would not need voter approval again.

**STEVEN COREY**, representing the Alliance of Property Owners. He requested that the actions taken by the Planning Commission be forward to City Council for hearing of September 21, 1992.

**Chairman ZoBELL** stated a Commissioner has to leave at 4:30 pm. and we are unable to vote a majority vote on the remaining items, and to continue before.

**SHANNON MOUNT**, representing residents in the Santa Fe Hills, addressed their concerns about the density being proposed under the Framework Plan, we believe it is way to high, especially in view the 1 for 4, 1 per 10 zoning. This would negatively impact the circulation element of the surrounding area.

**NICK DeLORENZO**, Chair of CAC stated and presented a text of the comments and chart to the Planning Commission dated September 10, 1992 with minor modifications to the land use plan and adopt the CAC modifications.

A man from the audience expressed concerns about the CAC plan, and move forward staff recommendations on the plan.

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COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **VERNA QUINN**, the Commission voted 4-1 as amended by Chairman ZoBell (**BENN** voting in the negative with **PESQUEIRA** not present) the land use plan presented in the final draft Framework Plan should be adopted: a) The overall density is generally appropriate; b) The general mix of uses is appropriate; c) The general distribution of land uses and density is appropriate, and; d) Specific land use designations shall be deferred until adoption of subarea plans.

Chairman ZoBell stated only 4 Commissioners present.

**DAVID KADELL**, a property owner both in Subareas 4 and 5. He spoke in favor of the specific plan, and the environmental tier will be preserved.

**LOUIS WOLFSHEIMER** said that the Commission move forward this item to City Council on Monday, September 21, 1992.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **KARL ZOBELL**, the Commission voted 3-1 (**BENN** voting in the negative with **BERNET** and **PESQUEIRA** not present) a phase shift for the entire North City Future Urbanizing Area should be pursued, subject to any phasing requirements established in the Public Facilities Financing Plan. This motion failed not having 4 affirmative votes.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **LYNN BENN**, the Commission voted 4-0 (**BERNET** and **PESQUEIRA** not present) to continue to September 24, 1992 at 1:30 p.m. to complete Planning Commission Recommendations and none of the Commission Actions adopted go forward until the package is done.

ADJOURNMENT

The Commission adjourned at 5:05 p.m.