

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
SEPTEMBER 24, 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 3:15 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  
Betsy McCullough, Principal Planner,  
Community Planning-present  
Tom Story, Deputy Planning Director, Development and  
Environmental Planning-present  
Jeff Strohminger, 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.

**TOM STORY**, Deputy Planning Director discussed the need to provide to the Planning Commission with Environmental Reports, when the Planning Commission is the first public hearing. Discussed at the September 10, 1992 hearing.

The Commission agreed the environmental report will have a cover memo stating that this is an item scheduled two weeks in advance, and the report will follow the following week.

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

This item removed from the agenda and will be heard on October 1, 1992.

ITEM-3 STREET ACTION 92-512-000. THE VACATION OF A STREET RESERVATION AND SLOPE EASEMENTS, EAST OF NORTHSIDE DRIVE, IN PARCEL MAP 15626.

**JEFF STROHMINGER** presented Engineering and Department memorandum dated August 21, 1992.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **VERNA QUINN**, the Commission voted 5-0 (**PESQUEIRA** not present) to approve staff recommendation and recommend to City Council.

ITEM-4 CONDITIONAL USE PERMIT NO. 10-645-0. FENTON BATCH PLANT. PROJECT DESCRIPTION: OPERATE ASPHALT/CONCRETE BATCH PLANT: LEGAL: POR SEC 22 T18S R2W SBBM. LOCATION: HOLLISTER STREET BETWEEN: BEYER BLVD. AND: MAIN STREET. ZONE: \*FW. APPLICANT: H.G. FENTON MATERIAL COMPANY.

This item continued from the Planning Commission hearing of June 26, 1992. Staff was directed to further research whether or not a permit from the Air Pollution Control District and the California Department of Fish and Game is required for the existing operations.

**JUDY BRASWELL** presented Planning Department Report No. P-92-203.

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**TOM STORY**, Deputy Planning Director stated Public Testimony was closed at the last hearing. It's the Chairman decision to reopen public testimony.

**Chairman ZOBELL** stated would like to reopen public testimony, and that staff recommended to continue this item for 6 months until they have all the facts.

**RUTH SCHNEIDER**, member of the Otay Mesa/Nestor Community Plan and Community Council Otay Mesa/Nestor area. She spoke in opposition to the amendment. Ms. Schneider stated was present at the 1981 and 82 Planning Commission hearing and they said no. She said have violated at least 10 of the conditions and presented a map to what is being done to the valley.

**LEE MOWERY**, member of the Otay Mesa/Nestor Planning Group representing 94 residents in the neighborhood and herself spoke in opposition and revocation to the amendment. She presented photographs sent to the Chairman, discussed the letter from the air pollution control district and planning department report, in 1982 was amended and those amendments does not show up in the current document.

**LINCOLN PICKARD**, Chair of the Otay Mesa/Nestor Planning Group. He spoke in opposition to the amendment.

**ALLEN JONES**, representing H.G. Fenton Material Company, spoke in support of the staff recommendation. He said have been working with city staff, APCD, California Department of Fish and Game, and Core of Engineers the last several months. We are not aware of any violations of the CUP, provided documentation to staff.

Public testimony was closed.

**COMMISSION ACTION**

On motion of **SCOTT BERNET**, seconded by, the Commission voted (**PESQUEIRA** not present) to approve staff recommendation. No second to this motion and failed.

On motion of **LYNN BENN**, seconded by **EDWARD REYNOLDS**, the Commission voted 3-2 (**BERNET** and **ZOBELL** voting in the negative with **PESQUEIRA** not present) to suspend all activities on the site until we hear from the different agencies. Motion amended to revoke based on condition 4.

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On motion of **SCOTT BERNET**, seconded by **KARL ZOBELL**, the Commission voted 4-1 (**QUINN** voting in the negative with **PESQUEIRA** not present) to continue to October 29, 1992 at 9:00 a.m. That staff review all the documents presented at today's hearing, call or write to APCD and Fish and Game, and provide information in violation of any of the conditions. Commissioner Quinn requested information on the underground tanks. Public testimony will be taken.

ITEM-5  
& 5A

CONDITIONAL USE PERMIT/COASTAL DEVELOPMENT PERMIT NO. 91-448. PACIFIC CENTER BOULEVARD ANTENNA. LEGAL DESCRIPTION: INSTALL GRD MOUNTED SATELLITE/ROOF. LOT 5, MCKELLAR CORP CENTER, MAP 11655. LOCATION: 5764 PACIFIC CENTER BLVD. NEAR: PACIFIC CENTER BLVD. APPLICANT: CABRILLO BROADCASTING CORPORATION. NEGATIVE DECLARATION NO. 91-0448.

**SHELLY KILBOURN** presented Planning Department Report No. P-92-199.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **EDWARD REYNOLDS**, the Commission voted 5-0 (**PESQUEIRA** not present) to approve and recommend to City Council.

**Catherine Meyer** continued recordation of minutes.

**Chairman ZOBELL** disqualified himself from Items 6, 7 and 7A. **Commissioner Scott Bernet** chaired the meeting.

ITEM-6

AMENDMENT TO MIRAMAR RANCH NORTH COMMUNITY PLAN AND TO PROGRESS GUIDE AND GENERAL PLAN. MIRAMAR RANCH NORTH PARK SCHOOL SWITCH AND 8A RECLASSIFICATION. ADDENDUM NO. 92-0387 TO SEIR NO. 89-0550 AND ADDENDUM NO. 92-0339 TO SEIR NO. 87-1087 AND 87-1088.

**CHARLES STUDEN** presented Planning Department Report No. P-92-214.

**BOB DINGEMAN**, Chair of the Miramar Ranch North Planning Committee, stated that the Committee has not yet formally met regarding this issue but it recommends that the Planning Commission consider this matter favorably.

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**MEL ROOP**, Assistant Director of the School District, requested approval as recommended by the staff for the school site.

**JIM DAWE**, representing the applicant, was present to answer questions and to request approval.

No one spoke in opposition to this item.

Public testimony was closed.

**COMMISSION ACTION**

On motion of **LYNN BENN**, seconded by **SCOTT BERNET**, the Commission voted 4-0 (**ZOBELL** abstaining with **PESQUEIRA** not present) to approve staff recommendation.

**RECESS, RECONVENE**

The Planning Commission recessed at 10:35 a.m. and reconvened at 10:40 a.m.

**Jeannette Santos** continued recordation of minutes.

**ITEM-7**      **KEARNY MESA COMMUNITY PLAN AND IMPLEMENTATION PROGRAM.**  
**& 7A**        **PUBLIC FACILITIES FINANCING PLAN-KEARNY MESA.**

This item continued from September 17, 1992.

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

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

**STEVEN BERG**, Vice Chairman of the Kearny Mesa Planning Group, in favor of the project, that we have been working on this project for eight years with staff.

**PAUL CRAWFORD**, representing the City of Property Department. The Property Department request that the Commission consider rezoning the City owned vacant lot, southeast corner of Aero Drive and Kearny Villa Road. The site is 2.88 acres and currently in the M-IP, be rezoned to M-1A. He addressed two other parcels located Aero Drive at I-15, currently zoned M-1A be retained, instead of M-1B.

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**JOSEPH HALL**, representing Solar Turbines, Inc. and Solar in favor of the revised plan with a recommended change to their property be rezoned from M-1B to MLI.

**MATT PETERSON**, representing numerous clients in favor of the project.

**REBECCA MICHAEL**, representing Coast Hawthorne Center Partners. She discussed the letter sent to the Commission, dated September 11, 1992, the location of this property is shown on the attachments. Ms. Michael stated that the M-1A zone and designate this parcel as general commercial be retained, opposed to the rezoning.

**JIM ZIMSKY**, one of the general partners of San Diego Hawthorne Center Partners developers of this center. He spoke in opposition to the non conforming usage, that be retained in the M-1A zone.

**BENNY MIAO**, owner of property located Convoy Court request that the property be retained M-1A instead of M-1B zone. He submitted a proposal, pictures and request to the Commission.

**JEFF STOKE**, representing an owner on Aero Drive. He stated that this property be rezoned from M-IP to CO, and submitted a letter dated September 23, 1992 requesting this change.

**ROY MILLENDER**, representing Kearny Lodge, spoke in opposition that the current zone of R1-20,000 be retained instead of M-1B, he submitted a letter dated September 15, 1992.

**DAVID SANDERFER** said had no objection to the plan, but had concerns about the EIR document, not certify the EIR. He submitted a letter dated September 24, 1992 to the Commission.

Public testimony was closed.

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COMMISSION ACTION

On motion LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (ZOBELL abstaining with PESQUEIRA not present) to approve and recommend to the City Council for adoption a) the draft Kearny Mesa Community Plan dated June, 1992; b) community plan modifications set forth in the September 1992 insert to the community plan and in the Planning Department memo dated 9/17/92; c) the two County sites to be designated for Institutional (County) use on the recommended Kearny Mesa land use plan; d) an amendment to the Serra Mesa Community Plan to separate it from the Regional Employment Center of Kearny Mesa; e) the Progress Guide and General Plan for the City of San Diego to incorporate the proposed Kearny Mesa Community Plan; f) the Kearny Lodge Mobile Home Park site located remain zoned R-1-2000 and A-1-10, with the Mobile Home Park Overlay Zone; g) the Kearny Mesa Public Facilities Financing Plan; h) reviewed and certify the Environmental Reports; and i) the Solar Turbines, Inc. at a later date for the MLI zone.

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 2-2 (QUINN and REYNOLDS voting in the negative, ZOBELL abstaining with PESQUEIRA not present) to approve staff recommendation that Hawthorne to move to M-1B. This motion failed not having 4 affirmative votes.

On motion of VERNA QUINN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (ZOBELL abstaining with PESQUEIRA not present) to approve staff recommendation on Hawthorne.

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 4-0 (ZOBELL abstaining with PESQUEIRA not present) for staff to review the community question about the percentage or allocation to Stonecrest versus the general facilities on Daly Center Drive.

Chairman ZOBELL resumed chair of the meeting.

ITEM-8  
& 8A

COASTAL DEVELOPMENT/CONDITIONAL USE PERMIT NO. 92-0136.  
PACIFIC FURLOUGH FACILITY AMENDMENT.

This item continued from September 17, 1992, Planning Commission Meeting.

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

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**MICHEL ANDERSON**, representing applicant, presented a letter dated September 3, 1992 from Rich Robinson of the County of San Diego.

Public testimony was closed.

**COMMISSION ACTION**

On motion of **SCOTT BERNET**, seconded by **EDWARD REYNOLDS**, the Commission voted 3-2 (**BENN** and **QUINN** voting in the negative with **PESQUEIRA** not present) accept Furlough Review Office be established and the amendment to increase the number of beds cannot occur until this office is in effect. This motion failed not having 4 affirmative votes.

On motion of **VERNA QUINN**, seconded by **SCOTT BERNET**, the Commission voted 4-1 (**BENN** voting in the negative with **PESQUEIRA** not present) to continue October 15, 1992 at 9:00 a.m.

**RECESS, RECONVENE**

The Planning Commission adjourned at 12:35 p.m. and reconvened at 2:00 p.m.

**ITEM-9** NORTH CITY FUTURE URBANIZING AREA FRAMEWORK PLAN.

This item continued from September 10 and 17, 1992.

**Chairman ZOBELL** stated the following Commission Actions taken on September 17, 1992.

**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.

On motion of **SCOTT BERNET**, seconded by **VERNA QUINN**, the Commission voted 4-1 (**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 should be deferred to subarea plans.



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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.

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.

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.

**MIRIAM KIRSHNER** presented Planning Department Report No. P-92-195. She gave a brief update on the Framework Plan, the Public Facilities Financing Plans and subarea Plans; the general plan amendment for the phase shift.

**COMMISSION ACTION**

On motion of **SCOTT BERNET**, seconded by **EDWARD REYNOLDS**, the Commission voted 4-1 (**BENN** voting in the negative with **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.

On motion of **SCOTT BERNET**, seconded by **EDWARD REYNOLDS**, the Commission voted 4-1 (**BENN** voting in the negative with **PESQUEIRA** not present) to amend the Progress Guide and General Plan to include the North City Future Urbanizing Area Framework Plan including the errata sheet dated September 17, 1992.

On motion of **EDWARD REYNOLDS**, seconded by , the Commission voted 4-1 (**BENN** voting in the negative with **PESQUEIRA** not present) to approve Council Policies 600-29 and 600-30 should be amended to reflect the Framework Plan.

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On motion of **VERNA QUINN**, seconded by **EDWARD REYNOLDS**, the Commission voted 5-0 (**PESQUEIRA** not present) to approve the rezonings shown on Zone Map Drawing No. C-851, and the amendments to the A-1 zone and the Planned Residential Development ordinance which eliminate the one dwelling unit per four acre development option for the area shown on Zone Map Drawing No. -C-850, should be adopted as implementation of the Environmental Tier.

On motion of **SCOTT BERNET**, seconded by , the Commission voted 5-0 (**PESQUEIRA** not present) to approve the proposed amendments to the Planned Residential Development Ordinance, which provide additional requirements for attainment of the one dwelling unit per four acre development option, should be adopted as implementation of the subarea planning and public facilities elements of the Framework Plan.

All of the Commission Actions approved and recommend to City Council for approval.

**ADJOURNMENT**

The Commission adjourned at 3:50 p.m.