

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
APRIL 25, 1996  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Neils at 9:08 a.m.  
Commissioner White adjourned the meeting at 2:45 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Christopher Neils-present  
Vice-Chairperson William Anderson-present  
Commissioner Patricia Butler-present  
Commissioner Verna Quinn-present  
Commissioner Andrea Skorepa-present  
Commissioner David Watson-present  
Commissioner Frisco White-present  
Ernest Freeman, Planning Director-not present  
Mike Stepner, Urban Design Coordinator-present  
Rick Duvernay, Deputy City Attorney-present  
Tina Christiansen, Department Director-not present  
Gary Halbert, Deputy Director, Development Services  
Department-present  
Jeff Washington, Deputy Director, Long Range and Facilities  
Planning-not present  
Rob Hawk, Engineering Geologist, Development Services-  
present  
Linda Lugano, Recorder-present

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

No one present to speak.

**ITEM-1A: REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.**

Bob Reechia, applicant, requested a continuance on Item No. 4 for additional time to adequately review the revised conditions requested by staff and to work through some of the differences. Request was granted.

**ITEM-1B: DIRECTOR'S REPORT.**

Mike Stepner presented the Commissioners with the new Renaissance Commission Report, and briefed the Commissioners on future joint meetings with the Renaissance Commission, and when the City Council public meetings will be held. Mr. Stepner also distributed a new Planning Commission Handbook.

Commissioner Watson advised the Commission of his representation at the LU&H meeting on Wednesday, April 24, 1996 regarding Affordable Housing.

Chairperson Neils briefed the Commission on the results of his representation before the City Council on the MSCP program on April 23, 1996.

Gary Halbert of Development Services Department discussed the timing of Planning Commission reports and Environmental documents for the public and Planning Commissioners. Staff was directed to docket this issue for formal Commission action for consideration of one additional week for report availability into the system, particularly if the project is likely to produce reaction in the community; this in the hopes of establishing a minimum docketing lead time requirement as a procedural matter in the same way that the Council has. The decision on timing should then come from the Director of the appropriate department to the Chair of the Planning Commission and the decision be made at that point.

Georgia Sparkman, Associate Planner, Development Services Department advised the Commission of the status of the Otay Mesa Auto Dismantling Yards. Staff is still working with the applicant on this project to iron out some of the issues involved. It will be brought back to the Commission as quickly as possible.

**ITEM-3: AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND UNIVERSITY COMMUNITY PLAN TO VACATE A PORTION OF JUDICIAL DRIVE WITHIN THE EASTGATE TECHNOLOGY PARK.**

Mike Westlake presented Report to the Planning Commission No. P-96-091.

Testimony in favor by:

**Tim Graves, Applicant and President of Graves Engineering.** Discussed the history of the project and the street vacation. The project proposes to reconfigure lots and vacate the northern end of Judicial Drive and he described the rationale for same. This project will not be increased in square footage at all; it is just creating additional areas for landscaping. Only two significant issues addressed: traffic and biology and spoke to same. This street vacation was presented to the community planning group and they were in total support of it.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY QUINN TO RECOMMEND THAT THE CITY COUNCIL CERTIFY THE NEGATIVE DECLARATION, ADOPT THE AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND UNIVERSITY COMMUNITY PLAN; APPROVE THE STREET VACATION FOR A PORTION OF JUDICIAL DRIVE; AND DEDICATE A PORTION OF CITY-OWNED LAND FOR CONSERVATION AND BIOLOGICAL PRESERVATION PURPOSES. Second by Watson. Passed by a 6-0 vote with Chairperson Neils abstaining.

ITEM-4: **ISAKE ICE ARENA, CONDITIONAL USE PERMIT NO. 95-0320, CONSTRUCTION OF AN OUTDOOR ROLLER HOCKEY RINK. AMENDMENT TO CONDITIONAL USE PERMIT 286-PC.**

**COMMISSION ACTION:**

MOTION BY WHITE TO CONTINUE TO JUNE 6, 1996 AT 1:30 P.M. ON BEHALF OF THE APPLICANT. Second by Quinn. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-5: **SCRIPPS RANCH VILLAGES, VESTING TENTATIVE MAP, STREET VACATION, EASEMENT ABANDONMENT AND PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 95-0565 (AMENDMENT TO PCD 94-0333)**

John Fisher presented Report to the Planning Commission No. P-96-085, as well as distributing revised PCD permit and draft VTPM 95-0565.

Testimony in favor by:

**Mike McDade, representing McMillin.** Discussed the project as a whole and the design rationale. This project has been looked at closely to make it very "user-friendly", and well landscaped, etc. There has been no opposition to this project and they have received strong support from the community and various planning groups.

**Jack Wadlington, representing Miramar Ranch North Planning Committee.** He expressed his feelings that this is a well designed project and will be an asset to the community. He requested that the Commission approve this project, and explained why the vote of the committee looked strange at 8 to 5 and not 8 to 0. He addressed the recommendations made by the community group and believes all of the conditions will be satisfactorily addressed. Also discussed the difference between "Ranch Center" vs. "Town Center" and how it relates to the Community Plan.

**David Prewett, Scripps Ranch resident.** Spoke to the historical development, growth and change of this project since its inception, and the ranch center.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF STAFF RECOMMENDATION FOR CERTIFICATION OF THE NEGATIVE DECLARATION, AND APPROVAL OF THE VESTING TENTATIVE MAP, STREET VACATION, EASEMENT ABANDONMENT AND PLANNED COMMERCIAL DEVELOPMENT PERMIT WITH THE FOLLOWING AMENDMENTS: CONDITION NO. 5 OF THE PCD PERMIT, PURSUANT TO THE CHAIR'S SUGGESTION REGARDING SUBSTANTIAL CONFORMANCE, AND CONDITION NO. 26A, PURSUANT TO THE CHAIR'S SUGGESTION REGARDING AUTHORIZATION OF USES AND THE JURISDICTION OF SAME; ADDITION OF A NEW CONDITION, REGARDING THOSE USES THAT HAVE NO RESTRICTED HOURS OF OPERATION\*THAT OPERATIONS SHALL BE MONITORED DURING THE FIRST SIX MONTHS TO DETERMINE IF ANY ADVERSE NOISE OR OTHER OPERATIONAL-RELATED IMPACTS ARE OCCURRING IN THE SURROUNDING RESIDENTIAL AREAS. IF NECESSARY THE APPLICANT SHALL MODIFY OPERATIONS TO ADDRESS/CORRECT THOSE IMPACTS. ESTABLISH A TIME PERIOD AND REQUIRE AN ANALYSIS BY THE APPLICABLE CITY DEPARTMENT EVALUATE WHETHER OR NOT THERE IS EVIDENCE OF A PROBLEM AND IF SO RECOMMEND THE MITIGATION. THE CONCEPT OF THIS ADDITIONAL CONDITION SHOULD CONTAIN SOME OBLIGATION ON THE PART OF THE PERMITTEE TO MONITOR AND PROVIDE A REPORT TO THE CITY WITH THE OPPORTUNITY FOR DISCRETION TO BE EXERCISED BY THE CITY TO DECIDE WHETHER OR NOT THERE ARE ANY PROBLEMS OR COMPLAINTS THAT WARRANT A RE-EXAMINATION OF THE ISSUE, AND THEN BRING BACK TO THE PLANNING COMMISSION. ALSO THE ADDITION OF A NEW CONDITION THAT THE RECIPROCAL AGREEMENT ALSO INCLUDE COMMON AREA MAINTENANCE AND TABLES FOR THE FOOD COURT; ON PAGE 4 OF 10, IN THE FIRST GRAMMATICAL PARAGRAPH THE WORD "DIRECTION OF THE DEVELOPMENT SERVICES DEPARTMENT..." WILL BE CHANGED TO "DISCRETION..." THIS REVISED LANGUAGE TO COME BACK WITH THE MINUTES OF THIS MEETING. Second by Anderson. Passed by a 6-0 vote with Commissioner Watson abstaining.

\*\* ADD, "STATED IN THE PERMIT...".

Revised 5/10/96 LL

ITEM-5: **VILLAS AT LAUREL. PROPOSED TENTATIVE MAP, STREET VACATION, MID-CITY COMMUNITIES DEVELOPMENT PERMIT AND RESOURCE PROTECTION ORDINANCE PERMIT 95-0685.**

Kevin Sullivan presented Report to the Planning Commission No. P-96-100.

Testimony in opposition by:

**Everett Mehner, representing himself.** He advised that he lives directly across the street from the proposed development. He has two objections to the project: one is having their main entrance and exist right across from his driveway; feels they could use another street after the vacation. Second concern is the sewer line and that it backs up at least once a year. He suggests that the sewer line be replaced and enlarged to accommodate this project.

Testimony in favor by:

**Tom Carter, Carter Reese and Associates, applicant.** Briefly addressed the issues raised by Mr. Mahner. Spoke to the design and how they designed it to maximize the views of downtown. Touched on the highlights of this site and how it will improve the entire area.

**Helen George, Villa Portofino Home Owners Association.** Lives just across from the project in a 50 unit development. They have put up with bad conditions on that land for nine years. From their point of view they are very pleased with this project and feel they have developed a good plan for that area.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL TO CERTIFY NEGATIVE DECLARATION; AND APPROVE TENTATIVE MAP AND ASSOCIATED STREET VACATION, SUBJECT TO CONDITIONS IN ATTACHMENT 6; AND APPROVE MID-CITY COMMUNITIES DEVELOPMENT PERMIT AND RESOURCE PROTECTION ORDINANCE PERMIT, SUBJECT TO CONDITIONS IN ATTACHMENT 7, ALONG WITH THE CLARIFICATION TO BE MADE TO CONDITION NO. 29c. REGARDING THE BRUSH MANAGEMENT PROGRAM; ALSO ATTACHMENT 8, PAGE 4 OF 10, ITEM D. TO BE ADJUSTED FOR ACCURACY. Second by Quinn. Passed by a 7-0 vote.

ITEM-7: **GTE MOBILNET-PENASQUITOS-CONDITIONAL USE PERMIT NO. 95-0316, FOR THE CONSTRUCTION OF A CELLULAR COMMUNICATION FACILITY CONSISTING OF A 35-FOOT MONOPOLE AND EQUIPMENT BUILDING.**

Terri Bumgardner presented Report to the Planning Commission No. P-96-088.

Testimony in favor by:

**Debbie Collins, GTE Mobilnet consultant.** Focused on two issues - need for the facility and a design reliable enough to serve the portable phones in the area. Site factor to increase capacity, help to reduce interference problems from the Black Mountain Ranch site.

**David Spearman, St. Timothy's Episcopal Church.** Advised that the church has no other plans to let any one develop anything in that area. This project was planned in a very professional way, and the support they will get from GTE will allow their church to meet their goals.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO CERTIFY NEGATIVE DECLARATION NO. 95-0316, AND APPROVE CONDITIONAL USE PERMIT NO. 95-0316 WITH THE ADDITION OF A CONDITION TO ADD ADDITIONAL TREES AT THE BASE OF THE SITE. Second by Watson. Passed by a 6-0 vote with Commission Quinn abstaining.

ITEM-8: **PACIFIC BELL MOBILE SERVICES (PBMS) ROSE CANYON COASTER; CONDITIONAL USE PERMIT NO. 95-0350-43; TO ALLOW FOR THE CONSTRUCTION OF A PERSONAL COMMUNICATION SERVICES SITE (PCS).**

Terri Bumgardner presented Report to the Planning Commission No. P-95-062.

Testimony in favor by:

**Susan Gregg, Pacific Bell Mobile Services.** Distributed photograph simulation and discussed the rationale for the site chosen. Advised that the community planning group approved of this project and site.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WATSON TO CERTIFY NEGATIVE DECLARATION NO. 95-0350 AND APPROVE CONDITIONAL USE PERMIT NO. 95-0350-43. Second by Skorepa. Passed by a 5-0 vote with Chairperson Neils and Commissioner Quinn abstaining.

ITEM-9: **AIRTOUCH-FLETCHER HILLS CONDITIONAL USE PERMIT NO. 95-0556; TO ALLOW FOR THE CONSTRUCTION OF AN 80-FOOT HIGH MONOPOLE (65-FOOT HIGH MONOPOLE AND 15-FOOT WHIP ANTENNAS) AND A UTILITY BOX.**

Terri Bumgardner re-presented Report to the Planning Commission No. P-96-061 and reviewed the status of the project since the last hearing on March 28, 1996.

Testimony in opposition by:

**Bob Guess, representing ECHO.** Advised that he met with Airtouch only once after the last meeting in Council Chambers. Their group has had three meetings of their own since that meeting. Freeway 125 is now starting to be built and Caltrans was asked to put a park at the end of the freeway where it crosses Navajo, which might be a good place for this pole. They feel Airtouch has not looked into all the alternatives but feel it should not be in a residential area.

**Ramon Valle, representing ECHO.** Advised that the planning staff has had all of their phone numbers for several months and they could have provided them to Airtouch. Real estate values dropped in that area due to this project.

**LeRoy Judkins, representing ECHO.** Discussed information on radiation and talked about the issues involved. Did not present new information from the last meeting.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO DENY THE PROJECT. Second by White. No vote taken, motion was withdrawn.



MOTION BY ANDERSON TO CONTINUE TO MAY 9, 1996 FOR STAFF TO DRAFT WRITTEN FINDINGS AND PROVIDE THEM TO THE COMMISSION IN ORDER FOR THEM TO DENY THE PROJECT. Second by Watson. Passed by a 5-0 vote with Commissioners Butler and Quinn abstaining.

The Planning Commission was adjourned at 2:45 p.m. by Commissioner White.