

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
APRIL 4, 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 Vice-Chairperson Anderson at 9:06 a.m. Commissioner White adjourned the meeting at 3:21 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Christopher Neils-not present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-not present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner David Watson-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-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-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.

None.

ITEM-1B: DIRECTOR'S REPORT.

Ernie Freeman, Director, Comprehensive Planning advised the Commissioners that on April 23, 1996, the City Council will be hearing the MSCP program. At Commissioner Skorepa's request, the Commission to discuss at their next hearing, representation by one of the Commissioners at that Council meeting.

ITEM-2: APPROVAL OF THE MINUTES OF MARCH 21, 1996.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF MARCH 21, 1996. Second by White. Passed by a 5-0 vote with Chairperson Neils and Commissioner Butler not present.

ITEM-2A: SPECIAL ORDER OF BUSINESS - Consideration of proposed Planning Commission Policy for Reconsideration of a Process 3 or Process 4 Matter previously acted upon. Item was trailed.

ITEM-3: MALCOLM PROJECT. APPEAL OF GRADING REVIEW PERMIT NO. 94-0555 TO IMPORT 2,400 CUBIC YARDS OF FILL TO RAISE THE BUILDING PAD FOR A SINGLE-FAMILY RESIDENTIAL STRUCTURE FROM BELOW GRADE TO STREET LEVEL.

Terri Bumgardner presented Report to the Planning Commission No P-96-089, and read typo corrections into the record.

Testimony in opposition by:

Ruth Schneider representing Otay Mesa Nestor Planning Committee. Advised that this site is in the middle of the open space for a proposed regional park; this park has been in the planning for six years. The Planning Group did not know it was for sale. This project has completely ruined the plan for the regional park - this site has no access and has not been disturbed. The new owner took it upon himself to grade this property with no permit. He went to get a permit after her Planning Committee called downtown. The zoning suddenly changed since 1979. It was designated open space. This area will flood and it is in the flood plain. It is not a viable site to build anything on it; to put fill dirt and build a project is not going to work. Please deny this project.

Testimony in favor by:

Matt Peterson, representing David Malcolm. Addressed some of the comments expressed by Ruth Schneider. This project is not in the middle of the open space, it is on the fringe of it. It may be planned to put in a park, but nothing is definite. There is access to the site by putting in a driveway. The applicant did not know about permits for the grubbing. This entire site is in the floodway. Their project complies with the zoning as designated. If the City wanted to buy this land the owner would sell, but the City doesn't have any money therefore his client has the right to develop a home on this site.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO MAY 9, 1996 AT 9:00 A.M. FOR ADDITIONAL INFORMATION AS FOLLOWS: WOULD LIKE THE APPLICANT'S ENGINEER PRESENT TO ADDRESS THE RATIONALE AS TO WHY THE MIDDLE PORTION OF THE SITE WAS CHOSEN VERSUS THE MOST SOUTHERLY PORTION OF THE SITE IN REGARDS TO DRAINAGE. WOULD LIKE TO HAVE A HYDROLOGY REPORT DONE FOR THIS SITE; MORE DISCUSSION ABOUT THE PARK ISSUES AND THE DESIGNATION OF THIS SITE AS OPEN SPACE; HOW LONG THE APPLICANT HAS OWNED THIS LAND AND THE HISTORY OF THE NATURE OF NEGOTIATIONS FOR THE PURCHASE OF THIS LAND AND TO WHAT LEVEL THEY WERE TAKEN, FROM THE CITY'S PERSPECTIVE AND THE APPLICANT'S.

Second by Quinn. Passed by a 5-0 vote with Chairperson Neils and Commissioner Butler not present.

ITEM-4: PACIFIC BELL MOBILE SERVICES - HYDRO AGRI. APPEAL OF BARRIO LOGAN PLANNED DISTRICT PERMIT 95-0350-49 TO ALLOW FOR THE INSTALLATION AND OPERATION OF A ROOF-TOP MOUNTED WIRELESS COMMUNICATIONS FACILITY.

Tom Romstad presented Report to the Planning Commission No. P-96-079.

Testimony in opposition by:

Cynthia Vicknair, representing the California Communications Council. Advised that she filed the appeal as the environmental document is inaccurate for these projects. She stated that she did attend the San Francisco Planning Commission meeting where they too addressed these projects. Their City Council has requested that a master plan be done on all of these facilities before they are approved in order to obtain data on the cumulative impacts from these antennas.

John Kern, representing the California Communications Council. Discussed the numerous land use issues involved. The height limitations being one of them and what they are asking is that the City Council treat everyone equally. All of these facilities cannot be treated individually - we have to look at the cumulative effects from all of them.

Testimony in favor by:

Susan Gregg, Pacific Bell Mobile Services. Spoke about the sites Pacific Bell has chosen, and the processes involved for each one and how they have been processed. About ninety percent of them are screened and architecturally designed to be harmonious to the buildings. Spoke to the size of this particular building and how they are going to "hide" these antennas.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO CONTINUE TO MAY 9, 1990 AT 9:00 A.M. FOR FULL COMMISSION AT THE REQUEST OF THE APPELLANT. Second by White. Failed by a 3-1 vote with Commissioner Watson voting nay, Commissioner Quinn abstaining, and Chairperson Neils and Commissioner Butler not present.

MOTION BY WATSON TO DENY THE APPEAL AND APPROVE BARRIO LOGAN PLANNED DISTRICT PERMIT 95-0350-49 INCLUDING A HEIGHT LIMIT EXCEPTION. Second by White. Failed by a 3-1 vote with Commissioner Skorepa voting nay, Commissioner Quinn abstaining, and Chairperson Neils and Commissioner Butler not present. Therefore the decision of the lower body stands.

ITEM-5: **WORKSHOP - NORTH CITY FUTURE URBANIZING AREA - SEABREEZE FARMS.**

Workshop held.

ITEM-6: **WORKSHOP - NORTH CITY FUTURE URBANIZING AREA - SUBAREA IV.**

Workshop held.

The Planning Commission was adjourned at 3:21 p.m. by Commissioner White.