

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JUNE 6, 1996
AT 9:00 A.M.
IN THE NORTH TERRACE ROOMS 207/208
SAN DIEGO CONCOURSE

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Neils at 9:10 a.m.
Vice-Chairperson Anderson adjourned the meeting at 5:05 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
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.

None.

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

Staff requested that Item No. 3, Townsend Tentative Parcel Map be rescheduled for June 20, 1996 at 1:30 p.m. as it was not noticed.

Vice-Chairperson Anderson stated that he had received a request for Reconsideration of the Hicks Residence previously heard and acted upon on May 30, 1996. The reconsideration will be heard on June 20, 1996. The applicant has indicated that they are willing to go back and redesign the house to address the concerns raised by the Planning Commission. On June 20, 1996 the Commission will entertain and consider whether or not the matter should be redocketed and heard at a future date.

ITEM-2: DIRECTOR'S REPORT.

None.

ITEM-2A: SPECIAL ORDER OF BUSINESS: Discussion and direction on the Telecommunications Siting Policy.

Discussion held. The following directives were given to staff to bring back for clarification with the approval of these minutes:

- 1) Paragraph A, Page 1 clarify that the development requirements are for these facilities constructed on lands "owned" by agencies within the City, not regulated.
- 2) The approval process should be a Process 3 for all facilities in residential zones.

- 3) The modifying language at the end of Item 6. a. (5) should apply generically to all of those points listed. Clarify the 1/2 mile non-stealth tower facility language with regards to co-location and technology.
- 4) There should be an opportunity for industry workshop and presentation to CPC before going before the City Council.
- 5) In Policy C. 1. (3) regarding the 20% area occupied by the equipment, there should be a sliding scale criteria set up for this issue; the number to be determined.
- 6) There should be a cleaner definition of "Stealth Design".
- 7) Ordinance vs. policy. The Planning Commission would prefer a policy.
- 8) The necessity of the requirement of an 18 month forecast. This to be discussed and clarified by the City and the industry.
- 9) Page 7, attachment 1, item C under findings for Hearing Officer. Staff was requested to define this finding into something more defensible, and delete the word "complement".

ITEM-2B: ISKATE ICE ARENA, CONDITIONAL USE PERMIT NO. 95-0320, CONSTRUCTION OF AN OUTDOOR ROLLER HOCKEY RINK. AMENDMENT TO CONDITIONAL USE PERMIT 286-PC.

Georgia Sparkman presented Report to the Planning Commission No. P-96-106, and discussed additional conditions agreed to by the applicant since the last hearing.

Testimony in favor by:

Jim Milch, representing Iskate, Inc. Answered the Commission's questions regarding the trees in the proximity of the roller rink. There is no other place in San Diego for organized Roller hockey activity. An extremely large group of people use this facility every year. They will not be able to get funding for this

facility if the condition for a 27 year expiration is included. Discussed all the conditions they are willing to comply with and the improvements they will make. Requested the removal of the expiration condition as it stands in the permit.

Bob Recchia, Iskate, Inc. Introduced himself, the owners and why they want to build this arena. They are all ice skating families and they have all gotten together to build this facility. They invested a lot of time and money and would request that the time expiration be deleted so they would be able to get their funding.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE AN AMENDMENT TO THE EXISTING ICE SKATE ARENA CONDITIONAL USE PERMIT FOR THE ADDITION AND CONSTRUCTION OF AN OUTDOOR ROLLER HOCKEY RINK, AS RECOMMENDED BY STAFF WITH REVISIONS TO THE CONDITIONS TO REQUIRE PLANTING OF EVERGREENS TO EVENTUALLY ACHIEVE A MINIMUM OF SIX FEET ALONG THE PERIMETER OF THE ROLLER RINK; INCLUDE A CLAUSE TO REINFORCE THAT THE CITY WOULD BE INDEMNIFIED FROM LIABILITY ON THE PROPERTY; HAVE A SEPARATE TIME LIMIT FOR THE IN-LINE HOCKEY FACILITY OF 15 YEARS; AND INCLUDE THE MODIFICATION TO CONDITION NO. 7 REGARDING REQUIREMENTS THAT THE BOND REMAIN IN PLACE. Second by White. Passed by a 6-1 vote with Commissioner Skorepa voting nay.

ITEM-3: TOWNSEND PARCEL MAP - TENTATIVE MAP AND MISSION VALLEY PLANNED DISTRICT PERMIT 96-0061.

This item was not notified and therefore was rescheduled for June 20, 1996 at 1:30 p.m.

ITEM-4: LINCOLN PARK SUBDIVISION. PROPOSED TENTATIVE MAP AND SOUTHEAST DEVELOPMENT PERMIT 96-0147.

Kevin Sullivan presented Report to the Planning Commission No. P-96-132.

Testimony in favor by:

Michael Grant, representing Lincoln Park Association. Introduced his development team for the project. Explained that they have received unanimous approval from the PAC. Discussed that this was designed as an affordable housing project and discussed the rationale for the design of the homes. Reviewed the project's landscaping issues raised by the Commission, the graffiti issue and the type of products to be used.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO CERTIFY MITIGATED NEGATIVE DECLARATION AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM, APPROVE VESTING TENTATIVE MAP 96-0147 AND APPROVE SOUTHEAST DEVELOPMENT PERMIT 96-0147; ALONG WITH CONDITIONS RECOMMENDED BY THE SOUTHEAST SAN DIEGO DEVELOPMENT COMMITTEE'S LETTER DATED MAY 29, 1996; ADD A NEW CONDITION THAT MANAGEMENT FOR GRAFFITI CONTROL WILL BE MAINTAINED BY THE LMD AFTER THE INITIAL TWO YEAR PERIOD; AND INLCUDE AN ADDITIONAL CONDITION THAT STATES THAT THE FORMER CUP IS REVOKED WITH THE APPROVAL OF THIS PERMIT. Second by Skorepa. Passed by a 6-0 vote with Commission White abstaining.

ITEM-5: **WORKSHOP - DEL MAR MESA SPECIFIC PLAN**

Workshop held.

ITEM-6: **WORKSHOP - RENAISSANCE COMMISSION REPORT**

Workshop held.

ITEM-7: **WORKSHOP - SAN DIEGO VISION AND GENERAL PLAN**

Workshop held.

The Planning Commission was adjourned at 5:05 p.m. by Vice-Chairperson Anderson.