

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JANUARY 16, 1997
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Neils at 9:05 a.m. Chairperson Neils adjourned the meeting at 11:18 a.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
Betsy McCullough, Community Planning & Development Manager
Rick Duvernay, Deputy City Attorney-present
Tina Christiansen, DSD Director-not present
Gary Halbert, Deputy Director, DSD-present
Rob Hawk, Engineering Geologist, DSD-present
Linda Lugano, Recorder-present

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

None.

ITEM-2: REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.

Staff requested that Item No. 5, La Bodega Swap Meet be removed from the docket.

Staff advised that the Mira Mesa Community Planning Group requested that item No. 11, Lusk Miramar Business Park be continued.

Staff requested that item No. 6, Service Station at Torrey Pines be removed from docket.

ITEM-3: DIRECTOR'S REPORT.

Betsy McCullough advised of the action taken by the LU&H Committee regarding a comprehensive update to the Montgomery Field land use plan. Ms. McCullough also spoke to the letter from Council Member Wear to the Commission regarding the joint meeting of the LU&H Committee and the Planning Commission. The suggested meeting date is February 12, 1997 at 2:00 p.m. A tentative agenda was discussed.

Gary Halbert advised that the City entered into an agreement on the Mesa Top area in Carmel Valley and that Pardee entered into that agreement as a third party. A schedule will be provided to the Commission for processing new projects based on this agreement.

Staff reported on the status of the Romero Residence, SED Permit No. 985-0314. Staff was directed to bring the status of this project back as an information item at the February 6, 1997 hearing.

City Attorney Duvernay advised that he has compiled voting rules and policies for the Planning Commission and would like to bring this back as an information item on a docket in the near future.

ITEM 3A: COMMISSION COMMENT.

Vice-Chairperson Anderson spoke to the Commission regarding the American Planning Association conference to be held in April, 1997. The Commission was asked if they would be interested in attending a hosted reception for this conference. Interest was expressed; staff to follow up on costs, logistics, etc.

ITEM-4: APPROVAL OF THE MINUTES OF DECEMBER 5, 1996 AND DECEMBER 12, 1996.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE MINUTES OF DECEMBER 5, 1996 AND DECEMBER 12, 1996. Second by Quinn. Passed by a 7-0 vote.

ITEM-5: LA BODEGA SWAP MEET CUP/CEP/SYD No. 92-0662.

COMMISSION ACTION:

MOTION BY SKOREPA TO REMOVE FROM THE DOCKET AS THE APPLICANT HAS MADE NO ATTEMPT TO CORRECT THE CODE VIOLATIONS PREVIOUSLY CITED ON THIS PROPERTY. STAFF WAS REQUESTED TO BRING BACK A REPORT TO THE COMMISSION IN THE NEXT FEW WEEKS AS TO THE STATUS OF THIS PROJECT FROM AN ENFORCEMENT STANDPOINT. Second by Quinn. Passed by a 7-0 vote.

ITEM-6: **SERVICE STATION AT TORREY PINES. CDP AND LJS NO. 96-0112.**

COMMISSION ACTION:

MOTION BY SKOREPA TO REMOVE FROM THE DOCKET TO GIVE STAFF AND THE COMMUNITY TIME TO REVIEW THE REVISED PLANS JUST RECEIVED AND TIME TO RECIRCULATE THE ENVIRONMENTAL DOCUMENT. Second by White. Passed by a 7-0 vote.

ITEM-7: **INITIATION OF AN AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN, THE LAWRENCE FAMILY JEWISH COMMUNITY CENTER.**

Mike Westlake presented Report to the Planning Commission No. P-97-013.

Testimony in favor by:

Homer Delawie, Architect. Advised that he is in support of staff's recommendation and that there is a conditional use permit working through the channels which will exhibit more detail on this project when it comes before the Commission.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE THE INITIATION. Second by White. Passed by a 7-0 vote.

ITEM-8: **ADVANCED NATIONWIDE MESSAGING CORPORATION CENTURY PLAZA TOWERS - CONDITIONAL USE PERMIT NO. 95-0352.18 TO ALLOW FOR THE CONSTRUCTION OF A ROOFTOP WIRELESS COMMUNICATION SYSTEM LOCATED AT 3535 FIRST AVENUE.**

Terri Bumgardner presented Report to the Planning Commission No. P-97-005.

Testimony in favor by:

Ted Marioncelli, AT&T. Advised he was in attendance to answer any questions on this project.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO CERTIFY NEGATIVE DECLARATION NO. 95-0352-18; AND APPROVE CONDITIONAL USE PERMIT NO. 95-0352-18. Second by Anderson. Passed by a 6-0 vote with Commissioner Quinn abstaining.

ITEM-9: **PACIFIC BELL MOBILE SERVICES CALLAHAN, CONDITIONAL USE/HILLSIDE REVIEW/RESOURCE PROTECTION ORDINANCE PERMIT NO. 95-0350-86 TO ALLOW FOR THE CONSTRUCTION OF A WIRELESS COMMUNICATION FACILITY LOCATED ON A 5.5 ACRE SITE ON THE NORTH SIDE OF STATE ROUTE 52 AT SPRING CANYON ROAD.**

Terri Bumgardner presented Report to the Planning Commission No. P-97-004.

Testimony in favor by:

Susan Gregg, representing Pacific Bell. Discussed enlarged photo simulations of the project site and explained that there would be no visual impacts from the antennas on this site. Spoke to Condition No. 2b. regarding revegetation and maintenance of same. Requested that this condition be deleted.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 95-0350-86 AND APPROVE CONDITIONAL USE/HILLSIDE REVIEW/RESOURCE PROTECTION ORDINANCE PERMIT NO. 95-0350-86 WITH THE STIPULATION THAT IF CONSTRUCTION AND INSTALLATION ON THIS SITE DISTURBS NATIVE VEGETATION, THEN THE SITE SHALL BE REVEGETATED. Second by White. Passed by a 5-0 vote with Chairperson Neils and Commissioner Quinn abstaining.

ITEM-10: **AIRTOUCH CELLULAR REGENTS - CONDITIONAL USE PERMIT NO. 95-0365 (AMENDMENT TO CUP NO. 91-0242) TO ALLOW THE REPLACEMENT OF AN EXISTING MONOPOLE WITH A NEW MONOPOLE LOCATED AT 3358 GOVERNOR DRIVE.**

Terri Bumgardner presented Report to the Planning Commission No. P-97-003.

Testimony in favor by:

Mark Linman, representing Airtouch Cellular. Explained that this is an amendment to an existing site and the original permit was issued in 1991. Explained what is on the existing site and what Airtouch is proposing to do with this site based on the amendment. They are moving the pole further away from the residential property. Also discussed the landscaping issue and referred to the photos that displayed the landscaping to date.

Kevin McGee, representing Airtouch Cellular. Spoke to the photos displayed as they pertained to the site and its proximity to the residential properties, and the overall height issues. Feels this will not be a major impact on the community.

Testimony in opposition by:

David Broide, representing residents of Willard Street. Discussed the visual impact of the proposed antenna and tower; gave background information from the original CUP and at that time they voiced opposition due to the visual impact, landscaping and the tree screening proposal.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO CONTINUE TO FEBRUARY 20, 1996 FOR ADDITIONAL INFORMATION ON WHETHER THE CONDITIONS IN THE ORIGINAL CUP WERE MONITORED TO SEE IF THEY WERE COMPLIED TO, AND ALLOW THE APPLICANT AND THOSE IN OPPOSITION TO CONTINUE THEIR DISCUSSIONS TO COME TO A MUTUAL AGREEMENT. Second by Anderson. Passed by a 6-0 vote with Commissioner Quinn abstaining.

ITEM-11: **LUSK/ MIRAMAR BUSINESS PARK TM/PID 96-0592.**

COMMISSION ACTION:

MOTION BY QUINN TO CONTINUE ONE WEEK TO JANUARY 23, 1997 IN ORDER FOR A MEMBER OF THE COMMUNITY PLANNING GROUP TO BE IN ATTENDANCE AT THE HEARING. Second by Butler. Passed by a 6-1 vote with Commissioner White voting nay.

The Planning Commission meeting was adjourned by Chairperson Neils at 11:18 a.m.