

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
DECEMBER 11, 1997
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:11 a.m. Vice-Chairperson Anderson adjourned the meeting at 3:26 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-not present
Commissioner David Watson-present
Commissioner Frisco White-present
Betsy McCullough, Community Planning & Development Manager-present
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.

None.

ITEM-3: DIRECTOR'S REPORT.

Gary Halbert advised the Commission that the Stadium Golf Driving range went before the City Council on Tuesday of this week, and was approved with one modification, and that was that the first \$25,000 for light improvements be spent within the first year after approval of the project.

ITEM-4: COMMISSION COMMENT.

None.

ITEM-5: APPEAL THE DECISION OF THE HEARING OFFICER FOR SHELL OIL PRODUCTS COMPANY. CONDITIONAL USE PERMIT 96-0714 TO ALLOW THE ADDITION OF A 900 SQUARE FOOT CAR WASH TO AN EXISTING AUTOMOBILE SERVICE STATION LOCATED AT 2485 CORONADO AVENUE.

Patrick Hooper presented the status of this project since it was last continued from September 11, 1997.

Testimony in favor of the project by:

Stephen Hogie, representing Shell Oil. Stated that he was surprised there was no individual finding that is required by the Supreme Court and that there is reliance on the 1979 Council policy that predates not only Dolan but also Nolan. It appears that staff is refusing or unable to make such a finding and it appears that this condition is illegal and unconstitutional. Requested that the appeal be denied and the project approved with all the other conditions.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE STAFF'S RECOMMENDATION.
No second.

MOTION BY WHITE TO CONTINUE TO FEBRUARY 12, 1998 FOR
ADDITIONAL INFORMATION ORIGINALLY REQUESTED BY THE
COMMISSION. Second by Butler. Passed by a 6-0 vote with
Commissioner Skorepa not present.

ITEM-6: **SANTA YSABEL CREEK PROJECT - RESOURCE PROTECTION
ORDINANCE PERMIT (RPO NO. 96-7734.)**

Terri Bumgardner presented Report to the Planning Commission No.
P-97-196.

No one present to speak.

COMMISSION ACTION:

MOTION BY WHITE TO CERTIFY MITIGATED NEGATIVE
DECLARATION AND APPROVE RESOURCE PROTECTION
ORDINANCE PERMIT NO. 96-7734. Second by Anderson. Passed by
a 6-0 vote with Commissioner Skorepa not present.

ITEM-7: **NASLAND VISTAS COMMUNICATION SITE-CONDITIONAL USE
PERMIT (CUP 96-7546).**

Terri Bumgardner presented Report to the Planning Commission No.
P-97-194.

Testimony in favor of the project:

Mark Linman, representing Nasland Family Trust. Gave background
on this facility and that this was originally proposed in response to the
Telecommunications Policy. Nasland has been approached by a number
of providers requesting antenna or tower space at this location. In lieu of

processing individual applications, they elected to file for this facility which would accommodate a number of users, some of whom are already committed to the site.

Mindy Bruckner, representing Nextel Communications. Advised that Nextel needs to locate their antennas in this area and this facility will meet Nextel's coverage objective for this area and enhance their coverage. Space is extremely limited in this area. Understands that the City is encouraging consolidation of facilities and they feel this facility creates the harmony to do that.

Norman Stausell, representing JNB Telecommunications, Inc. Read a list of his company's clients into the record, and how this facility and its utilization will affect them. Spoke about deregulation and how these facilities will be metered wirelessly and they will need facilities like this to do this.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO CONTINUE TO ALLOW THE APPLICANT AN OPPORTUNITY TO COME BACK WITH A BETTER DESIGN.

Second by White. Passed by a 4-1 vote with Commissioner Watson voting nay, Commissioner Quinn abstaining and Commissioner Skorepa not present.

ITEM-8: **JOINT PUBLIC WORKSHOP WITH THE SOUTHEASTERN DEVELOPMENT CORPORATION (SEDC) AND THE SOUTHEAST SAN DIEGO DEVELOPMENT COMMITTEE TO DISCUSS REDEVELOPMENT PROJECT ACTIVITY WITHIN THE SOUTHEASTERN COMMUNITIES.**

Workshop held.

ITEM-9: **WORKSHOP ON NORTH CITY FUTURE URBANIZING AREA - SUBAREA I.**

Workshop held.

**ITEM-10: WORKSHOP ON NORTH CITY FUTURE URBANIZING AREA -
SUBAREA III.**

Workshop held.

The Planning Commission meeting was adjourned by Vice-Chairperson Anderson at 3:26 p.m.