

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MARCH 20, 1997
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Neils at 9:02 a.m. Chairperson Neils adjourned the meeting at 12:25 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Christopher Neils-present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Verna Quinn-not present
Commissioner Andrea Skorepa-present
Commissioner David Watson-present
Commissioner Frisco White-present
Betsy McCullough, Community Planning & Development Manager-present
Rick Duvernay, Deputy City Attorney-not 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.

Tom Story gave a brief summary of the results of the City Council hearing regarding the MSCP.

Betsy McCullough reported on the following discussions held at the LU&H Committee hearing of March 19, 1997:

Citywide Framework/General Plan. The Committee members were very supportive and in line with the recommendations that the Commissioners made. They also expressed concern about infrastructure financing.

Construction defect litigation. The Committee adopted a statement of concern and talked about monitoring state legislation.

Affordable housing which came out of a request from the Committee. Kelly Broughton brought a report back on what it was in the ZCU that talked about affordable housing and the companion units, etc. The Committee was in support of what Mr. Broughton reported.

These items to be summarized when staff comes back with the Code Update.

Gary Halbert reported back on the Renaissance Coffee project and the findings which the Commission asked be brought back with the minutes of that hearing. Commissioner Watson requested that language be included in finding A in the rezone and finding C in the permit, that would stress that this project will more positively enhance the community.

ITEM 3A: **COMMISSION COMMENT.**

None.

ITEM-4: **APPROVAL OF MINUTES OF FEBRUARY 27, 1997 AND MARCH 6, 1997.**

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE THE MINUTES OF FEBRUARY 27, 1997 WITH A REVISION TO THE VOTE ON ITEM NO. 3C, TORREY HILLS TO REFLECT THAT CHAIRPERSON NEILS AND COMMISSIONER BUTLER ABSTAINED, AND THAT IT WAS PASSED ON A 5-0 VOTE; AND TO APPROVE THE MINUTES OF MARCH 6, 1997. Second by Butler. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-5 **DETERMINATION OF CITYWIDE VACANCY RATE FOR APARTMENT RENTAL UNITS.**

Joey Perry presented Report to the Planning Commission No. P-97-043.

Testimony in opposition by:

Robert Pinnegar, San Diego County Apartment Association.

Explained that the SDCAA has been performing market surveys to determine average vacancy rate in the San Diego market for the last 39 years. Their surveys for 1996 placed the citywide vacancy rate at 4.3 percent in the spring and 3.9 percent in the fall. This is a discrepancy in the vacancy rate between that of the City and industry source. They were therefore urging the Commission to acknowledge that the 1996 vacancy rate for the City was below 5 percent.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO RECOMMEND APPROVAL OF STAFF'S RECOMMENDATION TO THE CITY COUNCIL. Second by White. Passed by a 4-2 vote with Chairperson Neils and Vice-Chairperson Anderson voting nay, and Commissioner Quinn not present.

ITEM-6: **COX CALIFORNIA PCS - UNIVERSITY CITY - CUP NO. 95-0351-42 TO ALLOW THE CONSTRUCTION OF AN UNSCREENED ROOFTOP WIRELESS COMMUNICATION SYSTEM (PCS) LOCATED AT 3943 GOVERNOR DRIVE.**

Terry Bumgardner presented Report to the Planning Commission No. P-97-046.

Testimony in favor by:

Rick Scott, representing Cox California. Explained that Cox has been involved in over 80 sites in the area, and have used landscape architects in other areas to make sure proper screening was in place. Cox feels there should be a balance requirement between the property owner, technical requirements, community interest and the jurisdiction. Explained what effort went into attempting to come up with a more suitable solution for this area and how they feel they have achieved it based on the fact that the property owner will not negotiate further.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE FOR TWO WEEKS TO APRIL 3, 1997 FOR ADDITIONAL TIME TO ATTEMPT TO REDESIGN THE ANTENNAS TO MEET THE CRITERIA OF THE POLICY AND ALLOW THE APPLICANT AND STAFF TO WORK TOGETHER TO FIND A SOLUTION TO THE VISUAL IMPACTS ON THE SITE. Second by Anderson. Passed by a 5-0 vote with Commissioner Watson abstaining, and Commissioner Quinn not present.

**ITEM-7: WORKSHOP - INDUSTRIAL LAND SUPPLY AND RESIDENTIAL
 DENSITY REDUCTION FOLLOW-UP.**

Workshop held.

The Planning Commission meeting was adjourned by Chairperson Neils at 12:25 p.m.