

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
OCTOBER 3, 1996
IN THE COUNCIL COMMITTEE ROOM - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice-Chairperson Anderson at 9:06 a.m. Vice-Chairperson Anderson adjourned the meeting at 4:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Christopher Neils-not 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
Mike Stepner, Urban Design Coordinator-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.

Bill Tripp presented the strikeout version of the USD Master Plan RPO and CUP reflecting the Commission's actions taken at the meeting of September 26, 1996, as requested.

Gary Halbert presented a draft of the Report from the Planning Commission to the City Council on the action taken by the Planning Commission on the Stallions Crossings Villages, Villas and Ranch for review.

Commissioner Quinn requested a public workshop and discussion with the City Manager on the replacement of the Planning Director in light of the memo received by the Commission addressed to the Mayor and Council. Staff was directed to also advise the Manager's office that if meetings are being held with some of the Commissioners, that an effort be made to meet with all the members of the Commission.

ITEM-4: APPROVAL OF THE MINUTES OF SEPTEMBER 19, 1996.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE THE MINUTES OF SEPTEMBER 19, 1996. Second by White. Passed by a 6-0 vote with Chairperson Neils not present.

ITEM-5: **CONTINUED FROM SEPTEMBER 19, 1996. SAN DIEGO SQUARE
PCD PERMIT REVOCATION.**

Sherri Carr and Greg Wade advised the Commission that since the previous continuance there has been no new information and no new proposals for presentation. Staff suggested that the Commission consider revoking the permit at this time.

Testimony in favor by:

Miles Scully, representing San Diego Kind Corporation. He requested that the Commission not revoke the PCD permit and requested that serious consideration be given to the proposal at the last hearing as a compromise of this matter by San Diego Kind. Advised he was at this hearing on behalf of a silent majority of the residents who have signed a petition expressing their concerns about the security ramifications of any changes to the parking.

Testimony in opposition by:

John Cunningham, tenants for parking. Advised that after the last meeting Sherri Carr asked him to give her some suggestions as to an alternative compromise. He suggested a compromise of joint usage of the existing parking lot. There could be one space for the building manager, one space for the assistant manager, one space for a guard, one space for the maintenance man and four spaces for the maintenance trucks that come and go that also could be used for loading and unloading for tenants moving in and out of the building. Then the tenants could have the rest of the spaces. Also suggested they get a restraining order against San Diego Kind for using the parking lot until this matter is resolved.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO:

1. CONTINUE THIS MATTER.

2. DIRECT STAFF TO SEEK DIRECTION FROM THE CITY COUNCIL AS TO WHETHER OR NOT TO PURSUE PROACTIVE LITIGATION TO ENFORCE.
3. TO TAKE ANY LAST AND BEST OFFER THAT SAN DIEGO KIND MAY SUBMIT TO STAFF WHEN THEY SEEK DIRECTION FROM THE COUNCIL.
4. STAFF WAS DIRECTED TO PROVIDE THE INFORMATION TO THE COUNCIL THAT THE COMMISSION REQUESTED REGARDING TRAFFIC ENGINEERING, NUMBER OF EMPLOYEES, NUMBER OF VENDORS, ETC.

Second by White. Passed by a 6-0 vote with Chairperson Neils not present.

ITEM-6: **SAN PASQUAL HEIGHTS. TENTATIVE SUBDIVISION MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, AND RESOURCE PROTECTION ORDINANCE PERMIT NO. 90-0238.**

Nick Osler presented Report to the Planning Commission No. P-96-223.

Testimony in favor by:

Jim Fisk, representing ALTA Consultants. Agrees with the staff report and is ready to start their final design. They have received approval of the community planning committee, and all other public agencies. Spoke to the questions regarding the septic tank issue and its review process through the County. Their preliminary studies indicate that this project would not cause any problem to the San Pasqual Valley area.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 90-0238 AND ADOPT THE RECOMMENDED MITIGATION, MONITORING AND REPORTING PROGRAM, AND APPROVE

(ATTACHMENTS 4 AND 5). STAFF WAS REQUESTED, FOR FUTURE PRD'S OR DISCRETIONARY PERMIT PROJECTS THAT A DESIGN MANUAL BE INCLUDED WITH PROJECT INFORMATION IN ORDER TO SEE HOW THE PROJECT IS ACTUALLY GOING TO LOOK. Second by Watson. Passed by a 6-0 vote with Chairperson Neils not present.

ITEM-7: **GTE MOBILNET/MAST BOULEVARD - CONDITIONAL USE PERMIT NO. 91-0303-36 TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF A 25-FOOT HIGH MONOPOLE AND A 360 SQUARE FOOT EQUIPMENT BUILDING.**

Terri Bumgardner presented Report to the Planning Commission No. P-96-233.

Testimony in favor by:

Larry Doherty, GTE Mobilnet. Advised he concurred with staff's recommendations, and was at this hearing to answer questions.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO CERTIFY NEGATIVE DECLARATION NO. 91-0303-36 AND APPROVE CONDITIONAL USE PERMIT NO. 91-0303-36. Second by Watson. Passed by a 5-0 vote with Commissioner Quinn abstaining and Chairperson Neils not present.

ITEM-8: **TELECOMMUNICATIONS ANTENNA POLICY.**

Karen Lynch-Ashcraft presented Report to the Planning Commission No. P-96-229.

Testimony in favor by:

Larry Doherty, GTE Mobilnet. Applauded the Commission and staff for looking at the issues and understanding the important issues when

developing this policy. This policy goes a long way to encourage co-location. Let's get the providers together and not create eye-sores on the horizons. Let's treat the community as a neighbor.

Susan Gregg, Pacific Bell Mobile Services. Thanked staff for working with the industry and for considering their comments to this policy. Advised that she agrees that the policy will accomplish what the Planning Commission and the Council have intended and that is to reduce the impacts to the communities where the facilities will be located through encouraging co-location and self-designs.

Ted Shaw, JM Consulting Group. On behalf of Cox Communications echoed the previous speakers' comments. Encouraged the Commission to support the staff document and move forward to the City Council.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL ADOPT THE PROPOSED TELECOMMUNICATION ANTENNA POLICY AS A COUNCIL POLICY WITH THE MODIFICATION TO ITEM NO. 6(B)2 REGARDING OUTDOOR EQUIPMENT UNITS TO CHANGE THE SQUARE FOOTAGE FROM 100 TO 150; AND ITEM D.4. THE WORD "NEGLIGIBLE" TO BE RECONSIDERED TO ARTICULATE ANOTHER WAY TO MORE DEFINITELY ANALYZE THE PROJECT; AND THAT THE PHOTO BOOKLET BE AN ATTACHMENT TO THE POLICY. Second by Watson. Passed by a 5-0 vote with Commissioner Quinn abstaining and Chairperson Neils not present.

ITEM-9: **WORKSHOP - MID-CITY COMMUNITY PLAN UPDATE. THIS IS AN INFORMATIONAL REPORT ONLY, NO ACTION IS REQUIRED ON THE PART OF THE PLANNING COMMISSION.**

Workshop held.

ITEM-10: **WORKSHOP ON THE STATUS OF THE CITY'S LIVABLE
NEIGHBORHOODS INITIATIVE.**

Workshop held.

The Planning Commission meeting was adjourned by Vice-Chairperson Anderson at 4:15 p.m.