

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING  
JANUARY 17, 2002  
IN COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Anderson at 9:04 a.m. Chairperson Anderson adjourned the meeting at 12:50 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson William Anderson-present  
Vice-Chairperson Anthony Lettieri-present  
Commissioner Barry Schultz-present  
Commissioner Bruce Brown-present  
Commissioner Patricia Butler-present  
Commissioner Kathleen Garcia-present  
Commissioner Geralda Stryker-present  
Betsy McCullough, Planning Department-present  
Marcela Escobar-Eck, Development Services-present  
Mary Jo Lanzafame, Deputy City Attorney-present  
Linda Lugano, Recorder-present

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

Kathryn Burton, a member of the Torrey Hills Planning Board alerted the Commission of an article in the newspaper which reported on letters received from members of the public voicing their opinions on the City of Villages concept. She is concerned that her neighborhood will be affected by this density associated with the Villages. This matter was referred to staff.

Jim Varnadore spoke to the number of projects that have gone before hearing bodies, but were not brought before the Community Planners Committee hearings. One in particular is the tandem parking overlay zone. Mr. Varnadore expressed that he feels major issues should not be placed on an agenda until it has been brought before the community that is affected by it. Land Development Code revisions should be reviewed by all the committees. This matter was referred back to staff.

**ITEM-2: REQUESTS FOR CONTINUANCE.**

Staff requested that Item No. 7, Nextel Carmel Valley Fire Station be continued indefinitely as Nextel has not re-noticed the occupants of the residential care facility and no progress has been taken on the interference issue.

It was noted that the Sycamore Landfill project has been re-noticed for February 7, 2002.

**ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA.**

Item No. 13, Taiwanese Lutheran Church No. 99-1068 was placed on the consent agenda.

**ITEM-4: DIRECTOR'S REPORT:**

Betsy McCullough reported on the action of the Land Use & Housing Committee for the Gated Communities development policy and that the Committee accepted the Planning Commission's recommendations.

The vacation of city-owned open space policy was also discussed. Information will be provided by staff on this matter.

Jean Cameron updated the Commission on the Strategic Framework Plan and Anna Shepherd reviewed the outline for the upcoming conservation and environment workshop scheduled for January 31, 2002.

Marcela Escobar-Eck advised the Commission of action taken by the Council at their recent meeting on the Torrey Hills Estate project and the La Jolla Mobil Carwash.

ITEM-5:       **COMMISSION COMMENT:**  
Commissioner Butler commented on the significant improvement in staff reports, and thanked staff for their effort in this regard.

ITEM-6:       **APPROVAL OF MINUTES OF DECEMBER 20, 2001.**

**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE THE MINUTES OF DECEMBER 20, 2001. Second by Butler. Passed by a 7-0 vote.

ITEM-7:       **NEXTEL CARMEL VALLEY CONDITIONAL USE PERMIT AND PLANNED DEVELOPMENT PERMIT NO. 94-0330-100. PROPOSED INSTALLATION AND OPERATION OF A WIRELESS COMMUNICATION FACILITY ON CITY OF SAN DIEGO FIRE STATION NO. 24 LOCATED AT 13077 HARTFIELD AVENUE IN THE CARMEL VALLEY COMMUNITY PLAN AREA.**

**COMMISSION ACTION:**

MOTION BY BROWN TO CONTINUE INDEFINITELY AT THE REQUEST OF STAFF. Second by Butler. Passed by a 7-0 vote.

ITEM-8:       **CINGULAR WIRELESS (FORMERLY PBMS) CARMEL VALLEY FIRE STATION: CONDITIONAL USE PERMIT AND PLANNED DEVELOPMENT PERMIT NO. 95-0350-135. PROPOSED INSTALLATION AND OPERATION OF A WIRELESS COMMUNICATION FACILITY ON CITY OF SAN DIEGO FIRE STATION NO. 24 LOCATED AT 13077 HARTFIELD AVENUE IN THE CARMEL VALLEY COMMUNITY PLAN AREA.**

Patrick Hooper presented Report to the Planning Commission No. P-01-220, and advised of the status of this project since the last hearing.

Testimony in favor of the appeal and opposed to the project by Susan Ambrose, Joan Tukey and Kathryn Burton.

Testimony in opposition to the appeal in favor of the project by Shelly Kilbourn and Dr. Jerrold Bushberg.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SCHULTZ TO DENY THE APPEAL AND APPROVE THE PROJECT. Second by Lettieri. Passed by a 7-0 vote. Staff was requested to provide the Community Planning Group with the RF study for review. It was also requested that the applicant be required to deliver their one year plan for other cell sites in the appropriate geographic radius when an application is submitted, and that this information be provided to the planning groups as well.

ITEM-9: **APPEAL OF THE HEARING OFFICER'S DECISION TO APPROVE THE KLINE COTTAGE, COASTAL DEVELOPMENT/LA JOLLA PLANNED DISTRICT PERMIT NO. 99-0994, PROCESS THREE (OLD CODE).**

Jeanette Temple presented Report to the Planning Commission No. P-01-217.

Testimony opposed to appeal, in favor of project with modifications by Lance Peto, Kathryn Murphy, Sherri Lightner, Joanne Pearson, Gail Forbes, Judith Haxo, Patricia Dahlberg, Susan Mann and Don Schmidt.

No one present in favor of the appeal, opposed to the project.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO DENY THE APPEAL AND APPROVE THE PROJECT. Second by Stryker. Passed by a 7-0 vote.

ITEM-10: **KARINCHAK RESIDENCE, ENCROACHMENT REMOVAL AGREEMENT NO. 41-0510.**

Jeanette Temple presented Report to the Planning Commission No. P-02-006, and read additional conditions into the record.

Testimony in favor of appeal opposed to staff's decision by Robert Karinchak.

No one present in opposition to the appeal.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO GRANT THE APPEAL AND APPROVE THE ENCROACHMENT REMOVAL AGREEMENT. Second by Stryker. Passed by a 7-0 vote.

ITEM-11: **INITIATION OF AN AMENDMENT TO THE TRANSPORTATION ELEMENT OF THE PROGRESS GUIDE AND GENERAL PLAN TO UPDATE THE CITY OF SAN DIEGO BICYCLE MASTER PLAN.**

Sam Hasenin presented Report to the Planning Commission No. P-02-007.

No one present to speak on this item.

**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE THE INITIATION. Second by Schultz. Passed by a 7-0 vote.

ITEM-12: **REGIONAL TRANSPORTATION CENTER - MID-CITY COMMUNITIES DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT CONDITIONAL USE PERMIT, PARCEL MAP AND ALLEY VACATION NO. 40-0508.**

Juan Baligad presented Report to the Planning Commission No. P-02-005.

Testimony in favor by Mike Lewis.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY LETTIERI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION WITH THE ADDITION OF A CONDITION THAT, PRIOR TO THE COUNCIL MEETING, STAFF LOOK AT THE ISSUE OF THE SIGN TO REQUIRE THAT IT BE NO TALLER THAN THAT WHICH CAN BE VIEWED FROM THE FREEWAY. Second by Stryker. Passed by a 5-0 vote with Commissioners Garcia and Butler recusing.

ITEM-13: **TAIWANESE LUTHERAN CHURCH LAND USE PLAN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE RANCHO PENASQUITOS COMMUNITY PLAN, PLANNED COMMERCIAL DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT NO. 99-1068.**

**COMMISSION ACTION:**

CONSENT MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-02-010. Second by Brown. Passed by a 6-0 vote with Commissioner Schultz recusing.

The Planning Commission meeting was adjourned by Chairperson Anderson at 12:50 p.m.