

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
JULY 29, 1999  
IN COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Steele at 9:07 a.m. Chairperson Steele adjourned the meeting at 2:20 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Mark Steele-present  
Vice-Chairperson William Anderson-present  
Commissioner Patricia Butler-present  
Commissioner Andrea Skorepa-present (arrived at 1:30 p.m.)  
Commissioner Geralda Stryker-present  
Commissioner Frisco White-present  
Vacant seat  
Betsy McCullough, Planning & Development Review-present  
Rick Duvernay, City Attorney-present  
Kelly Broughton, Planning & Development Review-present  
Linda Lugano, Recorder-present

ITEM-1: Swearing in of Bruce Brown to serve as a member of the Planning Commission for a term ending January 28, 2000.

This item was removed from the docket for a possible date of September 2, 1999.

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

None.

ITEM-2: REQUESTS FOR CONTINUANCE FOR AGENDA ITEMS.

None.

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

None.

ITEM-4: DIRECTOR'S REPORT.

Betsy McCullough announced that given the recent actions of the Port District related to the Airport Master Plan the Mayor has advised she is scheduling an item for City Council on Tuesday, August 3, for a presentation by the Port about the Master Plan. A follow up Council workshop has been scheduled for September 13 for action on this matter. Commission to be kept abreast on this issue.

ITEM-5: COMMISSION COMMENT

None.

ITEM-6: APPROVAL OF MINUTES OF JULY 15, 1999.

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE THE MINUTES WITH THE FOLLOWING CLARIFICATION TO THE MOTION ON ITEM NO. 7, PAGE 4, POINT NO. 2 TO READ: "INCLUDE LANGUAGE TO THE PID PERMIT, ARTICLE B TO READ FOR EXAMPLE THAT IN ADDITION, USES PERMITTED IN THE APZ WILL BE CONSISTENT WITH USES ALLOWED BY THE MIRAMAR CLUP. THIS PROVISION WILL BE INCLUDED IN THE PERMIT AS WELL AS THE DESIGN GUIDELINES. Second by White. Passed by a 5-0 vote with Chairperson Steele abstaining on items 7 and 12 and Commissioner Skorepa not present.

ITEM-7: UPTOWN COMMUNITY PLAN AMENDMENT INITIATION - BANKERS HILL BED AND BREAKFAST (REFERENCE REPORT TO THE PLANNING COMMISSION NO. 99-051).

Tracy Reed reported on the two issues raised at the previous meeting to evaluate the feasibility of processing this CUP without a community plan amendment, and to allow the Uptown Planners time to provide a recommendation on the initiation.

Testimony in favor by Sarai Marlow.

Testimony in opposition by Myron Fleming, Jim Richardson, Paul Mason and Jack Hessler.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO DENY THE INITIATION. Second by White. Passed by a 4-1 vote with Commissioner Butler voting nay and Commissioner Skorepa not present.

ITEM-8: APPEAL OF THE HEARING OFFICER DECISION FOR A CHEVRON/  
GOVERNOR CONDITIONAL USE PERMIT NO. 98-1198.

Juan Baligad presented Report to the Planning Commission No.P-99-113.

Testimony in favor of the appeal by Nannette Bauer.

Testimony in opposition to the appeal by Ben Macaluso and Elizabeth  
Elsner.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO DENY THE APPEAL AND APPROVE THE  
PROJECT WITH THE CUP AMENDMENT AND WITH THE ADDITIONAL  
CONDITIONS RECOMMENDED BY STAFF IN THE PLANNING  
REPORT, AND WITH THE FOLLOWING ADDITIONAL CONDITIONS:

1. THE HVAC EQUIPMENT ON TOP OF THE ROOF WILL BE  
ENCLOSED WITH A BARRIER OF ACOUSTICAL QUALITY OF  
50 DECIBLES AT THE PROPERTY LINE, AT A HORIZONTAL  
EQUIVALENT WITH THE LEVEL OF THE EQUIPMENT, AND  
WITH A LOUVERED TOP FOR VENTILATION
2. THE CHEVRON SIGN ON THE EAST SIDE OF THE CANOPY  
WILL BE TURNED OFF AT DUSK.
3. THE PROPOSED STREET TREES SHALL BE INSTALLED IN  
THE GROUND WITHIN THE EXISTING SIDEWALK, RATHER  
THAN IN PLANTERS.
4. THE LIGHT SOURCE FOR THE SECURITY LIGHTING IS TO BE  
SHADED TO PREVENT ANY GLARE INTO THE ADJACENT  
RESIDENTIAL AREA.

Second by Anderson. Passed by a 5-0 vote with Commissioner Skorepa  
not present.

ITEM-9: INITIATION OF AN AMENDMENT TO THE STONECREST SPECIFIC PLAN TO ALLOW ALL USES PERMITTED IN THE M-1P ZONE ON LOTS 13 AND 16 OF STONECREST PLANNING AREA 1.

John Wilhoit presented Report to the Planning Commission No. P-99-106.

Testimony in favor by Jeanette Waltz.

No one to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO APPROVE THE INITIATION. Second by Butler. Passed by a 5-0 vote with Commissioner Skorepa not present.

ITEM-10: AIRTOUCH CELLULAR CARMEL VALLEY COMMUNICATION FACILITY CONDITIONAL USE PERMIT NO. 99-0354 TO ALLOW FOR THE CONSTRUCTION OF AN UNMANNED WIRELESS TELECOMMUNICATION FACILITY LOCATED AT 5109 SHAW RIDGE ROAD.

Patrick Hooper presented Report to the Planning Commission No. P-99-115.

Testimony in favor by Kathie Wagner.

No one to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO CERTIFY THE NEGATIVE DECLARATION AND APPROVE CONDITIONAL USE PERMIT NO. 99-0354. Second by Butler. Passed by a 5-0 vote with Commissioner Skorepa not present.

**ITEM-11: THE TRAILS, REZONE/RESOURCE PROTECTION ORDINANCE/PLANNED RESIDENTIAL DEVELOPMENT/MISSION TRAILS DESIGN DISTRICT PERMIT NO. 98-0695, AND A STREET VACATION.**

Patricia Grabski presented Report to the Planning Commission No. P-99-121 and read corrections into the record.

Testimony in favor by Matt Peterson and Sam Kab. Those in attendance but did not speak David Puffinburger, John Donnelley, Michael Jones, Rand Whittington, Steve McPortland, Rick Enger, Glen Schmidt, James Brown, Lee Sherwood, Carrie Stewart, Sal Salas, Janay Kruger, Margaret Whittington, Marcia Lepetz, Judith Scharer, Pamela Donnelley,

Testimony in opposition by David Tiffany and Dan Karsh who submitted a signed petition by twenty one residents in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO CONTINUE TO SEPTEMBER 16, 1999 TO ALLOW TIME TO WORK OUT TRAFFIC ISSUES. Second by Stryker. Passed by a 5-0 vote with Commissioner Skorepa not present.

**ITEM-12: NEXTEL COMMUNICATIONS, GOLDEN HILL TELECOMMUNICATION SITE CONDITIONAL USE PERMIT NO. 94-0330-49 TO ALLOW FOR THE OPERATION AND CONSTRUCTION OF A FIFTY FOOT TELECOMMUNICATION FACILITY DISGUISED AS A FLAGPOLE.**

Terri Bumgardner presented Report to the Planning Commission No. P-99-125.

Testimony in favor by Mark Brunette.

No one to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO CERTIFY NEGATIVE DECLARATION AND APPROVE CONDITIONAL USE PERMIT NO. 94-0330-49. Second by White. Passed by a 5-0 vote with Commissioner Skorepa not present.

ITEM-13: PRIME COMMUNICATIONS 30<sup>TH</sup> STREET WAREHOUSE -  
CONDITIONAL USE PERMIT NO. 98-0832-01 TO LEGALIZE TWO  
EXISTING FIFTY FOOT HIGH STEEL LATTICE TOWERS ATOP AN  
EXISTING INDUSTRIAL BUILDING.

Terri Bumgardner presented Report to the Planning Commission No. P-99-105.

Testimony in favor by David Moss.

No one to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO APPROVE STAFF'S RECOMMENDATION AND DENY THE PERMIT. Second by Skorepa. Failed by a 3-3 vote with Chairperson Steele and Commissioners Butler and White voting nay.

MOTION BY BUTLER TO CONTINUE TO A DATE CERTAIN AND DIRECT THE APPLICANT TO RESUBMIT A REDESIGN THAT CONFORMS TO COUNCIL POLICY 600-43. No second.

MOTION BY WHITE TO RECONSIDER THE MAIN MOTION. Second by Butler. Passed by a 5-1 vote with Chairperson Steele voting nay.

MOTION BY ANDERSON TO PUT THE MAIN MOTION BACK ON THE FLOOR TO DENY THE PERMIT. Second by Skorepa. Passed by a 5-1 vote with Chairperson Steele voting nay.

ITEM-14: WORKSHOP - EUCLID AVENUE REVITALIZATION PROGRAM.

Workshop held. This was an informational workshop to provide the Planning Commission with a report of the status of the Euclid Avenue Revitalization Program, as requested during the Planning Commission hearing of January 28, 1999.

The Planning Commission meeting was adjourned by Chairperson Steele at 2:20 p.m.