

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
DECEMBER 12, 2002
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Anderson at 9:02 a.m. Chairperson Anderson adjourned the meeting at 12:45 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson William Anderson-present
Vice-Chairperson Anthony Lettieri-present
Commissioner Bruce Brown-present
Commissioner Carolyn Chase-not present
Commissioner Kathleen Garcia-present
Commissioner Barry Schultz-present
Commissioner Mark Steele-present
Bob Manis, Planning Department-present
Betsy McCullough, Planning Department-present
Jeff Strohminger, Development Services-not 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:**
None.

ITEM-2: **REQUESTS FOR CONTINUANCE:**
None.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Item No. 8, 2828 National Avenue No. 9200/9201, and Item No.10 Nextel Grant Hill Telecommunications No. 42-0465 were placed on the consent agenda.

ITEM-4: **DIRECTOR'S REPORT:**
Bob Manis reported on the emergency ordinance passed by the City Council for Barrio Logan prohibiting future chrome plating.

ITEM-5: **COMMISSION COMMENT:**
None.

ITEM-6: **APPROVAL OF THE MINUTES OF NOVEMBER 21, 2002.**

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE THE MINUTES OF NOVEMBER 21, 2002. Second by Lettieri. Passed by a 5-0 vote with Chairperson Anderson recusing and Commissioner Chase not present.

ITEM-7: **APPEAL OF HEARING OFFICER DENIAL, WHITE RESIDENCE PROJECT NO. 2724. PROCESS. 3.**

Linda French presented Report to the Planning Commission No. P-02-219.

Testimony in favor of the appeal, in favor of the project by Matt Peterson, Stuart White, Bob Bauer, and Patty Schick.

No one present in opposition to the appeal, opposed to the project.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY LETTIERI TO APPROVE THE APPEAL AND APPROVE THE PROJECT WITH MODIFICATIONS TO THE HEARING OFFICER'S DECISION FOR VARIANCES NO. 1 AND 3 BASED ON THE NEW CONDITIONS AS SUBMITTED BY MATT PETERSON AT THIS HEARING. Second by Steele. Passed by a 6-0 vote with Commissioner Chase not present.

ITEM-8: NATIONAL LLC – PROJECT NO. 1531.

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-02-218. Second by Garcia. Passed by a 6-0 vote with Commissioner Chase not present.

ITEM-9: CABRERA II, PROJECT NO. 2274 – PROCESS 5.

Farah Mahzari presented Report to the Planning Commission No. P-02-216.

Scott Sandstrom and Dan Rehm were present and available for questions.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BROWN TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-02-216. Second by Steele. Passed by a 6-0 vote with Commissioner Chase not present.

**ITEM-10: NEXTEL GRANT HILL TELECOMMUNICATION FACILITY
PLANNED DEVELOPMENT PERMIT NO. 42-0465 FOR A WIRELESS
COMMUNICATION FACILITY LOCATED AT 3191 COMMERCIAL
STREET. PROCESS 4.**

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO RECOMMEND APPROVAL OF STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-02-221. Second by Garcia. Passed by a 6-0 vote with Commissioner Chase not present.

ITEM-11: PACIFIC HIGHLANDS RANCH UNITS 12-16. PROCESS 4.

John Fisher presented Report to the Planning Commission No. P-02-222 and read revised conditions in strikeout/underline format into the record.

Testimony in favor by Randi Coopersmith, Eric Hall, Barbara Groth, Peggy Lynch and Steve Moore.

Testimony in opposition by Beatrice Beck, Louis Goebel and Robert Barczerski.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SCHULTZ TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE PLANNING REPORT; APPROVE THE STRIKEOUT/ UNDERLINE REVISIONS AS PRESENTED AS THIS HEARING; ALONG WITH EDITING THE DESIGN GUIDELINES TO REMOVE THE DISCREPANCY REGARDING THE PARK AND RIDE TO DEFINE CRITERIA TO INCLUDE DISTANCE AND LOCATION; PUT PARKING REQUIREMENTS FOR UNIT 14 BACK INTO THE PERMIT THAT THERE BE A MAXIMUM OF FIVE SPACES PER THOUSAND SHOULD THE MULTI-TENANT OFFICE USES BE PROPOSED, **OR** PER THE DESIGN GUIDELINES FOR THOSE USES AS OUTLINED IN THE REVISED STRIKE OUT UNDERLINE REVISION. Second by Steele. Passed by a 6-0 vote with Commissioner Chase not present.

ITEM-12: DRAFT WIRELESS COMMUNICATION FACILITY POLICY AND ASSOCIATED ORDINANCE REVISIONS.

Karen Lynch Ashcraft presented Report to the Planning Commission No. P-02-220.

Testimony in favor by Ramon Valle and Mindy Pellisser.

Testimony in opposition by Dick Flanagan, Mary Coakley, Priscilla Berge and Mac Stroble.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY LETTIERI TO CONTINUE TO JANUARY 16, 2003 AND BRING BACK THE FOLLOWING:

CRITERIA FOR DRAFT DEFINITIONS SPECIFICALLY SIGNIFICANT GAP AND EXTRAORDINARY CIRCUMSTANCES;

RATIONALE FOR ASSIGNING DIFFERENT LAND USES TO CERTAIN PREFERENCE CATEGORIES – I.E., A CONSIDERATION OF TAKING CERTAIN CATEGORIES INTO A PREFERENCE 5, ESSENTIALLY THE OPEN SPACE AS DISTINCT FROM AGRICULTURE, AND CITY PARKS, MHPA AND SCENIC AREAS; (TO EXPLAIN THE PROCESS RATIONALE FOR CLARIFICATION OF A DIRECT LINK – SHOW IN A MATRIX: PREFERENCE – PROCESS);

BETTER UNDERSTANDING OF THE INDUSTRY'S POSITION AND WHAT THE CITY SEES AS THE BARRIERS THAT ARE BEING CREATED; HOW MUCH OF A GAP IS THERE IN THE SERVICE AND HOW BIG OF A SERVICE AREA IS THE INDUSTRY TRYING TO COVER

PROVIDE INDUSTRY, COMMUNITY ISSUES, AND TESTIMONY GIVEN AT THE LATEST LAND USE & HOUSING COMMITTEE MEETING (PROVIDE A TAPE OF SAME) FOR AN UNDERSTANDING OF WHY CERTAIN LANGUAGE IS PROPOSED AND WHY THERE IS SOME OBJECTIONS TO CERTAIN ISSUES.

ISSUE OF PUBLIC RIGHTS-OF-WAY AND RIGHTS-OF-WAY INSTALLATIONS AND WHY THEY WOULD BE SHIFTED TO PROCESS 4.

PROVIDE STAFF'S POSITION ON COMMUNITY MEMBERS COMMENTS SUCH AS: PROCESS LEVELS, DEFINITIONS, HEIGHT LIMITS AND CO-LOCATION;

Second by Schultz. Passed by a 6-0 vote with Commissioner Chase not present.

The Planning Commission meeting was adjourned by Chairperson Anderson at 12:45 p.m.