

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
MARCH 28, 1991  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Commissioner Calkins at 9:10 a.m. The Planning Commission adjourned at 10:45 a.m.

**ATTENDANCE DURING THE MEETING:**

Chairman Karl ZoBell-not present  
Commissioner Tom La Vaut-present  
Commissioner Ralph Pesqueira-not present  
Commissioner Edward Reynolds-present  
Commissioner Scott Bernet-present  
Commissioner Lynn Benn-not present  
Commissioner Chris Calkins-present  
Hal Valderhaug, Deputy City Attorney-present  
Tom Story, Deputy Director, Development and  
Environmental Services-present  
Joe Flynn, Deputy Director, Neighborhood Services-present  
Sheri Carr, Zoning Administrator-present  
Jeff Strohming, Engineering and Development  
Department-present  
Ron Friedman, Principal Planner-present  
Janet MacFarlane, Recorder-present

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

No one appeared to speak at this time.

ITEM-2 APPROVAL OF MINUTES OF FEBRUARY 21, 1991.

This item was moved from the agenda.

ITEM-3 STREET ACTION SA 89-547 - THE VACATION OF DRAKE STREET ADJACENT TO ENCANTO PARK AND LOTS 48, 49, 51, 58, AND 59 OF ENCANTO PARK ADDITION, MAP 1228. APPLICANT: PARK AND RECREATION DEPARTMENT

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (ZOBELL, PESQUEIRA and BENN not present) to approve the street vacation as recommended by staff.

ITEM-4 STREET ACTION SA 90-0512 - THE VACATION OF FATHER JUNIPERO SERRA TRAIL BETWEEN MISSION GORGE ROAD AND SIMEON DRIVE. APPLICANT: PARK AND RECREATION DEPARTMENT

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by SCOTT BERNET, the Commission voted 4-0 (ZOBELL, PESQUEIRA and BENN not present) to approve the street vacation as recommended by staff.

ITEM-5 SED/CUP 89-1205, SHERMAN HEIGHTS COMMUNITY CENTER. REQUEST TO USE HISTORIC HAINES HOUSE AS A COMMUNITY CENTER. LOCATED AT 2230 ISLAND AVENUE BETWEEN 22ND AND 24TH STREETS. APPLICANT: CITY OF SAN DIEGO.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by TOM LA VAUT, the Commission voted 4-0 (ZOBELL, PESQUEIRA and BENN not present) to approve the conditional use permit as recommended by staff.

ITEM-6 SAN YSIDRO REDEVELOPMENT SURVEY AREA BOUNDARY

Staff requested a continuance on this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by TOM LA VAUT, the Commission voted 4-0 (ZOBELL, PESQUEIRA and BENN not present) to continue this matter to April 25, 1991, at 9:00 a.m.

ITEM-7 SANYO-U.S. CELLULAR, OTAY MESA DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT AMENDMENT NO. 91-0091. REQUEST TO ADD CELLULAR ANTENNAS TO AN EXISTING 110-FOOT-HIGH COMMUNICATIONS TOWER AND TO CONSTRUCT A 360-SQUARE-FOOT EQUIPMENT STORAGE BUILDING TO IMPROVE LINE-OF-SITE COMMUNICATIONS BETWEEN THE SANYO CORPORATION'S OTAY MESA AND TIJUANA FACILITIES. LOCATED AT 1201 SANYO AVENUE BETWEEN AIRWAY ROAD AND OTAY MESA ROAD. APPLICANT: U.S. WEST

COLEEN FROST presented Planning Department Report No. 91-092. She further noted recommended modification to Condition 13 of the permit.

DEBBIE COLLINS, representing Lettieri-McIntyre & Associates, stated she was in support of staff recommendation with the modified condition.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (ZOBELL, PESQUEIRA and BENN not present) to certify the negative declaration and approve the permit subject to modifying Condition 13 to read as follows: "13. A condition of this Permit, is the requirement that the Planning Director shall review this Permit every three years to allow the Planning Department to evaluate the continued need for the microwave tower in light of changing technology and the possibility for collective use of the tower by other Otay Mesa property owners. The applicant shall submit a letter to the Planning Department addressing the

continued need for the tower and the antennas, and whether there have been any changes in technology which could result in eliminating the need for or modifying the configuration of the existing tower and antennas. If there is evidence determined by the Planning Department that alterations to the tower may be appropriate, then the applicant shall submit a deposit of \$1,000."

Further, the Commission directed staff to include a condition to discretionary permits in the Otay Mesa area an acknowledgement that should the property be taken for the Otay Mesa airport, the City would not have to reimburse the owner for the increased value of the improvements.

ITEM-7A SERRA MESA COMMUNICATION FACILITY CONDITIONAL USE PERMIT. LOCATED AT 9565 YOLANDA STREET NEAR MISSION VILLAGE DRIVE. A PORTION OF LOT 42 OF MAP 348. APPLICANT: PACTEL CELLULAR

JOE MALONE presented Planning Department Report No. 91-099.

SCOTT SUTHERLAND, representing PacTel, spoke in favor of the permit and stated he was available for Commission questions.

FLOYD PLEIN spoke in opposition to the permit. He questioned whether the power pole was sited in the proper location on the map. He questioned why the pole could not be placed over the crest of the hill.

VALERIE GERLACH spoke in opposition. She felt a fire hazard existed because PacTel kept access to their property locked by a gate. Further, she cited problems with the operation of the facility and telephone interference.

Public testimony was closed.

#### COMMISSION ACTION

On motion of TOM LA VAUT, seconded by SCOTT BERNET, the Commission voted 4-0 (ZOBELL, PESQUEIRA and BENN not present) to continue this item to April 11, 1991, at 9:00 a.m. The purpose of the continuance was to draft additional conditions relative to the operation of this facility.

ITEM-8 AMENDMENT TO MUNICIPAL CODE - BUILDING HEIGHT, RELATED CODES AND AMENDMENT TO LOCAL COASTAL PROGRAM

GENE LATHROP presented Planning Department Report No. 91-097.

JIM JOHNSON spoke in support of the amendments.

WALLACE CUNNINGHAM spoke in support of the amendments.

WILLIAM R.E. SMITH spoke in support of the amendments.

CHARLES CASTLE, representing the San Diego Museum of Contemporary Art, requested that projects in the pipeline be exempt from the new provisions of the ordinance.

HUGH DAVIES, representing the San Diego Museum of Contemporary Art, recommended exemption of the remodel for the Museum.

DONALD FARNSWORTH spoke in favor of the amendment because it would reduce confusion on the method of determining the height of buildings.

DAVE ODELL, referring to a letter submitted by Mr. Tony Ciani, spoke in support of the code amendments. He recommended a change on Page 3 regarding the 10-foot rule.

OPAL TRUEBLOOD, representing the Torrey Pines Planning Group and CPC, stated CPC voted 14-3 not to take a position on the proposed code changes because they did not have adequate time at their meeting to review the proposal. She indicated the Torrey Pines Planning Group was supportive of the amendments.

REYNALDO PISAÑO spoke in support of the amendments.

LARRY KELLER requested that the La Jolla PDO area be exempt from the proposed amendment. He felt the proposed amendments were lengthy and burdensome and was not necessary for this area.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by TOM LA VAUT, the Commission voted 4-0 (ZOBELL, PESQUEIRA, and BENN not present) to recommend amendments to the municipal code relative to building height as recommended by staff with the following conditions: (1) Clarify the conditions that would require story poles so they are not automatically required on all projects; (2) Modifying Section 101.0101.62 C to read, "When a building is designed...This provision shall not apply if, at every point, the building does not exceed 75%...; (3) That there be an exemption for pipeline projects submitted prior to March 28, 1991. Further, to instruct staff to review the proposal from Mr. Keller prior to Council hearing on this matter.

ITEM-9 MIRAMAR RANCH NORTH COMMUNITY PLAN AMENDMENT WORKSHOP.

This workshop was cancelled.

ADJOURNMENT

The Commission adjourned at 10:45 a.m.