

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
DECEMBER 14, 1995  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:10 a.m. Chairperson Bernet adjourned the meeting at 3:20 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present  
Commissioner Karen McElliott-present  
Commissioner William Anderson-present  
Commissioner Christopher Neils-present  
Commissioner Verna Quinn-present  
Commissioner Andrea Skorepa-present  
Commissioner Frisco White-present  
Ernest Freeman, Planning Director-present  
Mike Stepner, Urban Design Coordinator-present  
Rik Duvernay, Deputy City Attorney-present  
Tina Christiansen, Department Director-not present  
Gary Halbert, Deputy Director, Development Services  
Department-present  
Jeff Washington, Deputy Director, Long Range and Facilities  
Planning-not present  
Mohammad Sammak, Development Coordinator, Engineering and  
Development-present  
Linda Lugano, Recorder-present

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

Chairperson Bernet presented Vice-Chairperson McElliott with a plaque for her outstanding service to the Planning Commission and thanked her for her contribution.

Tina Christiansen, Director Development Services Department, introduced Stephen Haase as the new Assistant Director. Stephen will take Ed Oliva's place in this position.

**ITEM-2: APPROVAL OF THE MINUTES OF NOVEMBER 30, 1995.**

**COMMISSION ACTION:**

MOTION BY QUINN TO APPROVE THE MINUTES OF NOVEMBER 30, 1995 WITH A REVISION TO A DIRECTIVE GIVEN BY COMMISSIONER ANDERSON REGARDING A REGIONAL MAP. Second by White. Passed by a 6-0 vote with Commissioner Neils abstaining as he was not present at that meeting.

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

None.

**ITEM-2B: DIRECTOR'S REPORT.**

Ernie Freeman, Director, Planning Department announced that Charles Studen, Sr. Planner has been selected by the Manager's Staff to represent the interest of the Manager's office on the restructuring task force.

**ITEM-2C: SANDAGE RESIDENCE REMODEL. COASTAL DEVELOPMENT PERMIT 95-0580.**

Glenn Gargas briefly discussed the status of this project since it was last continued regarding the height of the structure and the partial stop-work order. John Moth, Inspector with the Development Services Department verified that the height of the structure is 29 feet 7 inches.

No public testimony was taken.

**COMMISSION ACTION:**

MOTION BY WHITE TO DENY THE APPEAL AND APPROVE THE PERMIT. Second by Quinn. Passed by a 7-0 vote.

ITEM-3: **PACIFIC BELL MOBILE SERVICES (PBMS) CONDITIONAL USE PERMIT (CUP) NO. 95-0350-03, 95-0350-14, 95-0350-15; 95-0350-37, 95-0350-39 AND 95-0350-48; TO ALLOW FOR THE CONSTRUCTION OF PERSONAL COMMUNICATION SYSTEM (PCS) SITES.**

Karen Lynch-Ashcraft presented Report to the Planning Commission No. P-95-196.

Public testimony in favor by:

**Mike McDade, representing Pacific Bell Mobile Services.** Requested approval of these additional six antenna sites, to be totally noncontroversial. Explained that these structures are being blended into the environment and camouflaged with exceptional technology.

**Maryann Miller, representing Pacific Bell Mobile Services.** Thanked staff for their cooperation and assistance with these structures. Expressed that they concur with staff's recommendations, and agree to include a condition indicating that the raw land will be put back to its original state if in fact a structure is removed.

**Kevin Winters, representing Pacific Bell Mobile Services.** Spoke to the technology questions raised by the Commission.

Public Testimony in opposition:

**John Kern, representing California Communication Council and UCAN.** Explained once again that he is not being funded by anyone. He is doing this because it is wrong and it will affect him personally. Showed a video tape from the BBC, 1993 which clearly demonstrated the affects of these phones on hearing devices; distributed his letter from UCAN.

**Vicky Porter, representing herself.** Lives next to the Grant Hill Park. Explained how this antenna will add more height to the building it's installed on, and will therefore further shade her house.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY NEILS TO CERTIFY NEGATIVE DECLARATION NO. 95-0350 AND APPROVE CONDITIONAL USE PERMIT NO. 95-0350-03, 0350-14, 0350-15, 0350-37, 0350-39 AND 0350-48. STAFF WAS DIRECTED TO REPORT BACK TO THE COMMISSION AS TO THE POSITION THAT THE CITY HAS TAKEN, IF ANY, ON THE LEGISLATION PENDING IN WASHINGTON AND THE DIRECTIONS GIVEN TO OUR LOBBYISTS AND LEGISLATORS. Second by Anderson. Passed by a 6-0 vote with Commissioner Quinn abstaining.

ITEM-4: **GENERAL DYNAMICS - INITIATION OF AN AMENDMENT TO THE KEARNY MESA COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN.**

P. J. Fitzgerald presented Report to the Planning Commission No. P-95-194.

Public testimony in favor by:

**Stephen Eimer, representing General Dynamics.**

Explained that he has been working several months in evaluating the potential and need to redevelop the Kearny Mesa Site. In July, the City Council approved an MOU which included a statement of need, as well as outlining the process for bringing this redevelopment plan through the entitlement process. This MOU was also approved by the Kearny Mesa Planning Group. This site is vacant now and he believes it is timely and in the City's best interest to go ahead with this initiation.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO APPROVE THE INITIATION. Second by White. Passed by a 7-0 vote.

**ITEM-5: REQUEST BY UNITED STATES INTERNATIONAL UNIVERSITY (USIU) FOR PLANNING COMMISSION APPROVAL OF THE CONSTRUCTION OF A 60,000 SQUARE FOOT INTRAMURAL SPORTS FACILITY AND ASSOCIATED PARKING WITHIN PHASE 13 OF THE CAMPUS MASTER PLAN.**

Ron Buckley presented Report to the Planning Commission No. P-95-199.

Testimony in favor by:

**Lynne Heidel, representing HELP Management, Inc. the owner of the property.** Spoke to the letter she provided to the Commission, dated December 7, 1995 requesting approval of this CUP allowing the development of the USIU campus in 1967 and subsequently amended in 1972 and 1978. Discussed the parking situation and answered additional questions raised by the Commission.

Public testimony was not closed and will be opened at the continued hearing date.

**COMMISSION ACTION:**

**MOTION BY NEILS TO FIND THE PROPOSED PROJECT NOT IN CONFORMANCE WITH THE EXISTING CONDITIONAL USE PERMIT. Second by Quinn. Motion withdrawn.**

**MOTION BY NEILS TO CONTINUE TO FEBRUARY 8, 1996 AT 9:00 A.M. Second by Quinn. Passed by a 7-0 vote.**

**ITEM-6: TORREY RESERVE TERRACE REZONE, TENTATIVE MAP, PLANNED INDUSTRIAL DEVELOPMENT, PLANNED RESIDENTIAL DEVELOPMENT, HILLSIDE REVIEW OVERLAY AND COASTAL DEVELOPMENT PERMIT NO. 91-0540.**

John Fisher presented Report to the Planning Commission No. P-95-186.

Public testimony in favor by:

**Doug Boyd, T&B Planning, representing applicants Mr. Graff and Mr. McReynolds.** Explained this is a more typical project in that this is a PID and PRD

consistent with the Community Plan, as approved in 1994, as well as the Torrey Reserve Heights PID/PRD. Explained that the applicant has agreed to significantly reduce the developability of their property and the major wildlife corridor was not in the 1983 Community Plan in order to accommodate uses in the Park Trade itself.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT DEP NO. 91-0540; AND RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE REZONE, TENTATIVE MAP, PLANNED INDUSTRIAL DEVELOPMENT, PLANNED RESIDENTIAL DEVELOPMENT, HILLSIDE REVIEW OVERLAY PERMIT AND COASTAL DEVELOPMENT PERMIT. Second by Anderson. Passed by a 6-0 vote with Commissioner Neils abstaining.

MOTION BY McELLIOTT TO RECOMMEND TO THE CITY COUNCIL TO ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM, FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS AND INTERIM HABITAT LOSS FINDINGS. Second by Skorepa. Passed by a 6-0 vote with Commissioner Neils abstaining.

**ITEM-7: WORKSHOP - TRANSIT CORRIDOR PLANNING UPDATE.**

Workshop held.

**ITEM-8: CONTINUED FROM NOVEMBER 30, 1995 - MARKIM PET RESORT. CONDITIONAL USE PERMIT FOR A DOG AND CAT BOARDING KENNEL; PLANNED RESIDENTIAL DEVELOPMENT PERMIT; TENTATIVE PARCEL MAP, AND RESOURCE PROTECTION ORDINANCE PERMIT, CASE NO. 95-0195.**

Nick Osler reviewed the status of this project since last being heard on November 30, 1995 and further discussed the issues raised at that meeting.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO RECOMMEND CITY COUNCIL CERTIFICATION OF ENVIRONMENTAL MITIGATED NEGATIVE DECLARATION NO. 95-0195, AND RECOMMEND CITY COUNCIL APPROVAL OF THE CONDITIONAL USE PERMIT, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, TENTATIVE SUBDIVISION MAP AND RESOURCE PROTECTION ORDINANCE PERMIT, SUBJECT TO CONDITIONS IN ATTACHMENTS 3-5; ADD LANGUAGE THAT THE APPLICANT AND EQUESTRIANS CONTINUE TO WORK TOGETHER ON A VOLUNTARY BASIS TO CONTINUE THE HORSE TRAIL. REVISION TO CONDITIONAL NO. 25, PAGE 8 OF 8, THAT THE WORD "FOWAGE" SHOULD READ "FLOWAGE"; ADD A CLAUSE TO CONDITION NO. 24, PAGE 8 OF 8 RELATIVE TO ANY FUTURE INDICATION OF ODOR EMITTED FROM THE BUILDING BE MITIGATED. Second by Quinn. Passed by a 7-0 vote.

**ITEM-9: INITIATION OF AN AMENDMENT TO THE COLLEGE AREA COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN.**

Mary Wright presented Report to the Planning Commission No. P-95-195.

No one was present to speak.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO APPROVE THE AMENDMENT INITIATION. Second by Neils. Passed by a 7-0 vote.

The Planning Commission was adjourned at 3:20 p.m. by Chairperson Bernet.