

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
JUNE 1, 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. The meeting was recessed at 11:00 a.m. and reconvened at 1:30 p.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-not present  
Commissioner Christopher Neils-present  
Commissioner Verna Quinn-present  
Commissioner Andrea Skorepa-not present  
Commissioner Frisco White-present  
Ernest Freeman, Planning Director-present  
Hal Valderhaug, Chief Deputy City Attorney-not present  
Tina Christiansen, Department Director-not present  
Ed Oliva, Assistant 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.**

Commissioner White directed staff to consider taking the Planning Commissioners on tours of projects after the projects have been completed, to spend time as a group to see the results. Staff was asked to put together a plan as to how to implement this action.

**ITEM-2: APPROVAL OF THE MINUTES OF MAY 18, 1995.**

**COMMISSION ACTION:**

MOTION BY QUINN TO APPROVE THE MINUTES OF MAY 18, 1995. Second by White. Passed by a 4-0 vote with Commissioner Skorepa and Anderson not present and Commissioner Neils abstaining as he was not in attendance at that meeting.

**ITEM-2A: REQUESTS FOR CONTINUANCE.** Mr. Robert Stewart requested a continuance on Item No. 4 the San Diego Border Communications Facility.

**ITEM-2B: DIRECTOR'S REPORT -** Ernie Freeman, Planning Director briefed the Commissioners on the action recently taken by the Coastal Commission regarding the La Jolla Community Plan and the Pacific Beach Community Plan.

Chairperson Bernet requested information regarding the status of the Amendment to the Mission Bay Master Plan and the Coastal Commission's agreement with the Planning Commission's original proposal to not allow the movement of the Bahia Point Area. Commissioner Quinn advised that the Coastal Commission asked about the categorical exclusion portion of these plans in Pacific Beach. Mr. Freeman advised he would get back to the Commission with additional information on both of these issues.

Mr. Freeman distributed a copy of the City Manager's Report on restructuring; advised on the Community Orientation Workshop scheduled for June 10, 1995; and discussed the Citizen Satisfaction Survey recently conducted by the City and distributed to the Commission.

**ITEM-3: NEXTEL COMMUNICATIONS-ENCANTO CONDITIONAL USE PERMIT NO. 94-0473; TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF AN UNMANNED DISPATCH MOBILE RADIO COMMUNICATION FACILITY.**

Nancy Pechersky presented Report to the Planning Commission No. P-95-072, and advised of a revision to the fiscal impact on the report. It should read, "\$1,000 per month deposited into Water Utilities fund".

Testimony in favor by:

**Virginia Partridge, representing Nextel Communications.** Thanked the staff for all the work they put into this project. Addressed the issue of sharing a communication equipment building and co-location proposal by Nextel.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO CERTIFY NEGATIVE DECLARATION AND APPROVE CUP NO. 94-0548 WITH THE FOLLOWING ADDITIONS: ENHANCED LANDSCAPING TO BE INCLUDED OUTSIDE THE FENCED, PAVED AREA AND BE WORKED OUT WITH DEVELOPMENT SERVICES DEPARTMENT; DELETE THE REFERENCE TO THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR IN PARAGRAPH 13A ON PAGE 3 OF 4; Second by Quinn. Passed by a 5-0 vote with Commissioners Skorepa and Anderson not present.

**ITEM-4: NEXTEL COMMUNICATIONS-SAN DIEGO BORDER CONDITIONAL USE PERMIT NO. 94-0548; TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF AN UNMANNED DISPATCH MOBILE RADIO COMMUNICATION FACILITY.**

In Favor of a continuance:

**Robert Stewart, representing owners of property to the east of the proposed application.** They have been in discussions with the applicant relative to an alternative location that would be less disruptive, i.e., their concern is the impairment of visibility of

properties east of the location. Those discussions are on-going and it is to that issue that he is suggesting a continuance may be appropriate.

**Bruce Tabb, representing Environmental Development.**

Mr. Tabb apologized for getting to Nextel so late, but he had just found out about this project when he approached them. Expressed the tremendous impact on the view corridor of his proposed project. He feels everyone can be in agreement and all they are asking for now is the time to finalize an agreement with Nextel on paper and have something in writing.

Testimony in opposition to the continuance:

**Virginia Partridge, representing Nextel.** Talked against the continuance and asked the Commission to consider approving this project and not continue it since they have been working on this project for one year and were contacted by Messrs. Taylor and Tabb only two weeks ago advising of their proposed developments (which have not been approved). They are willing to negotiate with the developers but see no reason to continue today, as they would put up a temporary facility.

**COMMISSION ACTION:**

MOTION BY McELLIOTT TO CONTINUE. Second by Neils. Failed by the following vote: Nays: Neils, Quinn, White, Bernet; Yeas-McElliott; Commissioners Skorepa and Anderson not present.

Testimony in favor of project by:

**Virginia Partridge, representing Nextel.** Again, thanked staff for bringing this to hearing. Worked very hard with the Otay Mesa Planning Board and the School District and staff to present a project they felt was in an area that would present the least impact. They are more than willing to work out a compromise, but allow them to move forward with a temporary facility for the time being.

Testimony in opposition of project by:

**Robert Stewart, representing property owners.** Their concern is limited, and it is the visual issue. They believe they may be able to help mitigate that by carrying on discussions relative to a relocation of the site or facility at an alternative location.

**Bruce Tabb, representing Environmental Development.** Their concern is limited strictly to visual impact. There are 160 houses impacted by this and when they are able to work this agreement out that concern will be remedied.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO CERTIFY NEGATIVE DECLARATION AND APPROVE CONDITIONAL USE PERMIT NO. 94-0548 WITH THE FOLLOWING REVISIONS: PARAGRAPH 13A DELETE THE REFERENCE TO THE DEVELOPMENT SERVICES DIRECTOR; CORRECT THE DRAFT RESOLUTION TO DELETE REFERENCE TO THE SKYLINE AREA; REVISE PARAGRAPH 13 TO READ THAT THE PERMIT WILL EXPIRE IN TWO YEARS WITH A MANDATORY STAFF REVIEW AFTER ONE YEAR FOR THE PURPOSE OF REVIEWING THE PROGRESS OF A RELOCATION ON AN AGREED SITE ADJACENT TO THIS PROJECT TO MITIGATE THE POTENTIAL VISUAL IMPACT OF THIS; CONDITION NO. 7 BE MODIFIED TO ALLOW FOR AN AGREEMENT BETWEEN STAFF AND THE APPLICANT REGARDING LANDSCAPING THAT IS CONSISTENT WITH THE TEMPORARY NATURE OF THE PERMIT. Second by Neils. Passed by a 5-0 vote with Commissioners Skorepa and Anderson not present.

**ITEM-5: AMENDMENT OF THE COLLEGE COMMUNITY MASTER PROJECT PLAN.**

Ron Smith presented Report to the Planning Commission No. P-95-088.

Testimony in favor by:

**Erich Aragon, representing the Mueller family, owners.** Requested that the Commission support, along with the community, this amendment so they may continue to aid the community in a new project desperately needed in that area.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY NEILS TO APPROVE STAFF'S RECOMMENDATION AS INDICATED IN REPORT NO. P-95-088. Second by White. Passed by a 5-0 vote with Commissioners Skorepa and Anderson not present.

ITEM-6: Long Range Plan of Enhancement and Improvements for Sharps, Children's and SD Medical Center Associates Properties. Removed from docket by staff.

ITEM-7: Telecommunications Facilities Workshop.

Workshop held.

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