

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
SEPTEMBER 22, 1994
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 9:13 a.m. The meeting was recessed at 12:05 p.m. and reconvened at 1:40 p.m. The meeting was adjourned at 4:12 p.m. by Chairperson Bernet.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-present
Commissioner Lynn Benn-present
Commissioner Christopher Neils-not present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner Frisco White-present not-present revised 10/6/94
Ernest Freeman, Planning Director-present
Hal Valderhaug, Chief Deputy City Attorney-not present
John Riess, Deputy City Attorney-present
Ed Oliva, Assistant Director, Development Services
Department-present
Jeff Washington, Deputy Director, Long Range and Facilities
Planning-present
Mohammad Sammak, Development Coordinator, Engineering and
Development-not present
Robert Negrete, 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 advised the Commissioners of the new Economic Development Newsletter containing the improvements being made by the City in all areas and the positive benefits of these changes.

ITEM-2A: DIRECTOR'S REPORT - Continued to 9/29/94.

ITEM-2: APPROVAL OF THE MINUTES OF SEPTEMBER 8, 1994.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF SEPTEMBER 8, 1994. Second by Skorepa. Passed by a 4-0 vote with Commissioners Neils and White not present and Chairperson Bernet abstaining as he was not present for this meeting.

ITEM-3: CARMEL MOUNTAIN RANCH COMMUNITY PLAN AMENDMENT AND REZONE.

Shelly Kilbourn presented Planning Department Report No. P-94-107.

Testimony in favor by:

Kathy Riser, representing Presley (applicant). Clarified the financing situation and their assessment plans. Explained the development and history of the pool and contracts with the fitness company to manage it.

COMMISSION ACTION:

MOTION BY McELLIOTT TO RECOMMEND THAT THE CITY COUNCIL ADOPT THE AMENDMENT TO THE CARMEL MOUNTAIN RANCH COMMUNITY PLAN, THE PROGRESS GUIDE AND GENERAL PLAN, THE CARMEL MOUNTAIN RANCH FACILITIES FINANCING PLAN AND A REZONE. Second by Quinn. Passed by a 5-0 vote with Commissioners Neils and White not present.

ITEM-4: FLAHERTY BUILDING, COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE PERMIT (CPIOZ) NO. 93-0443, APPEAL TO PLANNING COMMISSION.

Terri Bumgardner presented the history of this project along with Planning Department Report No. P-94-159.

Testimony in favor by:

Jeff Chine, attorney for applicant. Gave the background information and why the applicant was appealing. Discussed the sideyard setback and encroachment for parking and the need for additional parking.

David Ghio, architect for project. Distributed photoboards of the project and explained why he designed the building as he did. Also expressed time delay problems he has faced with this project within the City system.

Sally Flaherty, owner of property. Explained her plight regarding this building and pleaded with the Commissioners to approve the permit. She explained that she is losing money each day due to delays and how she has cooperated with the community and her neighbors in working with them on this project so everyone would be pleased with the end results.

Bob Williams, Chair of the Linda Vista Planning Group. Advised that this planning group is in total support of the project and felt it was consistent with the particular area. Also discussed the policy procedures regarding revitalization programs for all areas in the City, in particular this one.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BENN TO APPROVE THE APPEAL AND APPROVE THE PERMIT AND THE COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE PERMIT WHICH ALLOWS THE VARIANCE FOR THE ONE FOOT SETBACK FOR THE SIDEYARD, BUT DOES NOT ALLOW THE VARIANCE FOR THE CURB CUT. REQUESTS THAT THE AREA THAT IS NO LONGER IN CURB CUT HAVE LANDSCAPING; AND LANDSCAPING ON THE SIDE OF THE BUILDING WITH ALTERNATIVE COMPLIANCE. Second by McElliott.

Failed by a 3-2 vote. Yeas: Chairperson Bernet, Commissioners Benn and McElliott; Nays: Commissioners Quinn and Skorepa; Commissioners White and Neils not present. Therefore the appeal is denied and the decision of the Hearing Officer stands.

The Planning Commission recessed at 10:46 am and reconvened at 10:50 a.m.

ITEM-5: U.S. WEST CELLULAR/UNIVERSITY AVENUE CONDITIONAL USE PERMIT NO. 94-0280. MID-CITY COMMUNITY PLAN.

Georgia Sparkman presented Planning Department Report No. P-94-157.

Testimony in favor by:

Larry Dougherty, Regional Manager with U. S. West Cellular. Presented the company's desires for these antennas in the San Diego area and the many restrictions placed on them and how they are willing to cooperate in all ways.

Testimony in opposition by:

Stephen Boeh, representing Eastern Area Planning Group. Explained the visual impact on the community, and expressed how the community doesn't want this antennas as it is visually detrimental. Requested a continuance as their group did not see any negative declarations or environmental documents to date.

COMMISSION ACTION:

MOTION BY BENN TO CONTINUE TO HAVE THE APPLICANT AND STAFF MEET WITH THE COMMUNITY AND THE SCHOOL DISTRICT TO WORK SOMETHING OUT REGARDING THIS PROJECT SO THERE IS A CLEAR UNDERSTANDING OF ITS IMPACT, IF ANY. STAFF WAS ALSO DIRECTED TO MAKE CERTAIN THAT ALL PLANNING GROUPS ARE NOTIFIED OF ALL PROJECTS IN THEIR AREA AND PRESENTED WITH THE ENVIRONMENTAL DOCUMENTS AS WELL. Second by Skorepa. Passed by a 4-0 vote with Commissioner Quinn abstaining and Commissioners Neils and White not present.

ITEM-6: **CONDITIONAL USE PERMIT NO. 94-0238 W.U. WEST CELLULAR - MISSION GORGE.**

Corey Braun presented Planning Department Report No. P-94-166.

Testimony in favor by:

Larry Dougherty, Regional Manager, U. S. West Cellular. Explained the history of this project for this general vicinity and why this site was ultimately chosen as the best to meet their needs.

Testimony in opposition by:

Carolyn Balkwell, Fred Levine, Barbara Massey, April Boling, Jack Mones, Jeanne Blair, residents and members of San Carlos Area Council. All spoke against the height of this particular tower which is higher than the allowed 50 feet and how it will obstruct their views.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY McELLIOTT TO DENY THIS PROJECT BASED ON THE EXCESSIVE HEIGHT LIMIT. DSD STAFF WAS DIRECTED TO REPORT BACK TO THE COMMISSION ON THE WORKSHOP BEING HELD AND REQUESTED THAT INFORMATION ALSO BE PROVIDED ON UTILIZING INDUSTRIAL AREAS IN THE FUTURE FOR THESE ANTENNAS BEFORE RESIDENTIAL. Second by Skorepa. Passed by a 4-0 vote with Commissioner Quinn abstaining and Commissioners Neils and White not present.

ITEM-7: **CONDITIONAL USE PERMIT NO. 94-0227 U. S. WEST CELLULAR - MSC II.**

Corey Braun presented Planning Department Report No. P-94-167.

Testimony in favor by:

Larry Dougherty, Regional Manager, U. S. West Cellular.
Explained the development of this particular facility.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY McELLIOTT TO GRANT THIS CONDITIONAL USE PERMIT TO U.S. WEST CELLULAR. Second by Skorepa. Passed by a 4-0 vote with Commissioner Quinn abstaining and Commissioners Neils and White not present.

Planning Commission recessed at 12:05 p.m. and reconvened at 1:40 p.m.

ITEM-8: CARMEL VALLEY NEIGHBORHOOD 8A PRECISE PLAN WORKSHOP.

Workshop held.

ADJOURNMENT:

The Planning Commission was adjourned at 4:12 p.m. by Chairperson Bernet.