

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
APRIL 11, 2013
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Naslund called the meeting to order at 9:11 a.m. Chairperson Naslund adjourned the meeting at 1:59 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Eric Naslund – present
Vice-Chairperson Tim Golba – present
Commissioner Robert Griswold – in at 9:20 a.m. and out at 10:50 a.m.
Commissioner Sue Peerson – present
Commissioner Michael Smiley – present
Commissioner Stephen Haase – present

Staff

Shannon Thomas, City Attorney – present
Cecilia Gallardo, Development Services Department Planning Division – present
Mike Westlake, Development Services Department – present
Don Weston, Development Services Department – present
Carmina Trajano, Recorder - present
Stacie Maxwell, Recorder - present

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

Scott Chipman commented on listening to community planning groups and also mentioned the PB Quick 2010.

ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

NONE

ITEM – 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

ITEM # 11 – LIBERTY STATION EAST HOTEL DEVELOPMENT – PROJECT NO. 283347

ITEM # 12 – VERIZON WIRELESS XIMED PDP – PROJECT NO. 303571

ITEM – 4: **DIRECTOR'S REPORT:**

Cecilia Gallardo announced that the Annual Community Orientation Workshop is scheduled on May 18th starting at 8 a.m. It's a four hour training session for members of Planning Groups to become familiar with the Council Policy that governs the Planning Groups. The notices will go out to the Planning Groups members in a couple weeks. It is not only a training on Council Policy, but some of the other City processes that they may be involve with such as the preparation of the Public Facilities Financing Plan, Neighborhood Code Enforcement and the Development Review process overall.

ITEM – 5: **COMMISSION COMMENT:**

Commissioner Haase informed the Planning Commission that he will be absent on April 25th hearing.

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ITEM – 6: **APPROVAL OF MINUTES FROM NOVEMBER 29, 2012, DECEMBER 13, 2012, JANUARY 17, 2013, JANUARY 24, 2013 AND JANUARY 31, 2013**

COMMISSIONER HAASE MADE THE MOTION TO APPROVE THE MINUTES FROM NOVEMBER 29, 2012. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-0 with Commissioners Naslund, Haase, Smiley, Peerson, Griswold and Golba voting yea.

COMMISSIONER HAASE MADE THE MOTION TO APPROVE THE MINUTES FROM DECEMBER 13, 2013. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-0 with Commissioners Naslund, Haase, Smiley, Peerson, Griswold and Golba voting yea.

COMMISSIONER HAASE MADE THE MOTION TO APPROVE THE MINUTES FROM JANUARY 17, 2013. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-0 with Commissioners Naslund, Haase, Smiley, Peerson, Griswold and Golba voting yea.

COMMISSIONER HAASE MADE THE MOTION TO APPROVE THE MINUTES FROM JANUARY 24, 2013. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-0 with Commissioners Naslund, Haase, Smiley, Peerson, Griswold and Golba voting yea.

COMMISSIONER HAASE MADE THE MOTION TO APPROVE THE MINUTES FROM JANUARY 31, 2013. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-0 with Commissioners Naslund, Haase, Smiley, Peerson, Griswold and Golba voting yea.

ITEM –7: *Appeal of Hearing Officer's decision on July 11, 2012; Continued from February 28, 2013; Trailed from March 28, 2013*

2975 OCEAN FRONT WALK MAP WAIVER– PROJECT NO. 271240

City Council District: 2

Plan Area: Mission Beach

Staff: William Zounes

Speaker slips in favor of the project, opposed to appeal submitted by Robert Bateman and Matt Peterson.

Speaker slips in opposition to the project, in favor of appeal submitted by Dennis C. Lynch and Deborah Watkins.

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COMMISSION ACTION:

COMMISSIONER SMILEY MADE THE MOTION TO DENY THE APPEAL AND UPHOLD THE HEARING OFFICER DECISION TO APPROVE MAP WAIVER NO. 953238. Commissioner Peerson seconded the motion. The motion passed by a vote of 5-0-1 with Commissioners Naslund, Haase, Smiley, Peerson and Griswold voting yea and with Commissioner Golba recusing.

ITEM –8: *Appeal of Hearing Officer’s decision on July 11, 2012; Trailed from March 28, 2013*

710 GARNET SIDEWALK CAFE – PROJECT NO. 243190

City Council District: 2

Plan Area: Pacific Beach

Staff: Morris Dye

Speaker slips in favor of the project, opposed to appeal submitted by Steve Merrill.

Speaker slips in opposition to the project, in favor of appeal submitted by Kathleen Lippitt, Gerald Demaree, B.H. Demaree, Ellie Fellers, John I. Fellers, Joan Lieberman, Marv Lieberman, Marcie Beckett and Scott Chipman.

COMMISSION ACTION:

COMMISSIONER PEERSON MADE THE MOTION TO APPROVE THE APPEAL AND DENY NEIGHBORHOOD USE PERMIT NO. 873355. Commissioner Golba seconded the motion. The motion passed by a vote of 4-2-0 with Commissioners Naslund, Peerson, Griswold and Golba voting yea and with Commissioners Haase and Smiley voting nay.

ITEM –9: *Appeal of Civic San Diego Board’s decision on February 27, 2013*

BLUE SKY – PROJECT NO. CCDP/CDP 2012-48

City Council District: 3

Plan Area: Downtown

Staff: Brad Richter

Speaker slips in favor of the project, opposed to appeal submitted by Brian Kearney, David Watson, Bruce Gray, Mark Payne, Mike Madigan, Michael B. Williams and David Hazan.

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Speaker slips in opposition to the project, in favor of appeal submitted by Kathy Casey, Caryl Iseman, Laura Baldrati, Rita Collier and K.C. Cline.

COMMISSION ACTION:

COMMISSIONER SMILEY MADE THE MOTION TO DENY THE APPEAL AND UPHOLD THE CIVIC SD BOARD'S APPROVAL OF CCDP/PDP 2012-48 FOR THE PROJECT. Commissioner Golba seconded the motion. The motion passed by a vote of 5-0-1 with Commissioners Naslund, Haase, Smiley, Peerson and Golba voting yea and with Commissioner Griswold absent.

ITEM –10: **LAND DEVELOPMENT CODE AMENDMENTS RELATED TO MICROBREWERIES**

City Council District: All

Plan Area: All

Staff: Amanda Lee

Speaker slips in favor of the project submitted by Ben Anderson.

Speaker slips in opposition to the project submitted by Kathleen Lippitt, B.H. Demaree, Gerald Demaree, Marcie Beckett and Scott Chipman.

COMMISSION ACTION:

COMMISSIONER GOLBA MADE THE MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT CODE AND LOCAL COASTAL PROGRAM RELATED TO MICROBREWERIES.

Commissioner Smiley seconded the motion. The motion passed by a vote of 5-0-1 with Commissioners Naslund, Haase, Smiley, Peerson and Golba voting yea and with Commissioner Griswold absent.

ITEM –11: **LIBERTY STATION EAST HOTEL DEVELOPMENT – PROJECT NO. 285352**

City Council District: 2

Plan Area: Peninsula

Staff: PJ Fitzgerald

Speaker slips in favor of the project submitted by Kim Elliott, Allen Haynie, Marcela Escobar-Eck, Kathi Riser, Dennis Otsuji, Chris Fassler, Joe Wong, Rob Gehrke, Karen Ruggels and Scott McMillin.

No speaker slips in opposition to the project were submitted.

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COMMISSION ACTION:

COMMISSIONER GOLBA MADE THE MOTION TO PLACE THIS ITEM ON CONSENT. Commissioner Smiley seconded the motion. The motion passed by a vote of 4-0-2 with Commissioners Naslund, Haase, Smiley and Golba voting yea and with Commissioners Peerson recusing and Griswold absent.

ITEM –12: **VERIZON WIRELESS XIMED PDP – PROJECT NO. 303571**
City Council District: 1 Plan Area: University

Staff: Simon Tse

Speaker slips in favor of the project submitted by Franklin Orozco.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER GOLBA MADE THE MOTION TO PLACE THIS ITEM ON CONSENT. Commissioner Smiley seconded the motion. The motion passed by a vote of 5-0-1 with Commissioners Naslund, Haase, Smiley, Peerson and Golba voting yea and with Commissioner Griswold absent.

ITEM –13: **CROWN CASTLE - SHERMAN – PROJECT NO. 290553**
City Council District: 8 Plan Area: Southeast San Diego: Logan Heights

Staff: Alex Hempton

Speaker slips in favor of the project submitted by John Dohm and Joseph Parker.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER HAASE MADE THE MOTION TO APPROVE CONDITIONAL USE PERMIT NO. 1097536, SITE DEVELOPMENT PERMIT NO. 1097537 AND PLANNED DEVELOPMENT PERMIT NO. 1097538. Commissioner Golba seconded the motion. The motion passed by a vote of 5-0-1 with Commissioners Naslund, Haase, Smiley, Peerson and Golba voting yea and with Commissioner Griswold absent.

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ITEM –14: **THE GLEN AT SCRIPPS RANCH – PROJECT NO. 264823**
City Council District: 5 Plan Area: Scripps Miramar
Ranch

Staff: John S. Fisher

Speaker slips in favor of the project submitted by Wallace H. Wulfeck and Bob Ilko.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER PEERSON MADE THE MOTION TO APPROVE STAFF’S OPINION AND RECOMMENDATION THAT THE DEVELOPMENT SERVICES DIRECTOR MOST LIKELY USE THE RESIDENTIAL CARE FACILITY FOR THE DEFINITION OF CONTINUING CARE RETIREMENT COMMUNITY (CCRC) BE APPLIED CITY-WIDE WITH THE EXCEPTION OF PROP “A” LANDS. Commissioner Golba seconded the motion. The motion passed by a vote of 5-0-1 with Commissioners Naslund, Haase, Smiley, Peerson and Golba voting yea and with Commissioner Griswold absent.