

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
MARCH 19, 2015  
IN COUNCIL CHAMBERS – 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

Vice-Chairperson Stephen Haase called the meeting to order at 9:02 a.m. Vice-Chairperson Stephen Haase adjourned the meeting at 12:02 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Tim Golba – absent  
Vice-Chairperson Stephen Haase – present  
Commissioner James Whalen – in at 9:06 a.m.  
Commissioner Anthony Wagner – present  
Commissioner Sue Peerson – present  
Commissioner Theresa Quiroz – present  
Commissioner Douglas Austin – present

Staff

Shannon Thomas, City Attorney – present  
Nancy Bragado, Planning Department. – present  
Mike Westlake, Development Services Department – present  
Louis Schultz, Development Services Department - present  
Carmina Trajano, Recorder – present

PLANNING COMMISSION MINUTES FOR MARCH 19, 2015

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

Richard Cardulla commented on the Southeast Community Plan Update.

ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**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 # 9 – JCSDFB WAREHOUSE – PROJECT NO. 367812  
ITEM # 10 – VERIZON SANTA LUZ – PROJECT NO. 325857

ITEM – 4: **APPROVAL OF THE AGENDA:**

Accepted as presented.

ITEM – 5: **DIRECTOR’S REPORT:**

Nancy Bragado announced that the Preliminary Draft Vernal Pool Habitat Conservation Plan has been placed on the Planning Department’s website under the Multiple Species Conservation Program for a 30 day public review ending on April 10<sup>th</sup>. The purpose is to allow the public to have an early input into this draft and another draft will be prepared in the late fall that will be the subject of an environmental document. Also invited the public to attend a meeting of the Environmental and Economic Sustainability Task Force and will be reviewing the latest City’s Draft Climate Action Plan. This will be held next Friday, March 27<sup>th</sup> at 2:30 p.m. in the Development Services Building, Fourth Floor Training Room.

ITEM – 6: **COMMISSION COMMENT:**

NONE

ITEM – 7: *Appeal of Hearing Officer’s decision on January 21, 2015*

**CARLETON 4 – PROJECT NO. 373548**

PLANNING COMMISSION MINUTES FOR MARCH 19, 2015

City Council District: 2

Plan Area: Peninsula

Staff: William Zounes

Speaker slips in favor of the project, opposed to appeal submitted by Catherine Pearson, Al Gueddar, David B. Parot and Elizabeth Carmichael.

Speaker slips in opposition to the project, in favor of appeal submitted by Julia Quinn, Marian D'Angelo, Don Costello, Judy Costello, Jarvis Ross and Don Sevrens.

**COMMISSION ACTION:**

COMMISSIONER QUIROZ MADE THE MOTION TO UPHOLD THE APPEAL AND DENY MAP WAIVER NO. 1325314. Commissioner Wagner seconded the motion. The motion passed by a vote of 5-1-1 with Commissioners Haase, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioner Austin voting nay and with Commissioner Golba absent.

ITEM – 8: *Continued from March 12, 2015; Appeal of Hearing Officer's decision on December 3, 2014*

**3452 HANCOCK MMCC– PROJECT NO. 368344**

City Council District: 2

Plan Area: Midway/Pacific Highway  
Corridor

Staff: Edith Gutierrez

No speaker slips in favor of the project were submitted.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

COMMISSIONER WAGNER MADE THE MOTION TO DENY THE APPEAL AND UPHOLD THE HEARING OFFICER'S DECISION TO APPROVE CONDITIONAL USE PERMIT PERMIT NO. 1377388 WITH MODIFIED CONDITIONS. Commissioner Whalen seconded the motion. The motion passed by a vote of 4-2-1 with Commissioners Haase, Austin, Wagner and Whalen voting yea and with Commissioners Quiroz and Peerson voting nay and with Commissioner Golba absent.

ITEM – 9: **JCSDFB WAREHOUSE – PROJECT NO. 367812**

City Council District: 6

Plan Area: Mira Mesa

Staff: Karen Lynch

PLANNING COMMISSION MINUTES FOR MARCH 19, 2015

No speaker slips in favor of the project were submitted.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

COMMISSIONER WAGNER MADE THE MOTION TO PLACE THIS ITEM ON CONSENT. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Austin, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioner Golba absent.

ITEM – 10: **VERIZON – SANTA LUZ – PROJECT NO. 325857**

City Council District: 5                      Plan Area: Torrey Highlands

Staff: Alex Hempton

Speaker slips in favor of the project submitted by Monica Moretta Snings.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

COMMISSIONER WAGNER MADE THE MOTION TO PLACE THIS ITEM ON CONSENT. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Austin, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioner Golba absent.

ITEM – 11: **T-MOBILE – COMMUNITY CONGREGATIONAL – PROJECT NO. 375891**

City Council District: 2                      Plan Area: Pacific Beach

Staff: Alex Hempton

Speaker slips in favor of the project submitted by Anne Regan.

Speaker slips in opposition to the project submitted by Richard Molloy.

**COMMISSION ACTION:**

COMMISSIONER WHALEN MADE THE MOTION TO APPROVE CONDITIONAL PERMIT NO. 1435864 AND PLANNED DEVELOPMENT PERMIT NO. 1435865 WITH THE CONDITIONS THAT THE PERMITTEE/OWNER SHALL PLANT TWO (2) ADDITIONAL 24-INCH BOX SIZE TREES, ADJACENT TO THE PERMITTEE'S LIGHT STANDARDS, IN ORDER TO PROVIDE ADDITIONAL SCREENING. THE EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED, AS APPROPRIATE, TO ENSURE THAT THE TREES RECEIVE DEEP

WATERING IN ORDER TO GROW IN A HEALTHY CONDITION. CONSTRUCTION PLANS SHALL BE SUBMITTED TO DEVELOPMENT SERVICES FOR REVIEW AND APPROVAL. A FINAL INSPECTION IS REQUIRED TO BE OBTAINED NO LATER THAN APRIL 3, 2016. FAILURE TO COMPLY WITH THIS DEADLINE WILL LEAD TO FINES AND PENALTIES, AS IDENTIFIED BY THE NEIGHBORHOOD CODE COMPLIANCE SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT. Commissioner Austin seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Austin, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioner Golba absent.

ITEM – 12: **KETTNER LOFTS – PROJECT NO. 2014-15**  
City Council District: 3                      Plan Area: Downtown

Staff: Scott Glazerbrook

Speaker slips in favor of the project were submitted by Russ Haley, Richard Gustafsen, James Tanner and Marie Lia.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**  
COMMISSIONER PEERSON MADE THE MOTION TO APPROVE CCDP/CCPDP/SDP 2014-15. Commissioner Austin seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Austin, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioner Golba absent.

ITEM – 13: **AC HOTEL – PROJECT NO. 2013-35**  
City Council District: 3                      Plan Area: Downtown

Staff: Scott Glazerbrook

Speaker slips in favor of the project were submitted by James Talerico and Dennis Rogers.

Speaker slips in opposition to the project submitted by Marsha Sewell and Cynthia Dillon.

**COMMISSION ACTION:**  
COMMISSIONER PEERSON MADE THE MOTION TO APPROVE GQDP/PDP/CUP/NUP NO. 2013-35. Commissioner Wagner seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Austin, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioner Golba absent.