

**DRAFT**

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
MAY 11, 2023**

**Hybrid Meeting/In Council Chambers – 12<sup>th</sup> Floor  
City Administration Building  
202 C Street, San Diego, CA 92101**

**CHRONOLOGY OF THE MEETING:**

Chairperson William Hofman called the meeting to order at 9:00 AM. Chairperson William Hofman adjourned the meeting at 11:47 AM

**ATTENDANCE DURING THE MEETING:**

Chair William Hofman – Present in Chambers  
Vice-Chair Kelly Modén – Present in Chambers  
Commissioner Ted Miyahara – Present in Chambers  
Commissioner Ken Malbrough - Present in Chambers  
Commissioner Dennis Otsuji – Present in Chambers  
Commissioner Matthew Boomhower – Absent  
Vacant

**STAFF:**

Corrine Neuffer, Chief Deputy City Attorney – Present in Chambers  
Tait Galloway, Deputy Director, Planning Department – Present in Chambers  
Renee Mezo, Assistant Deputy Director, Development Services Department - Present in Chambers  
Tony Khaili, Senior Civil Engineer, Development Services Department – Present in Chambers  
Stacie Maxwell, Legislative Recorder, Development Services Department - Present in Chambers  
Caroline Garcia, Legislative Recorder, Development Services Department - Present in Chambers

**ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT**

None

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

Item #1 3757 Mission Blvd – HUB Liquor # 1059496 to be continued to May 18, 2023

**REQUEST FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA**

Item #2 Exposition Way- Project # 1062231

**APPROVAL OF THE MINUTES FOR**

- March 30, 2023
- April 6, 2023
- April 20, 2023

**COMMISSION ACTION:**

MOTION BY VICE-CHAIR MODÉN TO:

- APPROVE THE MINUTES OF MARCH 30, 2023, April 6, 2023, April 20, 2023, AS PRESENTED

Second by Commissioner Otsuji. The motion passed by a vote of 5-0-1 with Commissioners Otsuji, Miyahara, Malbrough, Hofman and Commissioner Modén Yea with Commissioner Boomhower absent.

**APPROVAL OF THE AGENDA**

Approved

**DIRECTOR'S REPORT**

Development Services Department – None.  
Planning Department – None

**COMMISSION COMMENT**

None

**AGENDA ITEMS**

**ITEM 1: *Appeal of the Hearing Office decision of February 8, 2023***  
**3757 MISSION BLVD -HUB LIQUOR # 1059496**

**Staff:** Will Rogers

**City Council District:** 2

**Plan Area:** Mission Beach

Speakers in favor and opposition on the project:

Debra Watkins,

**COMMISSION ACTION:**

MOTION BY COMMISSIONER MALBROUGH TO:

- APPROVED STAFF'S REQUEST TO CONTINUE TO MAY 18, 2023

Second by Vice-Chair Modén. The motion passed by a vote of 5-0-1 with Commissioners Otsuji, Miyahara, Malbrough, Hofman and Commissioner Modén Yea with Commissioner Boomhower absent.

**ITEM 2: \*EXPOSITION WAY- PROJECT # 1062231**

**Staff:** Oscar Galvez III

**City Council District:** 8

**Plan Area:** Otay Mesa

Speakers in favor and opposition on the project:

Clay Collett, Justin Apper, Jessica Burton, Brooke Miller, Betsy Brennan, Jason Anderson, Eric Jones, Daniel Reeves, Chris Gomez, Ethan Olsen, Dominic Li Mandri, Pamela Wilson, Judith Moilnee, Jo Schwartz, Sue Palmer, Dana White, Paul Kruger, Ronald Askland, Joe Hermosillo, Angeli Horyos, Robyn Spencer, Kenneth Moore, Gary Smith

**COMMISSION ACTION:**

MOTION BY COMMISSIONER MALBROUGH TO:

- RECOMMEND, ON CONSENT, THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT AND COMMUNITY PLAN AMENDMENT NO. PMT-3162511
- RECOMMEND, ON CONSENT, THE CITY COUNCIL APPROVES REZONE NO PMT-3162510.
- RECOMMEND, ON CONSENT, THE CITY COUNCIL APPROVES ADDENDUM NO. 1062231.

Second by Commissioner Miyahara. The motion passed by a vote of 5-0-1 with Commissioners Otsuji, Miyahara, Malbrough, Hofman and Commissioner Modén Yea with Commissioner Boomhower absent.

**ITEM 3: \* TOWNE CENTRE VIEW- PROJECT # 624751**

**Staff:** Martha Blake

**City Council District:** 6

**Plan Area:** University

Speakers in favor and opposition on the project:

Jesse O'Sullivan, Tina Anderson, Daniel Brunton, John Bergschneider, Chris Nielsen, Kelly Schnell, Brian Menrath, Clifton Williams, John Moshy,

**COMMISSION ACTION:**

MOTION BY COMMISSIONER MIYAHARA TO:

- RECOMMEND THE CITY COUNCIL CERTIFY ENVIRONMENTAL IMPACT REPORT SCH NO. 2021040044, ADOPT THE CEQA FINDINGS, AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM
- RECOMMEND THE CITY COUNCIL APPROVE GENERAL PLAN AND COMMUNITY PLAN AMENDMENT NO. 2607746.
- RECOMMEND THE CITY COUNCIL PLANNED DEVELOPMENT PERMIT NO. 2607763 (AMENDING PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 99-7756).
- RECOMMEND THE CITY COUNCIL SITE DEVELOPMENT PERMIT NO. 2237939 (AMENDING SITE DEVELOPMENT PERMIT NO. 2758).
- RECOMMEND THE CITY COUNCIL NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2582527.
- RECOMMEND THE CITY COUNCIL COASTAL DEVELOPMENT PERMIT NO. 2237940 (AMENDING COASTAL DEVELOPMENT PERMIT NO. 117798).
- RECOMMEND THE CITY COUNCIL VESTING TENTATIVE MAP NO, 2507560.
- RECOMMEND THE CITY COUNCIL PUBLIC RIGHT-OF-WAY VACATION NO. 2507558.
- RECOMMEND THE CITY COUNCIL EASEMENT VACATION NO. 2508994.
- RECOMMEND THE CITY COUNCIL TO INCLUDE APPROVAL OF THE ERRATA SHEET DATED MAY 17, 2023. SUBSEQUENT TO FINALIZATION OF THE ADDENDUM TO MITIGATED NEGATIVE DECLARATION (MND) NO. 84791, DATED FEBRUARY 16, 2023, A MINOR REVISION TO THE ENVIRONMENTAL DOCUMENT HAS BEEN MADE.

Second by Commissioner Malbrough. The motion passed by a vote of 5-0-1 with Commissioners Otsuji, Miyahara, Malbrough, Hofman and Commissioner Modén Yea with Commissioner Boomhower absent.

***Break was taken at 10:00 AM to 10:10 AM***

**ITEM 4: UNIVERSITY COMMUNITY PLAN UPDATE - WORKSHOP****Staff:** Nancy Graham**City Council District:** 1**Plan Area:** UniversitySpeakers in favor and opposition on the project:

Chris Nielsen, Clifton Williams, Stephanie Saathoff, Nicole Lillie, Aiden Lin, Ruby Guan, Melanie Cohn, Jesse O'Sullivan, Evan Strawn, Brooks Rogers, Pablo Ianatta, Katie Dunahoo, Linda Beresford, Rachel Graham, Angeli Hoyos, Phil Folwer, Steven Bossi, Jim Smith

**WORKSHOP GIVEN: NO ACTION WAS TAKEN BY THE COMMISSION**

**ADJOURNED @ 11:47 AM**