

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
July 25, 2019
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING:

Vice-Chairperson William Hofman called the meeting to order at 9:03 a.m. Vice-Chairperson William Hofman adjourned the meeting at 11:52 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Susan Peerson – absent
Vice-Chairperson William Hofman – present
Commissioner James Whalen – present / left at 11:43 p.m.
Commissioner Douglas Austin – present
Commissioner Vicki Granowitz – present
Commissioner Dennis Otsuji – present
Commissioner Matthew Boomhower - present

Staff

Corrine Neuffer, City Attorney – present
Laura Black, Planning Department – present / left at 9:57 a.m. / returned at 10:19 a.m.
Tim Daly, Development Services Department – present
Tony Khalil, Development Services Department – present
Carmina Trajano, Recorder – present

ANNOUNCEMENTS/PUBLIC COMMENT

None.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

CONSENT AGENDA

ITEM-1: 10325 ROSELLE STREET – PROJECT NO. 150566

City Council District: 1 Plan Area: Torrey Pines

Staff: Helene Deisher

Speaker slips in favor of the project submitted by Chris Loughridge.

Speaker slips in opposition to the project were submitted by Dennis Ridz, Deanna Rich, Sheryl Adams, Kathleen Lippitt and Peggy Walker.

COMMISSION ACTION:

MOTION BY COMMISSIONER WHALEN APPROVING THE STAFF'S RECOMMENDATIONS TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 150566 AND ADOPT MITIGATION, MONITORING, AND REPORTING PROGRAM; AND APPROVE COASTAL DEVELOPMENT PERMIT NO. 534042, SITE DEVELOPMENT PERMIT NO. 534043, AND NEIGHBORHOOD DEVELOPMENT PERMIT NO. 569417. Seconded by Commissioner Austin. The motion passed by a vote of 6-0-1 with Commissioners Hofman, Austin, Granowitz, Boomhower, Otsuji and Whalen voting yea and with Commissioner Peerson absent.

ITEM-2: SPRINT AVIATION – PROJECT NO. 606320

City Council District: 4 Plan Area: Skyline-Paradise Hills

Staff: Travis Cleveland

Speaker slips in favor of the project submitted by Justin Causey.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER BOOMHOWER APPROVING THE STAFF'S RECOMMENDATIONS TO APPROVE CONDITIONAL USE PERMIT (CUP) NO. 2152805 AND PLANNED DEVELOPMENT PERMIT (PDP) NO. 2152804. Seconded by Commissioner Whalen. The motion passed by a vote of 6-0-1 with Commissioners Hofman, Austin,

Granowitz, Boomhower, Otsuji and Whalen voting yea and with Commissioner Peerson absent.

ITEM-3: **PUSHCART REGULATIONS**

City Council District: All Plan Area: All

Staff: Laura Black

Speaker slips in favor of the project submitted by Kathleen Lippitt.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER BOOMHOWER APPROVING THE STAFF'S RECOMMENDATIONS TO RECOMMEND APPROVAL OF THE AMENDMENTS AS PROPOSED TO THE CITY COUNCIL. Seconded by Commissioner Whalen. The motion passed by a vote of 6-0-1 with Commissioners Hofman, Austin, Granowitz, Boomhower, Otsuji and Whalen voting yea and with Commissioner Peerson absent.

APPROVAL OF THE AGENDA

- ITEM # 1 - 10325 ROSELLE STREET – PROJECT NO. 150566 was pulled from the Consent Agenda for discussion.
- ITEM - 7 SEA WORLD MASTER PLAN 2020 - MISSION BAY MASTER PLAN AMENDMENT INITIATION, COASTAL AMENDMENT – PROJECT NO. 637736 was heard before Item No. 5. MOTION BY COMMISSIONER BOOMHOWER TO MOVE ITEM 7 AS THE THIRD DISCUSSION ITEM (PRIOR TO ITEM #5). Seconded by Commissioner Otsuji. The motion passed by a vote of 6-0-1 with Commissioners Hofman, Austin, Granowitz, Boomhower, Otsuji and Whalen voting yea and with Commissioner Peerson absent.

DIRECTOR'S REPORT

Laura Black, Deputy Director of the Planning Department reported that the 12th Update to the Land Development Code was presented at the City Council this week on Tuesday and it was passed which includes the Wireless Facility discussion item that was heard before the Planning Commission. She also mentioned that the second reading is on August 6th and within 30 days it will be effective outside of coastal.

COMMISSION COMMENT

Commissioner Whalen commented that he had a meeting with the Executive Officer of the Regional Water Quality Control Board on Tuesday to ask about when the City could expect to see the Planning

Manual for the implementation of the new State Wetlands Regulation. They said that they are going to have a workshop in October for stakeholders to be involved and learn how it works. He said to keep in touch.

DISCUSSION ITEMS

ITEM-4: ***Appeal of Hearing Officer's decision on May 15, 2019***

MPF 9850 VIA DE LA AMISTAD – PROJECT NO. 611944

City Council District: 8 Plan Area: Otay Mesa

Staff: Sammi Ma

Speaker slips in favor of the project submitted by Joe Esposito.

Speaker slips in opposition to the project submitted by Peggy Walker and Deanna Rich.

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER APPROVING THE STAFF'S RECOMMENDATION TO DENY THE APPEAL AND AFFIRM THE HEARING OFFICER'S DECISION TO DENY CONDITIONAL USE PERMIT NO. 2172905. Seconded by Commissioner Whalen. The motion passed by a vote of 6-0-1 with Commissioners Hofman, Austin, Granowitz, Boomhower, Otsuji and Whalen voting yea and with Commissioner Peerson absent.

Break time: 10:11 a.m. – 10:20 a.m.

ITEM-5: **CARMEL MOUNTAIN RANCH GOLF COURSE COMMUNITY PLAN AMENDMENT INITIATION – PROJECT NO. 635815**

City Council District: 5 Plan Area: Carmel Mountain Ranch

Staff: Michael Prinz

Speaker slips in favor of the project submitted by Jeffrey Mihalik, Rick Barrett, Darren Pudgil, Jonathan Frankel, Greg Block, Jason Han, Rachel Laing, Carly Keatts, Kathy Riser and Marcela Escobar-Eck.

Speaker slips in opposition to the project submitted by Jonathan Howes, Richard Holstrom, Troy Daum, Majid Moshzmen, Silva Salehi, John Schroeder, Adrienne Schroeder, Karen Vogue, Augusto Ramos, Jr. and John Sudol.

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER APPROVING THE STAFF'S RECOMMENDATIONS TO INITIATE THE PLAN AMENDMENT PROCESS. Seconded by Commissioner Granowitz. The

motion passed by a vote of 5-1-1 with Commissioners Austin, Granowitz, Boomhower, Otsuji and Whalen voting yea, Commissioner Hofman voting nay, and with Commissioner Peerson absent.

Break time: 11:36 a.m. – 11:42 a.m.

ITEM-6: OTAY MESA ROAD COMMUNITY PLAN AMENDMENT INITIATION – PROJECT NO. 638768

City Council District: 8 Plan Area: Otay Mesa

Staff: Michael Prinz

Speaker slips in favor of the project submitted by Steven Bossi, Marcela Escobar-Eck, Michael Shoemaker and Gerald Handler.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

MOTION BY COMMISSIONER AUSTIN APPROVING THE STAFF’S RECOMMENDATIONS TO INITIATE THE COMMUNITY PLAN AMENDMENT PROCESS. Seconded by Commissioner Boomhower. The motion passed by a vote of 5-0-2 with Commissioners Hofman, Austin, Granowitz, Boomhower and Otsuji voting yea and with Commissioner Whalen recusing and with Commissioner Peerson absent.

ITEM-7: SEA WORLD MASTER PLAN 2020 - MISSION BAY MASTER PLAN AMENDMENT INITIATION, COASTAL AMENDMENT – PROJECT NO. 637736

City Council District: 2 Plan Area: Mission Bay Park Master Plan/Local Coastal Plan

Staff: Scott Sandel

Speaker slips in favor of the project submitted by Darlene Walter, David Watson, Asha Bleir and Corrine Brindley.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

MOTION BY COMMISSIONER WHALEN APPROVING THE STAFF’S RECOMMENDATIONS TO APPROVE THE INITIATION OF THE MASTER PLAN AMENDMENT PROCESS. Seconded by Commissioner Boomhower. The motion passed by a vote of 6-0-1 with Commissioners Hofman, Austin, Granowitz, Boomhower, Otsuji and Whalen voting yea and with Commissioner Peerson absent.

Note: ITEM #7 WAS HEARD AS THE THIRD DISCUSSION ITEM (PRIOR TO ITEM #5).