

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MAY 14, 2020
VIRTUAL MEETING**

CHRONOLOGY OF THE MEETING:

Vice-Chairperson William Hofman called the meeting to order at 9:01 a.m. Vice-Chairperson William Hofman adjourned the meeting at 2:24 p.m.

*NOTE: Commissioners Whalen, Austin, Granowitz, Otsuji, Boomhower and Moden participated in the meeting by teleconference.

ATTENDANCE DURING THE MEETING:

Vice-Chairperson William Hofman – present

*Commissioner James Whalen – present

*Commissioner Douglas Austin – present

*Commissioner Vicki Granowitz – present

*Commissioner Dennis Otsuji – present

*Commissioner Matthew Boomhower – present

*Commissioner Kelly Moden – present

Staff

*Corrine Neuffer, City Attorney – present

Mike Hansen, Planning Department – present

PJ FitzGerald, Development Services Department – present

*Tony Khalil, Development Services Department – present

Carmina Trajano, Recorder present

*NOTE: Deputy City Attorney Corrine Neuffer and City Engineer Tony Khalil participated in the meeting by teleconference.

ANNOUNCEMENTS/PUBLIC COMMENT

None.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

APPROVAL OF THE AGENDA

Accepted as presented

DIRECTOR'S REPORT

PJ FitzGerald, Assistant Deputy Director of Development Service Department shared some great news regarding the new hybrid online permitting system that was launched last Monday, May 4th. She stated that as we continue to move forward under the State of Emergency protocols, Development Services is continuing to enhance virtual capabilities; our public participation has been enhanced through the public call-in capabilities that we have today on our third Planning Commission virtual meeting. On May 4th, DSD began accepting permits online for all new projects expanding our existing digital permitting process that was currently available for a limited number of permit types. Over the last several weeks, DSD has been developing a hybrid solution that will enable customers to submit their plans online, to help meet safety protocols for customers and employees alike in response to the COVID-19 pandemic. It will be a permanent change moving forward until digital permit review is implemented later this year. The online permitting will be a gradual transition to ensure flexibility for customers and plan reviewers as we roll this new system out. During this time, DSD will continue allowing an optional paper submittal for the next several weeks during the transition period so that customers and employee can adjust to this new system. Resubmittal for projects that has started in paper will continue in paper as we evaluate options during the transition to digital. Customers will be allowed to bring in paper plans and documents to DSD for plan review meetings, but final submission will be in electronic format. The user guide and video were developed to help customers understand on how to use online permitting tool and it is available on DSD webpage. In closing, she announced that as of yesterday we received more than 450 new applications using the new system; the applicants and the staff are quickly adapting to this change.

COMMISSION COMMENT

None.

DISCUSSION ITEMS

ITEM-1: ***Continued from May 7, 2020; Appeal of Development Services Department's decision on February 19, 2020***
SUGARMAN SDP – PROJECT NO. 625569

City Council District: 1

Plan Area: La Jolla

Staff: Xavier Del Valle

Testimony in opposition by Julie Hamilton and Victoria Powell.

Testimony in favor by Claude Anthony Marengo.

COMMISSION ACTION:

MOTION BY COMMISSIONER AUSTIN APPROVING STAFF'S RECOMMENDATION TO DENY THE APPEAL AND UPHOLD THE HEARING OFFICER'S DECISION TO APPROVE SITE DEVELOPMENT PERMIT NO. 2247675. Seconded by Commissioner Boomhower. The motion passed by a vote of 7-0 with Commissioners Moden, Hofman, Austin, Granowitz, Boomhower, Otsuji, and Whalen voting yea.

ITEM-2: ***Request for Reconsideration of Planning Commission's decision on December 5, 2019***

4337 Home Avenue Marijuana Outlet CUP - PROJECT NO. 593686

City Council District: 9

Plan Area: Mid-City-City Heights Community Plan Area

Staff: Edith Gutierrez

Testimony in favor by Arkan Somo, Nick Psychogios, James, Alicia, Baydaa Somo, Evelyn Gomez, Lorena Lara, Randall Zaitona, Valentina Zaitona, Irving Frias and Victor Manuel.

Testimony in opposition by Gina Austin, Barbara Gordon, Teresa Quiroz, Kelly McCormick, Becky Rapp, Judi Strang, Kathleen Lippitt, William Perno, Dawn Kamali, Maria Cortez and Marcela Escobar-Eck.

COMMISSION ACTION:

Reconsideration not supported.

Break time: 10:07 a.m. – 10:18 a.m.

11:15 a.m. -11:25 a.m.

ITEM-3: **COMPLETE COMMUNITIES: HOUSING SOLUTIONS AND MOBILITY CHOICES INITIATIVE
PROJECT NO. 613124**

City Council District: All

Plan Area: All

Staff: Julia Chase and Leslie Keaveney

Testimony in favor of the project Clinton Abrams, Andrew Malick, Marcela Escobar-Eck, John Seymour, Rebecca Lieberman and Matthew Adams,

Testimony in opposition by David Moty, Julie Corrales, Tom Malaney, Andrea Schlageter and Deborah Sharp.

COMMISSION ACTION:

MOTION BY COMMISSIONER WHALEN APPROVING THE STAFF'S RECOMMENDATIONS TO CITY COUNCIL TO RECOMMEND CERTIFICATION OF THE COMPLETE COMMUNITIES: HOUSING SOLUTIONS AND MOBILITY CHOICES FINAL ENVIRONMENTAL IMPACT REPORT, SCH NO. 2019060003; RECOMMEND ADOPTION OF A RESOLUTION AMENDING THE LAND DEVELOPMENT MANUAL, INCLUDING AMENDING APPENDIX A OF THE LAND DEVELOPMENT MANUAL, ADDING A NEW CEQA SIGNIFICANCE DETERMINATION THRESHOLD FOR TRANSPORTATION IN ACCORDANCE WITH SB743; ADDING A NEW APPENDIX R TO THE LAND DEVELOPMENT MANUAL: TRANSPORTATION STUDY MANUAL; AND ADDING A NEW APPENDIX T TO THE LAND DEVELOPMENT MANUAL TO IMPLEMENT NEW MOBILITY CHOICES REGULATIONS; RECOMMEND ADOPTION OF AN ORDINANCE ADDING NEW MOBILITY CHOICES REGULATIONS, IN NEW DIVISION 11 IN CHAPTER 14, ARTICLE 3 OF THE SAN DIEGO MUNICIPAL CODE; RECOMMEND ADOPTION OF A RESOLUTION APPROVING A NEW ACTIVE TRANSPORTATION IN LIEU FEE TO OFFSET PROJECT VMT TO FUND ACTIVE TRANSPORTATION PROJECTS THAT REDUCE VMT WITHIN THE CITY'S MOST VMT EFFICIENT AREAS; RECOMMEND ADOPTION OF AN ORDINANCE ADDING NEW HOUSING SOLUTIONS REGULATIONS, IN NEW DIVISION 10 IN CHAPTER 14, ARTICLE 3 OF THE SAN DIEGO MUNICIPAL CODE; RECOMMEND ADOPTION OF A RESOLUTION APPROVING A NEW NEIGHBORHOOD ENHANCEMENT FEE TO BE USED TO FUND ACTIVE TRANSPORTATION AND NEIGHBORHOOD AMENITIES WITHIN THE CITY'S TRANSIT PRIORITY AREAS (TPAS). Seconded by Commissioner Boomhower. The motion passed by a vote of 6-0-1 with Commissioners Moden, Hofman, Granowitz, Boomhower, Otsuji, and Whalen voting yea and with Commissioner Austin recusing.

Break time: 12:43 p.m. – 1:14 p.m.