

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JULY 23, 2020
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING:

Chairperson William Hofman called the meeting to order at 9:07 a.m. Chairperson William Hofman adjourned the meeting at 12:23 p.m.

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

ATTENDANCE DURING THE MEETING:

Chairperson William Hofman – present
*Vice-Chairperson James Whalen – present
*Commissioner Douglas Austin – present
Commissioner Vicki Granowitz – present
*Commissioner Dennis Otsuji – present
*Commissioner Matthew Boomhower – present
*Commissioner Kelly Moden – present

Staff

*Heather Ferbert, City Attorney – present
*Laura Black, Planning Department – present
Tim Daly, Development Services Department – present
*Tony Khalil, Development Services Department – present
Carmina Trajano, Recorder – present/chamber

*NOTE: Deputy City Attorney Heather Ferbert, Planning Deputy Director Laura Black 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REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN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.

CONSENT AGENDA

ITEM-1: ***Expedite***

AVION PROPERTY – PROJECT NO. 598173

City Council District: 5 Plan Area: Black Mountain Ranch Subarea Plan

Staff: Jeffrey A. Peterson

Public testimony by Alex Plishner and Valerie Brown.

COMMISSION ACTION:

MOTION BY COMMISSIONER WHALEN TO APPROVE STAFF'S RECOMMENDATIONS TO RECOMMEND THE CITY COUNCIL CERTIFY SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT NO. 598173/SCH NO. 97111070, ADOPT THE FINDINGS AND THE MITIGATION, MONITORING, AND REPORTING PROGRAM; AND APPROVE REZONE ORDINANCE NO. 2109729; AND APPROVE PLANNED DEVELOPMENT PERMIT NO. 2109731; AND APPROVE SITE DEVELOPMENT PERMIT NO. 2109732; AND APPROVE VESTING TENTATIVE MAP NO. 2109728; WITH AMENDMENT TO DIRECT STAFF TO ADD ONE ADDITIONAL FINDING OF OVERRIDING CONSIDERATION THAT RELATES TO SOCIOECONOMIC NEED FOR MORE HOUSING AND MORE AFFORDABLE HOUSING. Seconded by Commissioner Boomhower. The motion passed by a vote of 7-0-0 with Commissioners Hofman, Austin, Granowitz, Boomhower, Otsuji, Moden and Whalen voting yea.

Note: This item was pulled from the Consent Agenda and was heard as the first Discussion Item.

Break time: 9:28 a.m. – 9:34 a.m. (Note: Due to technical difficulties with the phone system)

ITEM-2: **BLACK MOUNTAIN ROAD COMMUNITY PLAN AMENDMENT – PROJECT NO. 357262**

City Council District: 5 Plan Area: Rancho Penasquitos

Staff: Michael Prinz

No public testimony on this item

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GRANOWITZ APPROVING STAFF'S RECOMMENDATIONS TO RECOMMEND TO THE CITY COUNCIL CERTIFICATION OF

ENVIRONMENTAL IMPACT REPORT PROJECT NO. 357262/SCH. NO. 2017051058 AND ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS; APPROVAL OF A RESOLUTION AMENDING THE RANCHO PEÑASQUITOS COMMUNITY PLAN, AND THE GENERAL PLAN; APPROVAL OF A RESOLUTION AMENDING THE BLACK MOUNTAIN RANCH SUBAREA PLAN. Seconded by Vice-Chair Whalen. The motion passed by a vote of 7-0 with Commissioners Hofman, Austin, Granowitz, Boomhower, Otsuji, Moden and Whalen voting yea.

APPROVAL OF THE AGENDA

- Item 1- Avion Property – Project No. 598173 was pulled from the Consent Agenda and was heard as the first Discussion Item.
- Item 3 – North Park Community Plan Amendment and Rezone was pulled from the Discussion Items and approved under the Consent Agenda.

DIRECTOR'S REPORT

None.

COMMISSION COMMENT

None.

DISCUSSION ITEMS**ITEM-3: NORTH PARK COMMUNITY PLAN AMENDMENT AND REZONE**

City Council District: 3 Plan Area: North Park

Staff: Nathen Causman

No public testimony on this item.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GRANOWITZ APPROVING STAFF'S RECOMMENDATIONS TO RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 380611 / SCH NO. 2013121076; APPROVAL OF A RESOLUTION AMENDING THE NORTH PARK COMMUNITY PLAN AND AMENDING THE GENERAL PLAN; APPROVAL OF AN ORDINANCE REZONING 3.53 ACRES FROM RS-1-7 TO RM-3-7 WITHIN THE NORTH PARK COMMUNITY PLANNING AREA. Seconded by Commissioner Whalen. The motion passed by a vote of 7-0 with Commissioners Hofman, Austin, Granowitz, Boomhower, Otsuji, Moden and Whalen voting yea. Note: This item was pulled from the Discussion Items and approved under the Consent Agenda.

ITEM-4: ALANTE CPA/PDP/RZ- PROJECT NO. 648597

City Council District: 5 Plan Area: Carmel Mountain Ranch

Staff: Xavier Del Valle

Public testimony in favor by Scott Sandstrom, Aaron Segaar, Danielle Aguas, Judith Andry, Aria Pounaki, Roger Basinger, Kimberly Bragg, Janelle Lucero, Mark Marquez, Prasad Navasimh, Angelica Rocha, Daniel Rehm, Rosemary Sharp, Paulo Sotiangco, Heather Riley, Marian Jirani, Matthew Vasilakis, Ricardo Flores, Catherine Ferguson, Daniel Molito, Nora Parker and Yolanda Mendoza.

Public testimony in opposition by Kurt Carlson, John Chiu, Stephanie Dussault, Mary Anderson, Judi McCarter, Richard Kawa, Mary Chesebrough, Dr. Cameron Sutter, Karen Vogue. Brian Hollinsworth, Troy Daum, Eric Edelman, Harold Klotz and John Schroeder.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRANOWITZ APPROVING STAFF'S RECOMMENDATION TO RECOMMEND TO THE CITY COUNCIL THE ADOPTION OF NEGATIVE DECLARATION ADDENDUM NO. 648597 TO NEGATIVE DECLARATION NO. 90-0687; APPROVAL OF PLANNED DEVELOPMENT PERMIT NO. 2347521, AN AMENDMENT TO PLANNED COMMERCIAL DEVELOPMENT NO. 90-0687; ADOPTION OF A RESOLUTION AMENDING THE GENERAL PLAN AND THE CARMEL MOUNTAIN RANCH COMMUNITY PLAN; AND ADOPTION OF A REZONE ORDINANCE. Seconded by Commissioner Boomhower. The motion passed by a vote of 6-0-1 with Commissioners Hofman, Austin, Granowitz, Boomhower, Otsuji and Moden voting yea and with Commissioner Whalen recusing.