

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
August 15, 2019
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING:

Chairperson Susan Peerson called the meeting to order at 9:01 a.m. Chairperson Susan Peerson adjourned the meeting at 12:13 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Susan Peerson – present
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

Staff

Corrine Neuffer, City Attorney – present
Tait Galloway, Planning Department – present
PJ FitzGerald, 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REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN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: VISTA DE LOS ALTOS VTM – PROJECT NO. 615949**

City Council District: 2 Plan Area: Pacific Beach

Staff: Martha Blake

Speaker slips in favor of the project submitted by Patrick Batten, Antony Christensen, Tim Golba and Paul Ross.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER HOFMAN APPROVING STAFF'S RECOMMENDATIONS TO RECOMMEND THE CITY COUNCIL APPROVE CEQA DETERMINATION FOR PROJECT NO. 615949 THAT THE PROJECT IS EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15332, AND APPROVE VESTING TENTATIVE MAP NO. 2193919, AND EASEMENT VACATION NO. 2193920. Seconded by Commissioner Boomhower. The motion passed by a vote of 7-0 with Commissioners Pearson, Hofman, Whalen, Austin, Granowitz, Otsuji and Boomhower voting yea.

APPROVAL OF THE AGENDA

Accepted as presented.

DIRECTOR'S REPORT

Tait Galloway, Program Manager with the Planning Department, reported back to the Planning Commission that the Mixed-Use Zoning, Moderate Income Housing Regulations, Balboa Station Area Specific Plan, and Morena Corridor Specific Plan were presented at City Council the week of July 29, 2019. All items were approved unanimously on their first reading as submitted by Planning staff with the exception of the Morena Corridor Specific Plan. The City Council's motion was to approve: a four lane Morena Boulevard Configuration as opposed to the three that was recommended; including 15 percent affordable housing units on the site up to 100 percent area median income; offsite affordable housing units that could be provided at the 15 percent of the units up to 80 percent area median income. There was no option to pay the in-lieu fee with the motion.

PJ FitzGerald, Development Services Department, informed the Planning Commission that City Council had identified the month of August as Employee Appreciation Month in the City of San Diego. She acknowledged Development Services staff as well as the Planning Department and all the other “sister” departments that help get items to the Planning Commission every week. She included the legislative staff that work behind the scenes.

COMMISSION COMMENT

Commissioner Austin commented that he was asked to present to the City Council on the inclusionary zoning issue; unfortunately, the Commission’s recommendations were not adopted by City Council with a 5-4 vote. He said that one thing he found interesting was, the professor from Point Loma Nazarene University mentioned that her study showed that four and a half middle income individuals would fall out of the ability to buy a home for each affordable housing unit that would be built; he thought it was not the right economic mix. But despite of that, it still passed by a 5-4 vote. He mentioned that the Mayor may or may not do something and don’t know if staff know anything further.

Chairperson Peerson thanked Commissioner Austin for attending the City Council meeting and reporting back. She also noted the economist as being Professor Lynn Reiser from Point Loma Nazarene University.

DISCUSSION ITEMS

ITEM-2: ***Appeal of Hearing Officer’s decision on March 20, 2019***
BLACK HALIBUT CDP/SDP – PROJECT NO. 516011

City Council District: 1 Plan Area: La Jolla

Staff: Glenn Gargas

Speaker slips in favor of the project submitted by Chandra Slaven and C.A Marengo.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

MOTION BY COMMISSIONER HOFMAN TO ADOPT STAFF’S RECOMMENDATION TO DENY THE APPEAL AND AFFIRM THE HEARING OFFICER’S DECISION TO APPROVE COASTAL DEVELOPMENT PERMIT NO. 2134826 AND SITE DEVELOPMENT PERMIT NO. 2134827. Seconded by Commissioner Austin. The motion passed by a vote of 7-0 with Commissioners Peerson, Hofman, Whalen, Austin, Granowitz, Otsuji and Boomhower voting yea.

ITEM-3: ***Appeal of Development Services Department’s decision on June 7, 2019***
HAMMER NDP – PROJECT NO. 607413

City Council District: 8 Plan Area: Southeastern San Diego

Staff: Bryan Hudson

Speaker slips in favor of the project submitted by Chris Kirby and Janet Hammer.

Speaker slips in opposition to the project submitted by Julie Hamilton, Sadeel Najor, Eugene Najor, Clio Moralez, Alan Ziegaus and Constance Ziegaus.

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO CONTINUE THIS ITEM TO AUGUST 29, 2019. Seconded by Commissioner Hofman. The motion passed by a vote of 7-0 with Commissioners Peerson, Hofman, Whalen, Austin, Granowitz, Otsuji and Boomhower voting yea.

ITEM-4: ***Continued from July 9, 2015; Appeal of Development Services Department's decision on April 22, 2015***

GLASS TEK MMCC – PROJECT NO. 368509

City Council District: 6

Plan Area: Mira Mesa

Staff: Tim Daly

Speaker slips in favor of the project submitted by Joel Volsky, Charles Gorla and Rick Engebretsen.

Speaker slips in opposition to the project submitted by Neil Sheaffer, Kathleen Lippitt, Gina Austin, Peggy Walker and William Perno.

COMMISSION ACTION:

MOTION BY COMMISSIONER WHALEN TO APPROVE STAFF'S RECOMMENDATION TO AFFIRM THE HEARING OFFICER'S DECISION TO DENY THE CONDITIONAL USE PERMIT. Seconded by Commissioner Hofman. The motion passed by a vote of 7-0 with Commissioners Peerson, Hofman, Whalen, Austin, Granowitz, Otsuji and Boomhower voting yea.

ITEM-5: **CARMEL MOUNTAIN RANCH COMMUNITY PLAN AMENDMENT INITIATION – ALANTE – PROJECT NO. 637948**

City Council District: 5

Plan Area: Carmel Mountain Ranch

Staff: Tony Kempton

Speaker slips in favor of the project submitted by Daniel Rehm, Scot Sandstrom and Tyler Sandstrom,

Speaker slips in opposition to the project submitted by Karen Vogue, Ester Berry, Silvia Salehi, Stefanie Dussault, Alan Hahn, Larry Fontaine and Mary Chesebrough.

COMMISSION ACTION:

MOTION BY COMMISSIONER HOFMAN TO APPROVE THE INITIATION PLAN AMENDMENT. Seconded by Commissioner Boomhower. The motion passed by a vote of 7-0 with Commissioners Peerson, Hofman, Whalen, Austin, Granowitz, Otsuji and Boomhower voting yea.