

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
NOVEMBER 21, 2019  
IN COUNCIL CHAMBERS – 12<sup>TH</sup> 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 10:36 a.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  
Brian Schoenfisch, 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**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**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: VERIZON BLACK MOUNTAIN MIDDLE SCHOOL - PROJECT NO. 641096**

City Council District: 5                      Plan Area: Rancho Penasquitos

Staff: Karen Lynch

Speaker slip in favor of the project were submitted by Emanuel Higgins.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER APPROVING STAFF'S RECOMMENDATION TO APPROVE CONDITIONAL USE PERMIT (CUP) NO. 2319295, PLANNED DEVELOPMENT PERMIT (PDP) NO. 2349506 AND NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 2349507.

Seconded by Commissioner Hofman. The motion passed by a vote of 7-0 with Commissioners Peerson, Hofman, Austin, Granowitz, Boomhower, Otsuji and Whalen voting yea.

**APPROVAL OF THE AGENDA**

Accepted as presented.

**DIRECTOR'S REPORT**

PJ FitzGerald, Development Services Department commented on the Brown Act training regarding public meeting notification availability of the meeting materials. Development Service Department new service allows the public to self-subscribe to news and events via email. Customers subscribe to receive meeting agendas, notices for public hearings, by Development Services and Planning Department including: technical advisory committee code monitoring team, Historical Resources Board, Hearing Officer, and the Planning Commission.

Brian Schoenfisch, Planning Department commented on the update to the development impact fee process. There are number of Consultant studies are required as part of the process and there is a consulting section phase. The timeline is 12-18 months until it will be brought forward to the public hearing process. Another item the public review draft of the Housing Element is posted on the Planning Department web site until December 20th. Planning Department will be waking public comments on the Draft Housing Elements.

### **COMMISSION COMMENT**

Commissioner Douglas Austin commented on the housing crisis and searching for innovations. Co-housing may find its way to San Diego. Co-housing is a lifestyle choice average age 31-32, average income 80-85 thousand, micro units or 6 bedrooms but have robust amenities they share.

Commissioner James Whalen reported that the State Water Resources Control Board is going to start having Stakeholder meetings starting December 2<sup>nd</sup> to get input from co-permittees such as the City of San Diego and how to interpret the new State Wetlands Regulations. He will follow up with staff so people will know.

Commissioner Matthew Boomhower commented on the housing issue and posed a question to PJ FitzGerald, Development Services Department. He noticed that the City has now got packages for permit-ready to use that are coming out of other jurisdiction. He said that he was glancing at those the other day and noticed that all of them, both in the Encinitas package and the County of San Diego package are lovely, but they're all for stand-alone new construction. Any thought in San Diego DSD to look into possibly trying to get somebody to Commission permanent-ready designs for one and two car garage conversions.

### **DISCUSSION ITEMS**

ITEM-2: ***Appeal of Hearing Officer's decision on September 18, 2019***

**WHITING COURT CONDOMINIUM CONVERSION MW - PROJECT NO. 602075**

City Council District: 2

Plan Area: Mission Beach

Staff: Glenn Gargas

Speaker slips in favor of the project submitted by Robert Bateman, William Benko, Carlos Gutierrez, Matt Peterson, and Andrea Benko.

Speaker slips in opposition to the project submitted by Brandon Soule and Debbie Watkins.

### **COMMISSION ACTION:**

MOTION BY COMMISSIONER WHALEN APPROVING STAFF'S RECOMMENDATION TO DENY THE APPEAL AND AFFIRM THE HEARING OFFICER'S DECISION TO APPROVE TENTATIVE MAP WAIVER NO. 2132597 AND APPROVE A REQUESTED WAIVER OF THE REQUIRMENT TO UNDERGROUND OVERHEAD UTILITIES. Seconded by Commissioner Austin. The motion

passed by a vote of 7-0 with Commissioners Peerson, Hofman, Austin, Granowitz, Boomhower, Otsuji and Whalen voting yea.

**Break time: 10:12 a.m. – 10:25 a.m.**

ITEM-3: ***Appeal of Hearing Officer's decision on May 29, 2019***

**HERSHFIELD RESIDENCE - PROJECT NO. 603740**

City Council District: 1                      Plan Area: La Jolla

Staff: Tim Daly

Speaker slips in favor of the project and opposition to the appeal submitted by Chandra Slaven and Amy Conley.

Speaker slips in opposition to the project and in favor of appeal submitted by Barbara Groce.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER HOFMAN APPROVING STAFF'S RECOMMENDATION TO DENY THE APPEAL AND AFFRIRM THE HEARING OFFICER DECISION TO APPROVE SITE DEVELOPMENT PERMIT NO. 2134595 AND COASTAL DEVELOPMENT PERMIT NO. 2134597. Seconded by Commissioner Boomhower. The motion passed by a vote of 7-0 with Commissioners Peerson, Hofman, Austin, Granowitz, Boomhower, Otsuji and Whalen voting yea.