

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JANUARY 28, 2016
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Tim Golba called the meeting to order at 9:08 a.m. Chairperson Tim Golba adjourned the meeting at 1:05 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tim Golba – present
Vice-Chairperson Stephen Haase – present
Commissioner James Whalen – present
Commissioner Anthony Wagner – present
Commissioner Sue Peerson – present
Commissioner Theresa Quiroz – present
Commissioner Douglas Austin – present / out at 12:33 p.m.

Staff

Heidi Vonblum, City Attorney – present / out at 9:19 a.m. / in at 12:33 p.m.
Corrine Neuffer, City Attorney – present / in at 9:19 a.m. / out at 12:33 p.m.
Nancy Bragado, Planning Department - present
Mike Westlake, Development Services Department – present
Louis Schultz, Development Services Department – present
Carmina Trajano, Recorder – present

ITEM – 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

NONE

ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

NONE

ITEM – 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

NONE

ITEM – 4: **APPROVAL OF THE AGENDA:**

Accepted as presented.

ITEM – 5: **DIRECTOR’S REPORT:**

Nancy Bragado announced that the De Anza Revitalization Plan Public Workshop is tonight from 6-8 p.m. at Mission Bay High School. A revised Draft of the North Park Community Plan has been posted on the Planning Department’s website and thought that the Planning Commission will be particularly interested in some increases in transit support of density in parts of the community. The Community Planner will be holding office hours in the community starting this Friday over the next week. All the dates and location as well as the draft are on the City’s website under Planning Department and then Community Profiles and North Park.

ITEM – 6: **COMMISSION COMMENT:**

Commissioner Peerson acknowledged that today is Commissioner Golba’s last meeting at the Planning Commission after eight years of service. She greatly appreciates him as a colleague and mentioned that Commissioner Golba have handled everything from Seals in La Jolla to Plaza De Panama, difficult items and have seen it all; commended him for always being professional and respectful. She really appreciated his leadership and guidance; will miss him in the Commission and also wished him luck.

Commissioner Quiroz commented that she totally agreed with Commissioner Peerson.

Commissioner Haase would like to echo those comments as well and hopes that they will be able to bring Commissioner Golba's perspective to sustainability once he leaves the Commission, because that's one of the areas that he focused on. It's always great to have colleagues on the Commission who are really passionate about a specific area and in some ways it makes his job easier because he knows that he doesn't need to worry about that and Commissioner Golba will be missed for that. He hopes that they will do justice to Commissioner Golba's concern about sustainability, especially with the policies and ordinances that the City is enacting; and will be seeing him sometime soon on the other side.

Commissioner Wagner commented that about a year and a half ago, he lost his partner to his right that he would chat with back and forth. He stated that he holds Commissioner Golba in a very high regard with regards to his profession and his acute understanding of some of these Community Plans in the North. He also mentioned that Commissioner Golba is a technical expert and really helped to shape a revitalization of Northern San Diego to its benefit. It's always amazing, that if you are an architect or a planner or a landscape person, some of this architecture, buildings will far outlast you and hundreds of years from now, the impact not only he had in San Diego as a Chair but some of the buildings that he built are quite amazing. He thanked Commissioner Golba in helping him better understand projects and to make a better decision; and he holds him as a friend.

Commissioner Austin commented that as a fellow architect, he happened to know that Commissioner Golba is held in higher esteem in their profession. It is really his first chance to be able to interact with Commissioner Golba on a weekly basis and really admired his thoughtfulness, his knowledge about the projects and his style on how he delivers it; and he set a high bar for whoever is going to float on his seat.

Commissioner Whalen just wants to point out to the audience how sad Commissioner Golba looks.

Commissioner Golba commented that he's happy to get his Thursdays back. He described this Commission as diverse and varied in its expertise, but come together more often than not with unified decision. He stated that it is very rewarding and enjoys sitting in the Commission with his colleagues immensely and will miss it at least for a week or two. He enjoyed working with City staff and the DPM are excellent to work with and has unique experience on both sides; they are consistent and professional. A lot of turnover in his time and had the pleasure to work with different Planning Director and Deputy City Attorney and the numbers are quite extensive. He acknowledged Mike Westlake and Nancy Bragado who's been there on day one, who always got their back covered and appreciates their wealth of information who knows the rules and Community Plans. Lastly, a special thanks to our Planning Commission Secretary Carmina who rarely gets the credit, who's the glue that holds us all altogether; she always make us look good and kept us organize and deserve a credit as well too.

ITEM – 7: ***Expedite***

HACIENDA HEIGHTS APARTMENTS – PROJECT NO. 378743

City Council District: 3 Plan Area: Old Town

Staff: John S. Fisher

Speaker slips in favor of the project submitted by Nicolas Biancamano, Patrick Ward, Scott Darnell, James D. Morrison, Brian Revelli, Joe Crudo, Thomas Crudo and Steve Waldrow.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 378743 AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM; AND APPROVE SITE DEVELOPMENT PERMIT NO. 1333786. Commissioner Austin seconded the motion. The motion passed by a vote of 7-0 with Commissioners Golba, Haase, Austin, Quiroz, Peerson, Whalen and Wagner voting yea.

ITEM – 8: ***Appeal of Hearing Officer's decision on September 16, 2015***

LEIBOWITZ RESIDENCE- PROJECT NO. 374521

City Council District: 1 Plan Area: La Jolla

Staff: PJ Fitzgerald

Speaker slips in favor of the project were submitted by Steve Hauser, David Katzman, Susan Frank, Karen Leibowitz, Mark Leibowitz, Matthew A. Peterson, Brian Longmore and Daniel Gower.

Speaker slips in opposition to the project submitted by Karen ZoBell, Leanne Mac Dougall and Richard Tomlinson (submitted late).

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO DENY THE APPEAL AND UPHOLD THE HEARING OFFICER'S DECISION TO APPROVE COASTAL DEVELOPMENT PERMIT NO. 1323595 AND SITE DEVELOPMENT PERMIT NO. 1329084 , WITH ADDED CONDITIONS THAT: THE EXISTING MATURE TORREY PINES TREE SHALL BE RETAINED ON THE PROJECT SITE, UNLESS A CERTIFIED ARBORIST DETERMINES THE TREE NEEDS TO BE REMOVED FOR PUBLIC HEALTH AND SAFETY REASONS; AND THE PROJECT SHALL INCLUDE CONSTRUCTION OF A RETAINING WALL ALONG THE WESTERLY PROPERTY LINE AS DISCUSSED IN MEMORANDUM TO THE PLANNING COMMISSION DATED JANUARY 22, 2016, DISCUSSED DURING PUBLIC TESTIMONY, AND

INCORPORATED INTO THE PLANNING COMMISSION MOTION TO APPROVE THE PROJECT. Commissioner Peerson seconded the motion. The motion passed by a vote of 7-0 with Commissioners Golba, Haase, Austin, Quiroz, Peerson, Whalen and Wagner voting yea.

ITEM – 9: **10th UPDATE TO THE LAND DEVELOPMENT CODE**
 City Council District: All Plan Area: Citywide

Staff: Amanda Lee

Speaker slips in favor of the project submitted by Jim Varnadore, Vicki Granowitz and Nicolas Watson.

Speaker slips in opposition to the project submitted by Cindy Greatrex, Dr. Shannon Wampler and Julia Quinn.

COMMISSION ACTION:

COMMISSIONER QUIROZ MADE THE MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PROPOSED CODE AMENDMENTS, INCLUDING CHAPTER 11, ARTICLES 1 THROUGH 3; CHAPTER 12, ARTICLES 1, 6, AND 9; CHAPTER 13, ARTICLE 1; CHAPTER 14, ARTICLES 1 THROUGH 4; AND CHAPTER 15, ARTICLES 1, 2, 5, 6, 8, 12, 14, AND 18; AND INCLUDING A RECOMMENDATION TO 1) REMOVE ISSUE #9 (CDP EXEMPTION) TO BRING FORWARD AS A SEPARATE ITEM; 2) AMEND ISSUE #33 (SHARED PARKING) TO INSERT APPROPRIATE LANGUAGE REGARDING ACCESSIBLE PATH OF TRAVEL; AMEND ISSUE #23 (CENTRAL URBANIZED PDO) TO ENSURE THE CU-1 CODE REMAINS IN PLACE FOR EUCLID AVENUE; AND 4) AMEND ISSUE #25 (SEPARATION DISTANCE) TO CLARIFY THAT MEASUREMENT CAN TAKE INTO ACCOUNT THE EXISTING SIDEWALK AND STREET PATTERN ACCESS TO AVOID ARGUMENTS ABOUT THE SLOPE AND WHAT CONSTITUTES A TOPOGRAPHIC BARRIER. Commissioner Wagner seconded the motion. The motion passed by a vote of 7-0 with Commissioners Golba, Haase, Austin, Quiroz, Peerson, Wagner and Whalen voting yea; and with Commissioner Haase reflecting a no vote for the record on removal of Issue #9.

ITEM – 10: **EMPLOYMENT REQUIRED OVERLAY AMENDMENTS – PROJECT NO. 2015-01**
 City Council District: 3 Plan Area: Downtown

Staff: Aaron Hollister

Speaker slips in favor of the project submitted by Tom Sullivan, Clifton Williams and Ashley Gosal.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER QUIROZ MADE THE MOTION TO RECOMMEND THAT THE CITY COUNCIL APPROVE DCP AMENDMENT 2015-01 TO REMOVE SAID BLOCKS FROM THE EMPLOYMENT REQUIRED OVERLAY AREA; APPROVE CCPDO AMENDMENT 2015-01 TO REMOVE SAID BLOCKS FROM THE EMPLOYMENT OVERLAY ZONE; AND APPROVE THE ABOVE AMENDMENTS TO THE LOCAL COASTAL PROGRAM.

Commissioner Whalen seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Golba, Haase, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioner Austin recusing.

ITEM – 11: **PACIFIC HIGHWAY AND BROADWAY PARCEL 1 – PROJECT NO. 2014-71**

City Council District: 3 Plan Area: Downtown

Staff: Aaron Hollister

Speaker slips in favor of the project submitted by Tom Sullivan, Clifton Williams and Ashley Gosal.

Speaker slips in opposition to the project submitted by Fred Hottinger.

COMMISSION ACTION:

COMMISSIONER QUIROZ MADE THE MOTION TO RECOMMENDS APPROVAL TO THE CITY COUNCIL OF THE PROPOSED AMENDMENT TO THE DA AND CDP/CDP/NDP) NO. 2014-71. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Golba, Haase, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioner Austin recusing.