

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
MARCH 12, 2015  
IN COUNCIL CHAMBERS – 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

Chairperson Tim Golba called the meeting to order at 9:13 a.m. Chairperson Tim Golba adjourned the meeting at 4:17 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 – out at 3:00 p.m.  
Commissioner Theresa Quiroz – present  
Commissioner Douglas Austin – present

Staff

Shannon Thomas, City Attorney – present  
Nancy Bragado, Planning Department. – out at 1:30 p.m.  
Tait Galloway, Planning Department – in at 1:30 p.m.  
Mike Westlake, Development Services Department – present  
Louis Schultz, Development Services Department - present  
Carmina Trajano, Recorder – present

PLANNING COMMISSION MINUTES FOR MARCH 12, 2015

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

Richard Cardulla commented on the Southeast Community Plan Update.

ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**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

Item # 11 was taken out of order as the first action item.

ITEM – 5: **DIRECTOR'S REPORT:**

NONE

ITEM – 6: **COMMISSION COMMENT:**

Commissioner Whalen commented on the non-agenda letter that the Planning Commission had received and expressed his support on the request for the completion of the Regents Road Bridge & not the completion of Governor Drive to Gillman Drive.

Commissioner Quiroz commented that the Preliminary Draft of Vernal Pool Habitat is now available and requested staff for a copy.

ITEM – 7: **APPROVAL OF MINUTES FROM FEBRUARY 19, 2015 AND FEBRUARY 26, 2015**

COMMISSIONER WAGNER MADE THE MOTION TO APPROVE THE MINUTES FROM FEBRUARY 19, 2015. Commissioner Austin seconded the motion. The motion passed by a vote of 7-0 with Commissioners Golba, Haase, Austin, Quiroz, Peerson, Wagner and Whalen voting yea.

COMMISSIONER WAGNER MADE THE MOTION TO APPROVE THE MINUTES FROM FEBRUARY 26, 2015 AS AMENDED WITH COMMISSIONER HAASE RECOMMENDATION THAT THE MINUTES REFLECT THAT ITEM #4 ON THE AGENDA WAS ACCEPTED AS PRESENTED. Commissioner Austin seconded the motion. The motion passed by a vote of 7-0 with Commissioners Golba, Haase, Austin, Quiroz, Peerson, Wagner and Whalen voting yea.

ITEM – 8: *Appeal of Hearing Officer’s decision on December 3, 2014*

**3452 HANCOCK MMCC– PROJECT NO. 368344**

City Council District: 2                      Plan Area: Midway/Pacific Highway  
Corridor

Staff: Edith Gutierrez

Speaker slips in favor of the project, opposed to appeal submitted by Michael Morton, Kristine Byers, Gina Austin, Alec Dixon, Abhay Schweitzer, Tiffany Knopf, Adam Knopf, Adrian Kwiatkowski, Nathan Winorur, Tamara Leetham, Andy Lambert, Brad Talbert, Michael Sherloce, Bradford Harcourt, Margaret Gibert.

Speaker slips in opposition to the project, in favor of the appeal submitted by Cynara Velazquez, Chris Siegal, Roberto Torres, Humberto Peraza, Ashlee Santos, Will Senu, Dale Boyer, L. Williams, Chris S, Corey B, Chet W, Donna Jones, Hollie Holda, Gregg Holda, Linda Nunes, Thomas Perans, Luis H, Jessica McElfresh, Marcos Getchell, Anjanette Perkins, Peggy Walker, Daniel Smith, Barbara Gordon, Nancy Logan, Judy Strang, Benjamin Zobal, David Demien, Rado Kalla, Scott Chipman, Kathy Lippitt, Karina Ledesma, Lydia Espinosa, Lance Rogers, John Panique, Steve Dillon, Joy Greenfield, Tim Martin, Gerald Gilbert, Mike Shapouri, Marcee Levin, Scott Levin, Dana Gagnon, James Schmachtenberger, Courtney Winters, Lavell B, Alec Thomas, D Bernard, Nick S, Eric B, Chris G and Louie H.

**COMMISSION ACTION:**

COMMISSIONER WAGNER MADE THE MOTION TO CONTINUE THIS ITEM TO MARCH 19, 2015. Commissioner Whalen seconded the motion. The motion passed by a vote of 4-3 with Commissioners Golba, Haase, Wagner and Whalen voting yea and with Commissioners Austin, Quiroz and Peerson voting nay.

ITEM – 9: *Appeal of Hearing Officer’s decision on December 3, 2014*

**ZEN SD MMCC– PROJECT NO. 373481**

PLANNING COMMISSION MINUTES FOR MARCH 12, 2015

City Council District: 6

Plan Area: Kearny Mesa

Staff: Edith Gutierrez

Speaker slips in favor of the project, opposed to appeal submitted by Margaret Gibert, Martha Sullivan, Cynara Velazquez, Chris Siegel, Roberto Torres, Marcee Levin, Scott Levin, Clarice Gorden, Vicki Estrada, Janet Matula, Joe Esposito, Shanna Droege, Lance Rogers, Chynna Parks, Luana Farrar, Victoria DuPont, Ken Hanaoka, Douglas Gismond and Paul Nager.

Speaker slips in opposition to the project, in favor of the appeal submitted by Scott Chipman, Robert Dean, Karen Lenyoun, Stephen McCamman, Michael Rollins, Sarah Urich and Gova Ceballos, Angela Rave, Barbara Gordon, Peggy Walker, Nancy Logan, Jan Asaro, David Damion, David Demion, Kathy Lippitt, Judi Strang, Irma Contreras, Joseph Diaz, Stephanie Kinman and Karen Scott.

**COMMISSION ACTION:**

COMMISSIONER WAGNER MADE THE MOTION TO DENY THE APPEAL AND UPHOLD THE HEARING OFFICER'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 1310456 WITH MODIFIED CONDITIONS. Commissioner Whalen seconded the motion. The motion passed by a vote of 7-0 with Commissioners Golba, Haase, Austin, Quiroz, Peerson, Wagner and Whalen voting yea.

ITEM – 10: *Appeal of Hearing Officer's decision on December 17, 2014*

**658 E. SAN YSIDRO MMCC– PROJECT NO. 368312**

City Council District: 8

Plan Area: San Ysidro

Staff: Edith Gutierrez

Speaker slips in favor of the project, opposed to appeal submitted by Ashlee Santos, Courtney Winters, James Schmachtenberger, Duane Bernard, Erik Boyer, Stephen McCammen, Daniel Orozco, Ethan James Blair, Carl Fiorica, Kyle Martin, Alpha Special Service, Antonio Perez, Kenneth Mum, Douglas Gorman, Odette, Ariza, Chris Siegel, Terrie Best, Martha Sullivan, Ken Sobel, Margaret Gibert, Pamela Lopez, Mac Lopez, Yamileth Bolanos, Sam Humezd, Humberto Peraza, Roberto Torres, Scott Levin, Marcee Levin, Jessica C. McElfresh, Gregory Hood, Wayne Alexander Scherer, Cynara Velazquez, David Najera, Will Greene, Marcos Perez, John Lomas and Dana Gagnon.

Speaker slips in opposition to the project, in favor of the appeal submitted Ofelia Angel, Raquel Moran, Olga Espinoza, Antonio Martinez, Jan Asaro, Judi Strang, Peggy Walker, Scott Chipman, Jason M.B Wells, Josephine Hamada, Steve Hamada, Bertha Alicia Gonzalez, Kathy Lippitt and Nancy Logan.

**COMMISSION ACTION:**

COMMISSIONER WAGNER MADE THE MOTION TO DENY THE APPEAL AND UPHOLD THE HEARING OFFICER'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 1298246 WITH MODIFIED CONDITIONS. Commissioner Whalen seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Golba, Haase, Austin, Quiroz, Wagner and Whalen voting yea and with Commissioner Peerson absent.

ITEM – 11: **EAST CLUSTERS ENCLAVE– PROJECT NO. 339873**

City Council District: 5

Plan Area: Black Mountain Ranch

Staff: John S. Fisher

Speaker slips in favor of the project were submitted by Craig Kahlen and William Dumka.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

COMMISSIONER WHALEN MADE THE MOTION TO APPROVE VESTING TENTATIVE MAP NO. 1197087, PLANNED DEVELOPMENT PERMIT NO. 1197093 AND SITE DEVELOPMENT PERMIT NO. 1197318. Commissioner Austin seconded the motion. The motion passed by a vote of 6-1 with Commissioners Golba, Austin, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioner Haase voting nay.