

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
MARCH 26, 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 9:11 a.m. Vice-Chairperson Stephen Haase adjourned the meeting at 2:36 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Tim Golba – out at 12:17 p.m.  
Vice-Chairperson Stephen Haase – present  
Commissioner James Whalen – present  
Commissioner Anthony Wagner – present  
Commissioner Sue Peerson – present  
Commissioner Theresa Quiroz – present  
Commissioner Douglas Austin – out at 12:17 p.m.

Staff

Shannon Thomas, City Attorney – present  
Nancy Bragado, Planning Department. – present  
Mike Westlake, Development Services Department – present  
Louis Schultz, Development Services Department - present  
Carmina Trajano, Recorder – present

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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ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**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 reported that the City’s Draft Climate Action Plan will be reviewed and discussed by the Environmental and Economic Sustainability Task Force at the Public Meeting tomorrow, March 27<sup>th</sup> from 2:30-4:30 p.m. The meeting will be held at the Development Services Building, Fourth Floor Training Room, 1222 First Avenue.

ITEM – 6: **COMMISSION COMMENT:**

NONE

ITEM – 7: *Appeal of Hearing Officer’s decision on January 21, 2015*

**SACIDO CDP/SDP – PROJECT NO. 349884**

City Council District: 1                      Plan Area: La Jolla

Staff: John S. Fisher

Speaker slips in favor of the project, opposed to appeal submitted by Sarah Sacido & Antonio Sacido, Susan Topol, Bobbie Christensen, Greg Noonan, John Krizan, Mark Farrington, Joseph Oberwager and C.A. Marengo

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Speaker slips in opposition to the project, in favor of appeal Eileen Hyslop, William Pierce, Suzanne Sheridan, Karen Lane, Michael Costello, Dave Ish, Susan Pierce, Leland Weisner, Joyce Kaepku, Cheryl Carlson, Greg Carlson and Mary Helen Ish.

**COMMISSION ACTION:**

COMMISSIONER WAGNER MADE THE MOTION TO DENY THE APPEAL AND APPROVE COASTAL DEVELOPMENT PERMIT NO. 1239886 AND SITE DEVELOPMENT PERMIT NO. 1239890. Commissioner Haase 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 January 21, 2015*

**AT&T MOBILITY CADMAN PARK – PROJECT NO. 327884**

City Council District: 2

Plan Area: Clairemont Mesa

Staff: Simon Tse

Speaker slips in favor of the project, opposed to appeal submitted by Shelly Kilbourn.

Speaker slips in opposition to the project, in favor of appeal submitted by Michael Stifano.

**COMMISSION ACTION:**

COMMISSIONER WHALEN MADE THE MOTION TO DENY THE APPEAL AND UPHOLD THE HEARING OFFICER’S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 1145480, WITH MODIFICATIONS. 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.

ITEM – 9: **\* CARMEL MOUNTAIN / DEL MAR MESA NATURAL RESOURCES MANAGEMENT PLAN AND TRAIL SYSTEM**

City Council District: 1, 5 & 6

Plan Areas: Carmel Valley, Del Mar Mesa, Pacific Highlands Ranch, Torrey Highlands and Rancho Penasquitos

Staff: Bernard Turgeon

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Speaker slips in favor of the project submitted by Anne Fege, Frank Landis, Dipika Kadaba, Ben Stone, Rod Simmons and Matt Bartelt.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

COMMISSIONER WHALEN MADE THE MOTION TO RECOMMEND THE CITY COUNCIL CERTIFY MITIGATED DECLARATION AND ADOPT THE MITIGATION FRAMEWORK; AND APPROVE AMENDMENTS TO THE FOLLOWING LAND USE PLANS: DEL MAR MESA, CARMEL VALLEY (NEIGHBORHOOD 8A), PACIFIC HIGHLANDS RANCH, RANCHO PENASQUITOS, AND TORREY HIGHLANDS; AND APPROVE AMENDMENTS FOR THE FOLLOWING SEGMENT OF THE NORTH CITY LOCAL COASTAL PROGRAM (LCP): THE CARMEL VALLEY NEIGHBORHOOD 8A SPECIFIC/PRECISE PLAN, THE DEL MAR MESA SPECIFIC PLAN, AND THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN; AND APPROVE CARMEL MOUNTAIN AND DEL MAR MESA PRESERVES NATURAL RESOURCES MANAGEMENT PLAN (NRMP). 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.

ITEM – 10: **COSTA VERDE CPA/SPA INITIATION – PROJECT NO. 405304**

City Council District: 1

Plan Area: University

Staff: Dan Monroe

Speaker slips in favor of the project David Malmuth, Pete Garcia, Chris Wahl, Jeff Chine, Amy Freiburger, Colin Parent, David Cohen, Tom Fetter, Chris Rowe, Paul Komadina, Reg Kobzi.

Speaker slips in opposition to the project submitted by Janay Kruger, Roger Cavanaugh, Megan Beale, Nancy Groves, Petr Krysl, Kevin Wirsing, Deborah Knight and Donna Andonian.

**COMMISSION ACTION:**

COMMISSIONER WHALEN MADE THE MOTION TO INITIATE THE PLAN AMENDMENT PROCESS. The motion included the five following issues to be analyzed as part of the plan amendment process in addition to the issues identified by city staff in Report No. PC-15-032:

- Evaluate the need for additional residential development in the vicinity of the project location and the ability to incorporate residential units on-site.
- Evaluate the project's ability to reduce vehicle miles traveled and contribute to reductions in greenhouse gas emissions consistent with Senate Bill No. 743, which seeks new methodologies for evaluating transportation impacts that are better able to promote the state's goals of reducing greenhouse gas emissions

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and traffic-related air pollution, promoting the development of a multimodal transportation system, and providing clean, efficient access to destinations.

- Evaluate the ability for the project to synchronize traffic signals along primary arterials and major street segments in the Central Subarea of the University Community Plan in an effort to improve street operations and mitigate any traffic impacts created by the project.
- A retail market study to be submitted by the applicant which analyzes the demand for additional neighborhood and community serving commercial uses in the area around the project site.
- A market study to be submitted by the applicant which analyzes the demand for hotel use in the area around the project site and the University Community.

Commissioner Peerson seconded the motion. The motion passed by a vote of 4-1-2 with Commissioners Haase, Peerson, Wagner and Whalen voting yea and with Commissioner Quiroz voting nay and with Commissioners Golba and Austin absent.