

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
APRIL 30, 2015
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Golba called the meeting to order at 9:08 a.m. Chairperson Golba adjourned the meeting at 1:45 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

Staff

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

PLANNING COMMISSION MINUTES FOR APRIL 30, 2015

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ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**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

ITEM #13 – OTAY MESA COMMUNITY PLAN UPDATE

ITEM – 4: **APPROVAL OF THE AGENDA:**

Accepted as presented.

ITEM – 5: **DIRECTOR’S REPORT:**

NONE

ITEM – 6: **COMMISSION COMMENT:**

Commissioner Whalen reported that the City followed up on the Storm Water Workshop.

ITEM – 7: ***Expedite***

CAMELOT – PROJECT NO. 238281

City Council District: 5

Plan Area: Black Mountain Ranch

Staff: Jeffrey A. Peterson

Speaker slips in favor of the project submitted by Anita Hayworth, Daniel Remm and William Dumka.

Speaker slips in opposition to the project submitted by Todd Rockefeller.

COMMISSION ACTION:

COMMISSIONER PEERSON MADE THE MOTION TO RECOMMEND THE CITY COUNCIL TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 238281, AND ADOPT THE MITIGATION, MITIGATION, MONITORING AND REPORTING PROGRAM; APPROVE REZONE ORDINANCE NO. 856424; APPROVE VESTING TENTATIVE MAP NO. 856427, EASEMENT VACATION NO. 1451817, AND PUBLIC RIGHT-OF-WAY VACATION NO. 1451821; AND APPROVE PLANNED DEVELOPMENT PERMIT NO. 856425 AND SITE DEVELOPMENT PERMIT NO. 856426 WITH CONDITIONS AS FOLLOWS; RECOMMEND TO THE CITY COUNCIL THAT THE AFFORDABLE HOUSING CONDITIONS (B) AND (C) WITHIN THE PERMIT (S) BE REVISED TO INCLUDE THE WORDS “AFTER CONSULTATION WITH THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT” RIGHT AFTER THE “PRESIDENT AND CEO” PORTIONS WITHIN THE CONDITIONS. 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 – 8: *Appeal of Hearing Officer’s decision on March 18, 2015*

EF INTERNATIONAL LANGUAGE CUP – PROJECT NO. 392464

City Council District: 2

Plan Area: Midway Pacific Highway
Corridor/ Peninsula

Staff: PJ Fitzgerald

Speaker slips in favor of the project, opposed to appeal submitted by Shawna Sullivan, Meghan Conway, Emily Hubbard, Jeff Barfield, Karen Zo Bell, Achilles Malisos, Justin Schlaefli, Michael Stonehouse, Efren Bycer and Randall La Rocco.

Speaker slips in opposition to the project, in favor of appeal submitted by Jerome Eggers, Sal Tarantino and Randall La Rocco.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO DENY THE APPEAL AND UPHOLD THE HEARING OFFICER DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 1373200, WITH THE FOLLOWING CONDITIONS OF APPROVAL ADDED TO THE PERMIT (TO WHICH THE APPLICANT AGREED): NO EMPLOYEE OR STUDENT PARKING OFF-SITE; RECREATIONAL USE AREA SHALL OPERATE BETWEEN 8AM-9PM; POOL SHALL UTILIZE A BUILT-IN VAPOR BARRIER TO REDUCE WATER EVAPORATION; A MINIMUM OF 150

BIKE RACKS SHALL BE PROVIDED ON SITE; AND THE 14 BUFFER TREES ALONG THE NORTHWEST PROPERTY LINE SHALL BE A MINIMUM 36" BOX SIZE. 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 -9: **COSTCO MISSION VALLEY ADDITION - PROJECT NO. 380911**
City Council District: 7 Plan Area: Mission Valley

Staff: William Zounes

Speaker slips in favor of the project submitted by Terry Odle and Jennifer Murillo.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO APPROVE SITE DEVELOPMENT PERMIT NO. 1343856. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-1 with Commissioners Golba, Haase, Austin, Peerson, Wagner and Whalen voting yea and with Commissioner Quiroz voting nay.

ITEM - 10: **BACI/LUCE EXPANSION - PROJECT NO. 362564**
City Council District: 2 Plan Area: Clairemont Mesa

Staff: Sandra Teasley

Speaker slips in favor of the project submitted by Jeff Johnson, Will Senn, Nevin Kleege, Michael Rollins, Dave Potter, Jessica Hardacre-Gianos and Antonio D'Amato.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO APPROVE PLANNED DEVELOPMENT PERMIT NO. 1466581. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-1 with Commissioners Golba, Haase, Austin, Peerson, Wagner and Whalen voting yea and with Commissioner Quiroz voting nay.

ITEM – 11: **AMENDMENTS TO AFFORDABLE HOUSING DENSITY BONUS REGULATIONS – PROJECT NO. 12003223**

City Council District: All Plan Area: City-Wide

Staff: Dan Normandin

No speaker slips in favor of the project were submitted.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER QUIROZ MADE THE MOTION TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROPOSED AMENDMENTS. Commissioner Peerson 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 – 12: **COMMUNITY PLAN IMPLEMENTATION ORDINANCE – PROJECT NO. 12003223**

City Council District: All Plan Area: City-Wide

Staff: Dan Normandin

No speaker slips in favor of the project were submitted.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER QUIROZ MADE THE MOTION TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROPOSED AMENDMENTS. Commissioner Peerson 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 – 13: **OTAY MESA COMMUNITY PLAN UPDATE – LAND USE & ZONING CLEAN-UP**

City Council District: 8 Plan Area: Otay Mesa

Staff: Vickie White

Speaker slips in favor of the project submitted by Dan Rancourt

No speaker slips in opposition to the project were submitted.

PLANNING COMMISSION MINUTES FOR APRIL 30, 2015

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO PLACE THIS ITEM ON CONSENT. Commissioner Quiroz seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Golba, Haase, Austin, Quiroz, Peerson and Wagner voting yea and with Commissioner Whalen recusing.