

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JUNE 18, 2015
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Golba called the meeting to order at 9:09 a.m. Chairperson Golba adjourned the meeting at 1:29 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tim Golba – present
Vice-Chairperson Stephen Haase – absent
Commissioner James Whalen – present
Commissioner Anthony Wagner – present
Commissioner Sue Peerson – out at 1:14 p.m.
Commissioner Theresa Quiroz – present
Commissioner Douglas Austin – absent

Staff

Heidi Vonblum, 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:

Radoslav Kalla commented on the 7625 Carroll Road MMCC Project No. 360867.

ITEM – 2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN: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 # 9 - SOLAR ENERGY SYSTEMS ORDINANCE

ITEM # 11 - MARKET STREET ROW HOMES – PROJECT NO. 143996

ITEM # 15 - UTAH 7 TENTATIVE MAP – PROJECT NO. 368100

ITEM – 4: APPROVAL OF THE AGENDA:

Item # 13 was taken out of order as the first action item.

ITEM – 5: DIRECTOR’S REPORT:

Nancy Bragado announced that the City Planning Department is holding a public workshop to kick off the Mission Valley Community Plan Update on June 30, 2015 from 6-8 p.m. at the Scottish Rite Event Center in Mission Valley.

ITEM – 6: COMMISSION COMMENT:

Commissioner Wagner commented on the amount of documents received today is an excess of a 150 pages. He reminded applicants that the Commissioners will not have the ability to review documents received on the day of the hearing and it will be helpful to turn in eight (8) days prior to the hearing.

Commissioner Whalen commented that he also received one correspondence today at 8:40 a.m. and will not be considered. He also requested staff to

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schedule a discussion regarding the ordinance and/or regulations for the process of the Medical Marijuana Facilities.

ITEM – 7: **APPROVAL OF MINUTES FROM MAY 14, 2015**

COMMISSIONER PEERSON MADE THE MOTION TO APPROVE THE MINUTES FROM MAY 14, 2015. Commissioner Wagner seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Golba, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioners Haase and Austin absent.

ITEM – 8: *Continued from May 28, 2015; Appeal of Hearing Officer's decision on March 25, 2015*

7128 MIRAMAR ROAD (EJ MARKETING) MMCC– PROJECT NO.368309

City Council District: 2

Plan Area: Citiwide

Staff: Edith Gutierrez

Speaker slips in favor of the project, opposed to appeal submitted by Cynara Velazquez, Margaret Gibert, Jessica McElfresh, Mike Shapouri, James Schmachtenberger, Shaun Silva, Clarence Sidbeck, Ben Whittlegay, Ebon Johnson, Brandon MacFarlane, Don Rerretti and Andrea Laparra.

Speaker slips in opposition to the project, in favor of appeal submitted by Carol Green, Barbara Gordon, Scott Chipman, David Demian, Steven Hwang, Heidi Runge and Rick Engebretsen.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO DENY THE APPEAL AND UPHOLD THE HEARING OFFICER'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 1296361 WITH CONDITIONS. Commissioner Whalen seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Golba, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioners Haase and Austin absent.

ITEM –9: **SOLAR ENERGY SYSTEMS ORDINANCE**

City Council District: All

Plan Area: All

Staff: Amanda Lee

Speaker slips in favor of the project submitted by Andrew Berg.

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No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO PLACE THIS ITEM ON CONSENT WITH THE ADDITIONAL REQUEST TO CONSIDER THE LANGUAGE SUGGESTED BY THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (SUBMITTED VIA LETTER AT PLANNING COMMISSION) GENERALLY REQUESTING THAT THE CITY NOT APPROVE AN ELECTRICAL PERMIT UNLESS A CALIFORNIA LICENSED CONTRACTOR CERTIFIES THE WORK WILL BE PERFORMED BY A STATE CERTIFIED ELECTRICIAN, ELECTRICAL APPRENTICE, OR ELECTRICAL TRAINEE FROM A REGISTERED TRAINEE PROGRAM IN CALIFORNIA. Commissioner Peerson seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Golba, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioners Haase and Austin absent.

ITEM –10: ***DEL SUR COURT – PROJECT NO. 340862**

City Council District: 5 Plan Area: Black Mountain Ranch

Staff: John S. Fisher

Speaker slips in favor of the project submitted by William Dumka and Troy Burns.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER WHALEN MADE THE MOTION RECOMMEND THE CITY COUNCIL CERTIFY ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 96-7902 AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM; APPROVE VESTING TENTATIVE MAP NO.1198583, PLANNED DEVELOPMENT PERMIT NO.1198582, SITE DEVELOPMENT PERMIT NO. 1198581 AND EASEMENT VACATION NO. 1451202. Commissioner Wagner seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Golba, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioners Haase and Austin absent.

ITEM – 11: **MARKET STREET ROW HOMES – PROJECT NO. 143996**

City Council District: 8 Plan Area: Southeastern San Diego

Staff: William Zounes

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Speaker slips in favor of the project submitted by Lien Hoa Vu, William Metz and Erick L. Ricci.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO PLACE THIS ITEM ON CONSENT. Commissioner Peerson seconded the motion. The motion passed by a vote of 4-1-2 with Commissioners Golba, Peerson, Wagner and Whalen voting yea and with Commissioner Quiroz voting nay and with Commissioners Haase and Austin absent.

ITEM – 12: **THE REGENT ON FIFTH – PROJECT NO. 335870**

City Council District: 3 Plan Area: Uptown

Staff: Rene Mezo

Speaker slips in favor of the project submitted by Bruce Leidenberger.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER QUIROZ MADE THE MOTION TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 335870, ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP); AND APPROVE SITE DEVELOPMENT PERMIT NO. 1177933 AND VESTING TENTATIVE MAP NO. 1177934. Commissioner Wagner seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Golba, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioners Haase and Austin absent.

ITEM – 13: **UNION-TRIBUNE MIXED USE – PROJECT NO. 277550**

City Council District: 6 Plan Area: Mission Valley

Staff: William Zounes

Speaker slips in favor of the project submitted by Deborah Bossmeyer, Dottie Surdi, Rob Hutsel, Perry Dealy, Chris Veum, Randi Coopersmith, Walter Musial and Shankar Ramakrishnan.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER WHALEN MADE THE MOTION TO CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 277550 AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM; AND ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS; AND APPROVE PLANNED DEVELOPMENT PERMIT NO. 1326194, SITE DEVELOPMENT PERMIT NO. 975732, AND VESTING TENTATIVE MAP NO. 975731. Commissioner Wagner seconded the motion. The motion passed by a vote of 4-1-2 with Commissioners Golba, Peerson, Wagner and Whalen voting yea and with Commissioner Quiroz voting nay and with Commissioners Haase and Austin absent.

ITEM – 14: **WEST END – PROJECT NO. 368100**

City Council District: 1 Plan Area: University

Staff: John S. Fisher

Speaker slips in favor of the project submitted by Cory Schrack and Brad Tuck.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER PEERSON MADE THE MOTION TO CERTIFY MITIGATED DECLARATION NO. 368100 AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM; AND APPROVE VESTING TENTATIVE MAP NO.1416887, PLANNED DEVELOPMENT PERMIT NO. 1302049 AND SITE DEVELOPMENT PERMIT NO. 1302050. Commissioner Wagner seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Golba, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioners Haase and Austin absent.

ITEM – 15: **UTAH 7 TENTATIVE MAP – PROJECT NO. 368100**

City Council District: 3 Plan Area: Greater North Park

Staff: Paul Godwin

Speaker slips in favor of the project submitted by Sandy Pujji.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO PLACE THIS ITEM ON CONSENT. Commissioner Peerson seconded the motion. The motion passed by a vote of 4-1-2 with Commissioners Golba, Peerson, Wagner and

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Whalen voting yea and with Commissioner Quiroz voting nay and with Commissioners Haase and Austin absent.

ITEM – 16: **CASTLEROCK AMENDMENT – PROJECT NO. 388889**
City Council District: 7 Plan Area: East Elliott

Staff: John S. Fisher

Speaker slips in favor of the project submitted by Jimmy Ayala, Alan Ziegaus, Tiffany Meth and John Eardensohn and Ted Shaw.

No speaker slips in opposition to the project were submitted.

Public testimony was closed.

COMMISSION ACTION:

COMMISSIONER WHALEN MADE THE MOTION TO RECOMMEND THE CITY COUNCIL CERTIFY ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 388889, AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM; AND ADOPT THE REZONING ORDINANCE NO. 1366474; AND ADOPT AN ORDINANCE APPROVING PLANNED DEVELOPMENT PERMIT NO.1366476, SITE DEVELOPMENT PERMIT NO. 1366477; AND MULTIPLE HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT; AND ADOPT AN ORDINANCE APPROVING AMENDED VESTING TENTATIVE MAP NO. 1366479 WITH STREET VACATION NO. 1487841 AND EASEMENT VACATION NO. 1366480; AND APPROVE AMENDMENTS TO THE GENERAL PLAN AND THE EAST ELLIOTT COMMUNITY PLAN NO. 1366473. Commissioner Golba seconded the motion. The motion failed by a vote of 2-2-1-2 with Commissioners Golba and Whalen voting yea and Commissioners Quiroz and Wagner voting nay and with Commissioner Peerson recusing and with Commissioners Haase and Austin absent. (The motion automatically trailed to the next meeting, June 25, 2015 as unfinished business.)