

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MARCH 21, 2019
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING:

Chairperson Susan Peerson called the meeting to order at 9:02 a.m. Chairperson Susan Peerson adjourned the meeting at 11:14 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Susan Peerson – present
Vice-Chairperson William Hofman – present
Commissioner James Whalen – present
Commissioner Douglas Austin – present
Commissioner Vicki Granowitz – present
Commissioner Dennis Otsuji – present
Commissioner Stephen Haase - present

Staff

Shannon Thomas, City Attorney – present
Laura Black, Planning Department – present
Michelle Sokolowski, Development Services Department - present
Louis Schultz, Development Services Department – present
Carmina Trajano, Recorder – present

ANNOUNCEMENTS/PUBLIC COMMENT

None.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

CONSENT AGENDA

ITEM-1: 1st AVENUE TM – PROJECT NO. 598799

City Council District: 3

Plan Area: Uptown

Staff: Anthony Bernal

Speaker slips in favor of the project submitted by Anthony Chritensen.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER WHALEN APPROVING STAFF'S RECOMMENDATIONS TO APPROVE TENTATIVE MAP NO. 2121134, INCLUDING WAIVER OF THE REQUIREMENT TO UNDERGROUND OVERHEAD UTILITIES. Seconded by Commissioner Hofman. The motion passed by a vote of 7-0 with Commissioners Peerson, Hofman, Austin, Granowitz, Haase, Otsuji and Whalen voting yea.

APPROVAL OF THE AGENDA

ITEM # 3 -SEAWORLD MASTER PLAN CONFORMANCE REVIEW – PROJECT NO. 622566 was approved under the Consent Agenda.

DIRECTOR'S REPORT

Michelle Sokolowski, Deputy Director in the Development Services Department announced that Carmina Trajano, Planning Commission Secretary has been promoted to a newly created position as an Associate Management Analyst in DSD. She will oversee the entire Legislative functions and Administrative functions in the Project Submittal & Management Division. She said that she will not be gone and she will still be here, but she will oversee a new structure that we're hoping will improve our Board processing not just Planning Commission, but we have HRB, Hearing Officer and TAC. We have a lot of boards that we do so we are trying to improve and streamline, and Carmina will be leading that effort. Congratulated Carmina and the announcement went out today.

Laura Black, Deputy Director in the Planning Department commented on the community engagement tool for the Clairemont Community Plan Update. They made online survey available for 30 days and it closed last week on March 13th. The preliminary results of the survey are, they have 716 people responded; 70 percent of the respondents added 5000 units are more above the current community plan; and 49 percent of the respondents allocated 40 percent of the new housing near the three trolley stations and this was part of the exercise with the tool. They also provided printed versions of the online tool for those that did not have computers available to them; 30 copies at the three branch libraries in the community; 20 copies to the Clairemont Senior Center; additional 38 copies for a Community organization request, so they had a total of 188 printed materials. They had 38 responses received from those printed materials. Staff will be inputting all the data from the hard copy responses into the database to track with the online engagement tool. They are having an in-person Land Use workshop in an open house format to be held next Wednesday March 27th at the Clairemont Recreation Center Gymnasium from 5:30 pm – 7:30 pm, located at 4421 Bannock Avenue. She wanted to report back those findings to you. She also mentioned related to our current progress on the University Plan Update, on February 28 the workshop was heard before the Commission and had a great discussion. The Commission had indicated that they like to see a land use scenario which included the connection of Regents Road bridge over Rose Canyon. The Planning Department values the input that the Commission have provided. The issue of whether to construct the bridge and the Genesee Avenue road widening has been fully vetted through a focus Community Planned Amendment that was adopted by City Council in December of 2016. She stated that this week, Tuesday night she went out to the subcommittee for this plan update and had this conversation with them first, and about 70 folks attended. Also, Council District One representative staff was there as well. Essentially this whole scenario has been vetted through the Council back in 2016 and she can go through all the specifics. However, we still will look at connections, mobility options through our comprehensive updates. She just wants to report this sooner than later.

COMMISSION COMMENT

Commissioner Austin commented that he would like to share something that happened this weekend, his firm AVR Studio sponsored a symposium through Cal Poly held in Emerson College. We had some of the most noteworthy architects in the field of housing architecture like Stanley Saitowitz, Julie Eizenberg, David Baker and Tom Mayne was kind of the big-time guy who won the Pritzker Prize Gold Medal and he was last to speak. He stated that he found it interesting when everybody presented their outstanding work. He mentioned in his opening remarks about the housing crisis and there are all aware of it. He was disappointed when Tom Mayne finally gets to talk and only need half of the time allotted to him and said that he wasn't going to show any his work, but most everybody is familiar with his work and the building where they were in was his work which is an outstanding piece of architecture. Tom Mayne said that it's not about the architecture, we need to get involved in Politics, in infrastructure and in places where we're not involve now because that's where the problem is. They talked about millions of homes short in California and I just thought it was interesting. Mayne who's really known for so many who does visual gymnastics phenomenal buildings gets that and it made a difference. He's glad he's on the Planning Commission.

Commissioner Whalen commented that the Commission will not meet next week and just want to let people know that on April 2nd, the State Water Resources Control Board will vote on the new

wetlands regulations for the State. The plan is to have a City of San Diego's Multiple Species Conservation Program qualify us in equivalent for a watershed plan which would save the city and anybody who is an applicant here having to do an alternative analysis on every single permit they do.

DISCUSSION ITEMS

ITEM-2: **COMMUNITY PLAN AMENDMENT INITIATION – ALEXANDRIA CARMEL VALLEY R&D – PROJECT NO. 623523**

City Council District: 1

Plan Area: Carmel Valley

Staff: Bernard Turgeon

Speaker slips in favor of the project submitted by Neil Hyytinen.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

MOTION BY COMMISSIONER HOFMAN APPROVING STAFF'S RECOMMENDATION TO APPROVE THE INITIATION OF THE COMMUNITY PLAN AMENDMENT PROCESS. Seconded by Commissioner Austin. The motion passed by a vote of 7-0 with Commissioners Peerson, Hofman, Granowitz, Haase, Otsuji and Whalen voting yea.

ITEM-3: **SEAWORLD MASTER PLAN CONFORMANCE REVIEW – PROJECT NO. 622566**

City Council District: 2

Plan Area: Mission Bay Park

Staff: Martha Blake

Speaker slips in favor of the project submitted by Marilyn Hannes and Maddy Kilkenny.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER WHALEN APPROVING STAFF'S RECOMMENDATIONS TO RECOMMEND THAT THE CITY COUNCIL REVIEW THE SEAWORLD MAKO 2020 ATTRACTION/ROLLER COASTER AND FIND IT TO BE CONSISTENT WITH THE SEAWORLD MASTER PLAN. Seconded by Commissioner Hofman. The motion passed by a vote of 7-0 with Commissioners Peerson, Hofman, Austin, Granowitz, Haase, Otsuji and Whalen voting yea.