

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
APRIL 4, 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 9:05 a.m. Chairperson Susan Peerson adjourned the meeting at 3:04 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Susan Peerson – present
Vice-Chairperson William Hofman – present / left at 2:57 p.m.
Commissioner James Whalen – present / left at 1:03 p.m.
Commissioner Douglas Austin – present / left at 1:27 p.m.
Commissioner Vicki Granowitz – present
Commissioner Dennis Otsuji – present
Commissioner Stephen Haase - present

Staff

Shannon Thomas, City Attorney – present
Laura Black, Planning Department – present
PJ FitzGerald, Development Services Department – present
Louis Schultz, Development Services Department – present
Carmina Trajano, Recorder – present

ANNOUNCEMENTS/PUBLIC COMMENT

Special Proclamation in honor of Commissioner Stephen Haase' last day in the City of San Diego Planning Commission.

Elyse Lowe, Director of the Development Services Department commented that this a bitter sweet moment. In anticipation of the appointment of a new Planning Commissioner by the Council next week, coinciding with the end of the term of an eight-year Planning Commission member Stephen Haase. She also mentioned that Commissioner Haase has been her mentor for the past two decades and was formerly her boss in the non-profit sector. And that means, Commissioner Haase was volunteering his time in the non-profit sector and he doesn't really talk about it, but he gives an inordinate amount of time and energy; In addition to what the Planning Commission requires, studying the materials and preparing to answer thoughtful questions. He is just amazing and such a generous wonderful human being. She thanked Commissioner Haase for everything he's done and really appreciate it. Director Elyse Lowe presented the Proclamation and recognized Commissioner Haase for his outstanding public service.

"PROCLAMATION"

WHEREAS, Stephen is completing his tenure in the City of San Diego Planning Commission after having served two remarkable terms, including leading the Planning Commission as Chair for the last two years. Stephen has served the City of San Diego in multiple capacities in his career, recently eight years as Commissioner and a former capacity as a 12-year employee in Development Services where through series of promotions, he rose to become the Assistant Director thereby proving that the City does have a solid succession plan and likes to recycle most of its valuable resources. Stephen as Chair of Planning Commission expertly orchestrated the symphony of public testimony and Commissioner debate through 85 meetings. And during his tenure on the commission, participated in 226 Hearings, including 12 Community Plan Updates, five Land Development Code Updates and over 700 Land Use in development projects. Stephen has proven to be an effective and imaginative communicator, introducing new planning and land use vocabulary into the public record with words such as wackadoodle, catty wampus and noodling.

WHEREAS, he's been a vocal advocate for Affordable and Workforce Housing and used his passion for multi-modal transit options to push for conscious cultural shifts promoting smarter and more sustainable growth.

WHEREAS, his dedicated stewardship and leadership of the planning commission and his championing important public participation and civic engagement in the land use and development process, he has contributed greatly to balanced planning and growth in the City of San Diego.

WHEREAS, with his departure, there will be a noted deficit in the demand for both peanut MM" s and Diet Dr. Peppers in the staffroom.

THEREFORE, be it proclaimed that on behalf of Kevin Faulconer, the 36th Mayor of the City of San Diego for and behalf of the citizens of San Diego do hereby proclaim April 4th as Stephen Haase' Day in the City of San Diego.

Joel Day, Executive Director of the Boards and Commission thanked Commissioner Haase for his amazing service on this Commission. As the Director of Boards and Commissions, he's been able to point out to our 700 other Commissioners throughout the City of San Diego when they asked him what a good Chair is supposed to do, he said go watch a Planning Commission Meeting and watch Stephen in action, it is really something to behold. He thanked Commissioner Haase for being the gold standard for community engagement, welcoming debate and structuring our input process, being part of that shared governance process along with the Mayor and the City Council. On behalf of the Mayor, today he is breaking ground over in La Jolla for a new Fire Station. He thanked him for being here and for all the work that he's done; he hopes that this is not the last time we'll see Commissioner Haase up in a dais. In closing, he mentioned that he heard that in retirement, folks like to go golfing a lot and asked Commissioner Haase about maybe Golfing Commission or something of that nature.

Mike Hansen, Planning Director thanked Commissioner Haase on behalf of the Planning Department and the whole City for his service. To his opinion, some of the changes on the ground tied back to the work that he's done over the years, not just on the Planning Commission but City. He mentioned that Commissioner Haase have done a lot of nonprofit works, Circulate Move San Diego and all that, he thought has made our city a better place. He also wanted to give him a personal thank you and considers Commissioner Haase as his mentor who have helped me through his career and would not be even in this position if it had not been for him. He appreciates everything that he has contributed to him and his career. He said that he doesn't him on the Golf Commission but he's hoping he can join the public and put in support slip for the items speaking on behalf. He hopes that Commissioner Haase continue to be involved and just continue to make the city a better place as he's done for many years. Thanks for everything.

Derrick Johnson, Project Manager commented that he really appreciates his service. He stated that it can be intimidating coming and sitting here in the Commission as a project manager in his early days but Commissioner Haase, being the Chair made him feel very calm and confident in the way he spoke to him and the way he handled the meeting; he just want to thank him for that.

PJ FitzGerald, Assistant Deputy Director commented that Commissioner Haase was also her mentor. She stated that as many may not know, he was the Assistant Director and implemented the Project Management Division back in the mid 90's and she is very thankful for that. She mentioned that Commissioner Haase hired him in this position and it is a personal honor to sit with him in the Commission for the last three years; she thanked him for his service.

Commissioner Hofman commented that Commissioner Haase has been a mentor to him, a real leader and runs the meeting just expertly. He learned a lot from him and more importantly he also appreciates that they became good friends; he hopes that will continue in the future. He thanked him for his service.

Commissioner Whalen commented that it's a talent to make things look easy and said that Commissioner Haase does.

Commissioner Austin commented that he was so flattered to be invited to Commissioner Haase' birthday. He stated that there's a lot of smart people in this room and more than once, he heard and

believed that Commissioner Haase is the smartest man in this room. In closing he said that the Commission has great respect for his wisdom; he is always very thoughtful and appreciate that.

Commissioner Otsuji commented that he had the pleasure of serving with Commissioner Haase twice over, so he kind of know him a little bit better, but he's never changed very much. He's become much more knowledgeable and really appreciate it.

Commissioner Granowitz commented that she has a bit of a different experience with Commissioner Haase. As a Community Planning member, she said that they pretty much hated his guts but serving in the Planning Commission, she had the opportunity to see another side. As she mentioned last week, Commissioner Haase will be missed and she also enjoyed his 50th and 15th birthday party.

Commissioner Peerson commented that it's been a pleasure working with Commissioner Haase on the commission in his leadership. She stated she have big shoes to fill as the Chair. She stated that Commissioner Haase always had thoughtful comments and could run an incredible meeting and they have so much to be thankful for, all the work and service that he did. She thought as Director Elyse Lowe listing all those Community Plan Updates and those hearings and meetings, you will see as the City develops and grows all of his good deeds and good ideas come to fruition in the progress of the City of San Diego.

Commissioner Haase commented that if he's the smartest person in the room, we will all be in trouble. He said that he's been surrounded with a lot of brilliant people in the Commission and the staff who came today and it all happened because of that. In closing, he said that he'll miss the Commission.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

CONSENT AGENDA

None.

APPROVAL OF THE AGENDA

Accepted as presented.

DIRECTOR'S REPORT

Elyse Lowe, Director of Development Services Department thanked the Planning Commissioner in honor of National Volunteer Month and thanked the Planning Commissioners. She stated that the work of the Commission is demanding in both time and energy and not always fully understood by

the casual observer but their contributions to the City as a Planning Commissioner are invaluable to the Mayor and the City. She thanked the Commissioner for their volunteerism and greatly appreciate it.

COMMISSION COMMENT

Commissioner Whalen commented that he went to the State Water Board hearing on Tuesday and the State has passed a new Wetlands Regulations designed to backfill what perceived regulatory gap and federal side. And the significance of this with the City is for its Capital Improvement Projects and O&M, and of course the private sector but what they were able to do was to find a way to leverage the MSCP as a get out of jail card and the nutshell is that there's a new alternatives analysis required that is going to be very onerous. The burden is now on the Water Board to say that the City's plan doesn't do the job so there'll be more later. He will circle back with the Engineering Department.

Commissioner Haase announced for those who are in the planning business that on the 14th, starts the National Planning Conference in San Francisco this year which is great. He stated that it's been several years since the last time he was there and that might have been in 2004 when he worked in San Jose. He will be attending and happy to share any information to give them that it's always a great opportunity to hear from other areas of the country about what they're doing. Getting some ideas about the planning process and the challenges that they have sometimes similar to ours, sometimes very different and certainly encourage anyone who's in this business to keep track of what's going on with the American Planning Association.

APPROVAL OF THE MINUTES FROM JANUARY 31, 2019

MOTION BY COMMISSIONER GRANOWITZ TO APPROVE THE MINUTES FROM JANUARY 31, 2019. Seconded by Commissioner Hofman. The motion passed by a vote of 7-0 with Commissioners Peerson, Hofman, Austin, Granowitz, Otsuji, Whalen and Haase voting yea.

DISCUSSION ITEMS

ITEM-1: ***Expedite***

THE PRESERVE – PROJECT NO. 442880

City Council District: 6 & 1

Plan Area: Torrey Highlands Subarea Plan

Staff: William Zounes

Speaker slips in favor of the project submitted by David Dick, Ann Marie Quinn, Chris Livesey, Robert Neville, Gary London, Jordan Latchford, Michael Cassoloto, Stath Karras, Alex Weidner, Matt Sanford, Tim Olson, David McCullough, Justin Cox, Alex Wade, Breanne

Jackson, Francisco Pena, Armando Nunez, Javier Santizo, Lori Carpenter, Steve Grimes, Erika Horn, Melanie Woods, Ken Moore, Chris Wahl, John Leppert, Rory Lineman and Steve Scott.

Speaker slips in opposition to the project submitted by Lisa D. Ross, Courtney Coyle, Sandra Oshiro, Linda Schulman, Cheryl Besemer, Katherine Hammond, Michelle Vekich, Rick Bramhall, Bern McGovern, Rod Simmons, Kathryn Burton, Susie Murphy, Bob Warrington, Aurie Kryzuda, Bonnie Beames, Shawnie Williams, Susan Weeks, Thomas Clark, Tommy Hough, Dave Potter, Patricia Petterson, Dr. Ryan Smith, Anne Harvey, Sabrina Leitner, Bobby G. Glaser, George Courser, Joe LaCava, Shital Parikh, Elizabeth Rabbitt, Tina Altenau, Brian Swanson, Elizabeth Mather, Frank Landis, Justin T. Daniel, Darshana Patel, Kathy Kane, Cody Petterson, James Besemer, Jennifer Burstedt, Kenneth Rudy, Michael Sidebottom, Shereen Rizk, Chun Kin An Yeung, Carli Halverson, Maria Levinson, Nellie Volf, Patricia Halverson, Kendal Texeira, Ken Heflinger and Michael Beck.

COMMISSION ACTION:

MOTION BY COMMISSIONER HOFMAN APPROVING STAFF'S RECOMMENDATION TO RECOMMEND THE CITY COUNCIL CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 442880 AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM; AND ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS; AND APPROVE COMMUNITY PLAN AMENDMENT NO. 1686938; APPROVE REZONE NO. 1689633; APPROVE PLANNED DEVELOPMENT PERMIT NO. 2161983; AND APPROVE SITE DEVELOPMENT PERMIT NO. 1689641 WITH THE RECOMMENDED CONDITIONS TO 1) REMOVE ONE STORY FROM BUILDING ONE, 2) REMOVE TWO STORIES FROM THE PARKING STRUCTURE, 3) INCREASE THE LANDSCAPE ON THE SOUTH SIDE OF THE PARKING STRUCTURE WITH TREE SPECIES WHICH MEET THE REQUIREMENT OF THE MULTIPLE HABITAT MANAGEMENT PLAN IN ORDER TO PROVIDE ADDITIONAL LANDSCAPE SCREENING, AND 4) PROVIDE INFORMATION TO THE INFEASIBILITY OF THE PURCHASE OF CARBON OFFSETS. Seconded by Commissioner Austin. The motion passed by a vote of 7-0 with Commissioners Peerson, Hofman, Austin, Granowitz, Otsuji, Whalen and Haase voting yea.

ITEM-2: **MIXED USE ZONING PACKAGE**

City Council District: All Plan Area: All

Staff: Renee Mezo

Speaker slips in favor of the project submitted by Jonathan Frankel.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI APPROVING STAFF'S RECOMMENDATION TO RECOMMEND APPROVAL OF THE NEW ZONES TO THE CITY COUNCIL. Seconded by Commissioner Granowitz. The motion passed by a vote of 6-0 with Commissioners Peerson, Hofman, Austin, Granowitz, Otsuji and Haase voting yea and with Commissioner Whalen absent.

ITEM-3: **MISSION TRAILS REGIONAL PARK MASTER PLAN UPDATE/ NATURAL RESOURCES MANAGEMENT PLAN/COMMUNITY PLAN TECHNICAL AMENDMENTS - PROJECT NO. 349988**

City Council District: 5, 7

Plan Area: Navajo, Tierrasanta, East Elliott, and Rancho Encantada

Staff: Betsy Miller

Speaker slips in favor of the project submitted by Lane MacKenzie, Susie Murphy, Kevin Loomis, Jeff Harkness, Laurel Degveier, Ben Stone, Ken Stephens, Tyler Martin, Doroty and Leonard.

Speaker slips in opposition to the project submitted by Michael Beck, Jack Zarour, Janette Zarour, Frank Landis, Justin T. Daniel and Gail Sevens.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRANOWITZ APPROVING STAFF'S RECOMMENDATION TO RECOMMEND TO THE CITY COUNCIL CERTIFICATION OF PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 349988/SCH NO. 2014041011 AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM; APPROVAL OF THE PROPOSED AMENDMENTS RELATED TO THE MISSION TRAILS REGIONAL PARK MASTER PLAN UPDATE AND MISSION TRAILS REGIONAL PARK NATURAL RESOURCE MANAGEMENT PLAN; AND TO INCLUDE EAST ELLIOTT IN THE MISSION TRAILS PARK MASTER PLAN UPDATE TO MAKE FUNDS AVAILABLE TO THE ACQUISITION OF THE PRIVATE PROPERTIES TO WILLING SELLERS. Seconded by Commissioner Otsuji. The motion passed by a vote of 4-0-3 with Commissioners Peerson, Granowitz, Haase and Otsuji voting yea and with Commissioners Austin, Hofman and Whalen absent.