

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MARCH 17, 2016
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Vice-Chairperson Stephen Haase called the meeting to order at 9:03 a.m. Vice-Chairperson Stephen Haase adjourned the meeting at 11:43 a.m.

ATTENDANCE DURING THE MEETING:

Vice-Chairperson Stephen Haase – present
Commissioner James Whalen – present / out at 11:27 a.m.
Commissioner Anthony Wagner – present
Commissioner Sue Peerson – present
Commissioner Theresa Quiroz – present
Commissioner Douglas Austin – present

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

ITEM – 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

Katheryn Rhodes commented on tiny homes.

Judi Strang commented on agenda format.

ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**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 # 10- TICONDEROGA HOMES TM - PROJECT NO. 409275

ITEM – 4: **APPROVAL OF THE AGENDA:**

NONE

ITEM – 5: **DIRECTOR’S REPORT:**

Elyse Lowe reported that on March 14, 2016 the City Council voted 9-0 to introduce the 10th Update ordinance as presented by staff, which included an amendment regarding the measurement of separation distances as it relates to permit applications for Medical Marijuana Consumer Cooperatives. The second reading will be on April 5th and the ordinance will be effective in early to mid May. The approved ordinance reflects the unanimous vote by the Planning Commission on January 28, 2016 with removal of Amendment Issues No. 9 CDP exemption and No. 17 Public Right of Way Improvements.

ITEM – 6: **COMMISSION COMMENT:**

Commissioner Austin commented that he just want to make sure for March 17th that the Commission pays extra attention to whether projects are green today.

Commissioner Whalen commented that he have a trip to Washington DC next week to seek Federal Funding for Habitat Acquisition dollars for San Diego and the County. He stated they received a \$100 million over the last 20 years and asking for even more.

Commissioner Haase commented that the Mobility Workshop was scheduled for March, but will be rescheduled due to some Agenda juggling with some projects and will keep the public posted when the date for the Mobility Workshop is finalized.

ITEM – 7: **THE COTTAGES AT 8010 – PROJECT NO. 387418**

City Council District: 1 Plan Area: La Jolla

Staff: Jeffrey A. Peterson

Speaker slips in favor of the project submitted by Tim Golba, Brett Cicchetto, Marc Cicchetto, Louis Scotti, Emily Scheerer, Tim Barzal, Martha Odegaard and Marlene Granacki.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 387418, AND ADOPT THE MITIGATION, MONITORING, AND REPORTING PROGRAM; AND APPROVE COASTAL DEVELOPMENT PERMIT NO. 1353304; AND APPROVE SITE DEVELOPMENT PERMIT NO. 1353305; AND APPROVE TENTATIVE MAP NO.1392914. Commissioner Austin seconded the motion. The motion passed by a vote of 6-0 with Commissioners Haase, Austin, Quiroz, Peerson, Wagner and Whalen voting yea.

ITEM – 8: **HOUSING RELATED AMENDMENTS - PROJECT NO. 12003223**

City Council District: All Plan Area: Citywide

Staff: Dan Normandin

No speaker slips in favor of the project were submitted.

Speaker slips in opposition to the project submitted by Katheryn Rhodes.

COMMISSION ACTION:

Motion #1 COMMISSIONER QUIROZ MADE THE MOTION TO NOT SUPPORT THE AMENDMENTS RELATED TO HOMELESS SHELTERS, BUT TO SUPPORT THE CONTINUING CARE AMENDMENTS. Commissioner Peerson seconded the motion. The motion failed by a vote of 1-5 with Commissioner Quiroz voting yea and with Commissioners Haase, Austin, Peerson, Whalen and Wagner voting no.

Motion #2 COMMISSIONER WAGNER MADE THE MOTION TO ACCEPT THE STAFF RECOMMENDATION AND PROPOSE THE FOLLOWING AMENDMENTS (RELATED TO HOMELESS SHELTERS): 1) THAT IT IS INAPPROPRIATE TO REQUIRE RESIDENTS TO HAVE TO LEAVE IF THE CONDITIONS OUTSIDE PUT IN JEOPARDY THEIR HEALTH AND

WELFARE; 2) THAT THE SEPARATION DISTANCE SHOULD BE REMOVED FROM CONSIDERATION; 3) THAT THE REQUIREMENT FOR A FULLTIME EMPLOYEE FOR EVERY 20 BEDS SHOULD BE AMENDED TO REDUCE THE COST OF RUNNING THE SHELTER; 4) THAT THERE BE A CLARIFICATION OF WHERE AND HOW RESIDENTS SHOULD GO IN ORDER TO STOP LOITERING IN THE AREA; AND 5) THAT EMERGENCY SHELTERS SHOULD BE ALLOWED BY RIGHT IN COMMUNITIES THROUGHOUT THE CITY TO COMPLY WITH THE CITY'S BALANCED COMMUNITY POLICY. Commissioner Austin seconded the motion. The motion passed by a vote of 5-1 with Commissioners Haase, Austin, Peerson, Wagner and Whalen voting yea and with Commissioner Quiroz voting nay.

ITEM – 9: **AMENDMENTS TO AFFORDABLE HOUSING DENSITY BONUS REGULATIONS - PROJECT NO. 12003223**

City Council District: All Plan Area: Citywide

Staff: Dan Normandin

Speaker slips in favor of the project submitted by Colin Parent, Dave Gatzke, Richard Lawrence, Laura Nunn and Matt Adams.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER AUSTIN MADE THE MOTION TO ACCEPT THE STAFF RECOMMENDATION AND APPROVE THE AFFORDABLE HOUSING DENSITY BONUS AMENDMENTS WITH THE PROVISION THAT STAFF GO BACK SOONER RATHER THAN LATER TO RE-ADDRESS THE NUMBERS AND TWEAK THEM AS NEEDED. Commissioner Wagner seconded the motion. The motion passed by a vote of 5-0-1 with Commissioners Haase, Austin, Quiroz, Peerson and Wagner voting yea and with Commissioner Whalen absent.

Reading this motion together with the comments made by staff at the beginning of the hearing in response to Commissioner questions (from Whalen, Haase, and Austin) the understanding was that staff would go back with the industry working group after this ordinance is amended to fine tune the numbers as needed. Staff explained there was no harm in adopting the ordinance as is and then going back because the working group believes this change already will result in the production of more affordable units.

ITEM – 10: **TICONDEROGA HOMES TM - PROJECT NO. 409275**

City Council District: 2 Plan Area: Clairemont Mesa

Staff: Glenn Gargas

Speaker slips in favor of the project submitted by Matt Peterson.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING THE STAFF RECOMMENDATIONS TO ADOPT MITIGATED NEGATIVE DECLARATION PROJECT NO. 409275, AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM; AND APPROVE TENTATIVE MAP NO. 1438817 WITH A REQUESTED WAIVER OF THE REQUIREMENT TO UNDERGROUND OVERHEAD UTILITIES. Commissioner Whalen seconded the motion. The motion passed by a vote of 6-0 with Commissioners Haase, Austin, Quiroz, Peerson, Wagner and Whalen voting yea.