

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
JUNE 30, 2016  
IN COUNCIL CHAMBERS – 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
202 C STREET, SAN DIEGO, CA 92101**

**CHRONOLOGY OF THE MEETING:**

Vice-Chairperson Stephen Haase called the meeting to order at 9:02 a.m. Vice-Chairperson Stephen Haase adjourned the meeting at 9:39 a.m.

**ATTENDANCE DURING THE MEETING:**

Vice-Chairperson Stephen Haase – present  
Commissioner James Whalen – present / out at 9:10 a.m.  
Commissioner Anthony Wagner – present / in at 9:07 a.m.  
Commissioner Sue Peerson – present  
Commissioner Theresa Quiroz – present  
Commissioner Douglas Austin – present  
Commissioner William Hofman - present

Staff

Shannon Thomas, City Attorney – present  
Lara Gates, Planning Department - present  
PJ Fitzgerald, Development Services Department – present  
Tony Khalil, Development Services Department - present  
Carmina Trajano, Recorder – present

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ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

ITEM # 9 – VERIZON RANCHO MISSION – PROJECT NO. 435890 - **WITHDRAWN**

ITEM – 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

ITEM # 8 – SILVERGATE RANCHO BERNARDO – PROJECT NO. 425893

ITEM – 4: **APPROVAL OF THE AGENDA:**

Accepted as presented.

ITEM – 5: **DIRECTOR’S REPORT:**

Lara Gates reported that the Planning Department continues to work on prioritizing the Community Plan Updates and other Work Program.

PJ Fitzgerald reported that the Revised One Paseo was heard by the City Council on Monday and was approved.

ITEM – 6: **COMMISSION COMMENT:**

Commissioner Hofman commented on the Planning Commission Minutes and he stated that he is a little disappointed with the content; they are so brief and do not have a detailed discussion. He cited one example when he specifically requested for the record the reason for his negative vote on the Carmel Valley project and it was lacking and he’s not sure how much the City Council use to weigh in these Minutes. He requested to see a little more detail on the Minutes.

Commissioner Austin commented that last time he brought up the issue on the Minutes regarding the discussion on Affordable Housing when he didn’t see detail information and wants to make sure that the pertinent comments should be included for items that are recommended to City Council.

Commissioner Wagner asked the staff if the individual who has the item is writing the notes or someone else.

Commissioner Haase commented that the discussion of the Permanent Rules be included in the future agenda and he already has three items for discussions; how to streamline the process for consent items, visiting sites and what the Permanent Rules say about the Minutes and the Commission’s recommendation to City Council.

Commissioner Peerson requested to add the discussion of the Community Plan Updates as a detailed item; and have this as part of the workshop and get feedback on the Permanent Rules since there are new members of the Commission and would like to get everyone’s input.

**ITEM – 7: APPROVAL OF MINUTES FROM JUNE 2, 2016**

COMMISSIONER AUSTIN MADE THE MOTION TO APPROVE THE MINUTES FROM JUNE 2, 2016 WITH AMENDMENT ON PAGE 4 FOR ITEM # 9 UNDER COMMISSION ACTION AND COMMISSIONER HOFMAN’S COMMENT SHOULD SAY “COMMISSIONER HOFMAN REQUESTED THAT A CONDITION BE ADDED THAT A BIKE LANE BE ADDED WITHIN THE OTAY MESA ROAD RIGHT-OF-WAY IF ADEQUATE AREA EXIST BETWEEN THE EXISTING CURBS TO THE SATISFACTION OF THE CITY ENGINEER.”. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Austin, Hofman, Quiroz, Peerson and Wagner voting yea and Whalen absent.

**ITEM – 8: SILVERGATE RANCHO BERNARDO – PROJECT NO. 425893**

City Council District: 5                      Plan Area: Rancho Bernardo

Staff: William Zounes

Speaker slips in favor of the project were submitted by David Petree and Debbie Kurth.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

COMMISSIONER WHALEN MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING THE STAFF RECOMMENDATION TO RECOMMEND THE CITY COUNCIL ADOPT MITIGATED NEGATIVE DECLARATION NO. 425893 AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM; APPROVE GENERAL PLAN AND COMMUNITY PLAN AMENDMENT NO. 1498309; APPROVE PLANNED DEVELOPMENT PERMIT NO. 1498311; APPROVE SITE DEVELOPMENT PERMIT NO. 1498312; AND APPROVE CONDITIONAL USE PERMIT NO. 1498313. Commissioner Austin seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Quiroz, Peerson and Whalen voting yea and with Commissioner Wagner abstaining due to late arrival.

ITEM – 9: **NOTE: PROJECT WITHDRAWN BY CITY STAFF ON JUNE 24, 2016 AND WILL RE-NOTICE FOR FUTURE DATE.**

**VERIZON – RANCHO MISSION PDP – PROJECT NO. 435890**

City Council District: 7                      Plan Area: Mission Valley

Staff: Travis Cleveland

No speaker slips in favor of the project were submitted.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

THIS ITEM WAS WITHDRAWN.

ITEM – 10: **\* ST. ANDREWS TENTATIVE MAP – PROJECT NO. 360649**

City Council District: 8                      Plan Area: Otay Mesa

Staff: Tim Daly

Speaker slips in favor of the project submitted by Gregg Hamann.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

COMMISSIONER PEERSON MADE THE MOTION TO RECOMMEND THE CITY COUNCIL ADOPT ADDENDUM TO PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 30330/304032 AND ADOPT MMRP; AND APPROVE TENTATIVE MAP NO. 1279297 AND SITE DEVELOPMENT PERMIT NO. 1452419 WITH ADDED CONDITION TO STRIPE BIKELANES FRONTING PROJECT SITE ALONG OTAY MESA ROAD, AILSA COURT, AND ST. ANDREWS AVENUE CONSISTENT WITH THE OTAY MESA COMMUNITY PLAN, TO THE SATISFACTION OF THE CITY ENGINEER. Commissioner Hofman seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Quiroz, Peerson and Wagner voting yea and with Commissioner Whalen absent.