

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
AUGUST 25, 2016
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING:

Chairperson Stephen Haase called the meeting to order at 9:02 a.m. Chairperson Stephen Haase adjourned the meeting at 11:33 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – present
Vice-Chairperson Sue Peerson – absent
Commissioner James Whalen – absent
Commissioner Anthony Wagner – present
Commissioner Theresa Quiroz – present
Commissioner Douglas Austin – present
Commissioner William Hofman - present

Staff

Shannon Thomas, City Attorney – present
Nancy Bragado, Planning Department - present
Robert Vacchi, 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:**

Judi Strang commented on the Appeal process.

Carol Green commented on Collective Process experience.

Janet Asaro commented on signage for pot shops.

ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**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 - BALLPARK VILLAGE TENTATIVE MAP – PROJECT NO. 494621

ITEM # 12 - WATERMARK AMENDMENT – PROJECT NO. 443731

ITEM – 4: **APPROVAL OF THE AGENDA:**

Accepted as presented.

ITEM – 5: **DIRECTOR'S REPORT:**

NONE

ITEM – 6: **COMMISSION COMMENT:**

Commissioner Haase commented that the Commission received the Memorandum from the Mayor's Office that appoints the Planning Commission Chair and the Vice-Chair. He is honored to have the support of the Commission and the Mayor to serve as the Chair and Commissioner Peerson will be the Vice-Chair.

Commissioner Wagner commented on how the City is handling the non-conforming illegal dispensaries. He talked about the criminal fine and the administrative fine; and mentioned that one dispensary had a couple million dollar fine that was leveraged through the Court as well and the City will actually get paid for that. He doesn't want anyone to think that illegal non-conforming dispensary will get away with the \$500 fine. About two months ago, he had brought up some questions to the Deputy Director about the signage with regards to dispensaries which is really

important to him. He stated that the Sign Ordinance says that you are only allowed to have your name, but some dispensaries are pushing the envelope with regards to what the Sign Ordinance is and what they currently have up; one of the perfect example is the Kearny Mesa that has one big green cross next to their name on their sign. He felt that the big cross is illegal and hoping that inventory can be done on the 14 dispensaries that are online just to make sure that everybody is playing fairly when it comes to the signage. The billboard issue was presented today by the constituents during the public comments and he just wants to ensure that everyone is following the rules.

Commissioner Quiroz commented that she agreed with Commissioner Wagner and with the speaker regarding the billboards. She asked the staff if the City started any action on dealing with the issue on billboards; she requested to make sure that those billboards are taken down. She is happy to know that the Mayor has appointed Commissioner Haase to be the Chair and wished him all the best.

Commissioner Hofman would like to promote the Bike and Bay Ride this Sunday; it's the biking event around the entire bay. One of the few opportunities you can do to ride the bike across the San Diego Coronado Bay Bridge. Proceeds from the Bike the Bay ride will benefit the San Diego County Bicycle Coalition, a non-profit organization. He would like to encourage his fellow Commissioners and the audience to participate.

ITEM – 7: **APPROVAL OF MINUTES FROM AUGUST 11, 2016**

COMMISSIONER QUIROZ MADE THE MOTION TO APPROVE THE MINUTES FROM AUGUST 11, 2016. Commissioner Austin seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Haase, Hofman, Austin, Quiroz and Wagner voting yea and with Commissioners Peerson and Whalen absent.

ITEM – 8: ***Appeal of Hearing Officer's decision on June 15, 2016***

MISSION BLVD MIXED USE – PROJECT NO. 431473

City Council District: 2 Plan Area: Mission Beach

Staff: William Zounes

Speaker slips in favor of the project submitted by Scot Frontis, Moises Arambino, Brett Ciccheto and Chris Vaughn.

Speaker slips in opposition to the project submitted by Julia De Beers, Deborah Watkins, William Evans and Dennis Lynch.

COMMISSION ACTION:

COMMISSIONER AUSTIN MADE THE MOTION TO DENY THE APPEAL AND UPHOLD THE HEARING OFFICER'S DECISION TO APPROVE COASTAL DEVELOPMENT PERMIT NO. 1514728. Commissioner Quiroz seconded the motion. The motion passed by a vote of 4-1-2 with Commissioners Haase, Hofman, Austin and Quiroz voting yea and with Commissioner Wagner voting nay and with Commissioners Peerson and Whalen absent.

ITEM – 9: ***Continued from August 11, 2016; Appeal of Hearing Officer's decision on October 7, 2015***

3455 CAMINO DEL RIO SOUTH MMCC – PROJECT NO. 368346

City Council District: 3 Plan Area: Mission Valley

Staff: Edith Gutierrez

Speaker slips in favor of the project submitted by Phil Rath, Blake Grauerholz, Khoa Nguyen, Dan Lukerchine, Sara Gadena, Cassandra Peerson, Justin Schlaefli, Chris Boudreau, Christian Cadenas, Solomon Ontiveros and Matthew Nash-Cruz.

Speaker slips in opposition to the project submitted by Joel Boxdan, Diane Rapp, Janet Asaro, Judi Strang, Barbara Gordon, Kathleen Lippitt and Carol Green.

COMMISSION ACTION:

COMMISSIONER HOFMAN MADE THE MOTION TO UPHOLD THE APPEAL, REVERSE THE HEARING OFFICER'S DECISION, AND APPROVE CONDITIONAL USE PERMIT (CUP) NO. 1295099 AND SITE DEVELOPMENT PERMIT (SDP) NO.1508276 WITH THE CONDITION THAT EMPLOYEES PARK OFF-SITE AND THE UPDATED SITE PLAN BE USED FOR THE APPROVED EXHIBITS. Commissioner Wagner seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Haase, Hofman, Austin, Quiroz and Wagner voting yea and with Commissioners Peerson and Whalen absent.

ITEM – 10: **BALLPARK VILLAGE TENTATIVE MAP – PROJECT NO. 494621**

City Council District: 3 Plan Area: Downtown

Staff: Renee Mezo

No speaker slips in favor of the project were submitted.

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 RECOMMENDATION TO APPROVE TENTATIVE MAP NO.

1732775 AND TO AMEND THE OWNERSHIP DISCLOSURE. Commissioner Hofman seconded the motion. The motion passed by a vote of 4-0-3 with Commissioners Haase, Hofman, Austin and Wagner voting yea and with Commissioner Quiroz recusing and with Commissioners Peerson and Whalen absent.

ITEM – 11: **NANCY RIDGE BUSINESS PARK – PROJECT NO. 419154**

City Council District: 6 Plan Area: Mira Mesa

Staff: Morris Dye

Speaker slips in favor of the project submitted by Christian Tresize.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO APPROVE SITE DEVELOPMENT PERMIT NO. 1472180/PLANNED DEVELOPMENT PERMIT NO.1472181. Commissioner Austin seconded the motion. The motion passed by a vote of 4-1-2 with Commissioners Haase, Austin, Quiroz and Wagner voting yea and with Commissioner Hofman voting nay and with Commissioners Peerson and Whalen absent.

ITEM – 12: **WATERMARK AMENDMENT – PROJECT NO. 443731**

City Council District: 5 Plan Area: Miramar Ranch North

Staff: Renee Mezo

Speaker slips in favor of the project submitted by Janay Kruger.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO PLACE THIS ITEM ON CONSENT TO APPROVE THE STAFF RECOMMENDATION TO RECOMMEND TO CITY COUNCIL APPROVAL OF ADDENDUM NO. 443731 TO ENVIRONMENTAL IMPACT REPORT NO. 180357 AND 92-0466 AND ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM; AMENDMENTS TO THE GENERAL PLAN AND MIRAMAR RANCH NORTH COMMUNITY PLAN NO. 1560927; REZONE NO. 1560928. Commissioner Hofman seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Haase, Hofman, Austin, Quiroz and Wagner voting yea and with Commissioners Peerson and Whalen absent.