

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
SEPTEMBER 22, 2016  
IN COUNCIL CHAMBERS – 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
202 C STREET, SAN DIEGO, CA 92101**

**CHRONOLOGY OF THE MEETING:**

Chairperson Stephen Haase called the meeting to order at 9:03 a.m. Chairperson Stephen Haase adjourned the meeting at 4:42 p.m.

**ATTENDANCE DURING THE MEETING:**

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

Staff

Corrine Neuffer, City Attorney – present  
Jeff Murphy, Planning Department - present  
Robert Vacchi, 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:**

Phil Roth commented on the MMCC signage issues.

ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

NONE

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

NONE

ITEM – 4: **APPROVAL OF THE AGENDA:**

Accepted as presented.

ITEM – 5: **DIRECTOR'S REPORT:**

Robert Vacchi reported that the Development Services Department recently held two successful outreach events hosted by the Development Project Managers. First event was the Community Orientation Workshop for the CPG members on how to effectively review public and private development projects. Second event was the Telecommunications briefing on the new Flat Fees for Wireless Communication Projects. He also thanked the Telecommunications team for a successful event. And notice to all, a New Permit Fees adopted by the Council is going into effect on October 1<sup>st</sup>. More information about the fees can be found on the website.

ITEM – 6: **COMMISSION COMMENT:**

Commissioner Haase commented that the Planning Commission will discuss the Permanent Rules at the October 13<sup>th</sup> meeting. He mentioned that he received some inputs and he will be presenting based upon the information he collected. A draft document of the Permanent Rules will be discussed on October 13<sup>th</sup> and from there the Commission will decide on how to move forward with the revision and/or changes based on the feedbacks during the discussion and will bring it back for actual vote by the Commission.

ITEM – 7: **APPROVAL OF MINUTES FROM AUGUST 18, 2016, AUGUST 25, 2016 AND SEPTEMBER 8, 2016**

COMMISSIONER QUIROZ MADE THE MOTION TO APPROVE THE MINUTES FROM AUGUST 18, 2016. 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 abstaining,

COMMISSIONER QUIROZ MADE THE MOTION TO APPROVE THE MINUTES FROM AUGUST 25, 2016. 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 abstaining,

COMMISSIONER QUIROZ MADE THE MOTION TO APPROVE THE MINUTES FROM SEPTEMBER 8, 2016. 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 abstaining.

ITEM – 8:

**NORTH PARK COMMUNITY PLAN UPDATE**

City Council District: 3

Plan Area: North Park

Staff: Lara Gates and Tait Galloway

Speaker slips in favor of the project submitted by Dionne Carlson, Rene Vidales, Peter Hill, Rick Solisky, Rob Steppke, C. Pat Cowan, Amie Hayes, Ryan Eddings, David Swarens, Angela Lansberg Toosie Thomas and Brianna Enoch.

Speaker slips in opposition to the project submitted by Nicole Capretz, Carolina Rodriguez. John Ziebarth, Tom Mullaney, Scott A. Moonjian, Ian Epley, Everett DeLano, Don Leichtling, Cindy Eldred, Thomas May, Bob O'Connor, Laura Packer, Maria Lia, Coral Jordan, Sharon Gehl, Mercedes Sheehan, Adrian Kwiatkowski, CJ Robinson, Bruce Coens, Elizabeth Robinson and Steve Silverman.

**COMMISSION ACTION:**

COMMISSIONER WAGNER MADE THE MOTION TO RECOMMEND TO THE CITY COUNCIL CERTIFICATION OF FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT SCH. NO. 2013121076 ASSOCIATED WITH THE NORTH PARK COMMUNITY PLAN UPDATE AND ASSOCIATED DISCRETIONARY ACTIONS AND ADOPTION OF FINDINGS, A STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP); APPROVAL OF A RESOLUTION AMENDING THE NORTH PARK COMMUNITY PLAN AND THE GENERAL PLAN; APPROVAL OF AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE CHAPTER 12, ARTICLE 6 AND 7; CHAPTER 13, ARTICLES 1 AND 2; CHAPTER 14 ARTICLE 1; AND CHAPTER 15, ARTICLE 12 AND AMENDING THE CITY'S CERTIFIED LOCAL COASTAL PROGRAM; APPROVAL OF AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE CHAPTER 12, ARTICLE 6 AND CHAPTER 14, ARTICLE 3; APPROVAL OF AN ORDINANCE REZONING THE NORTH PARK COMMUNITY PLAN AREA TO CITY-WIDE ZONING. Commissioner Whalen seconded the motion. The motion passed by a vote of 6-0-1

with Commissioners Haase, Hofman, Quiroz, Peerson, Whalen and Wagner voting yea and with Commissioner Austin recusing.

ITEM – 9: **GOLDEN HILL COMMUNITY PLAN UPDATE**

City Council District: 3

Plan Area: Greater Golden Hill

Staff: Bernard Turgeon and Tait Galloway

Speaker slips in favor of the project submitted by David Swarens, Amie Hayes and Brianna Enoch.

Speaker slips in opposition to the project submitted by Bruce Coons and Nicole Capretz.

**COMMISSION ACTION:**

COMMISSIONER WAGNER MADE THE MOTION TO RECOMMEND THE CITY COUNCIL CERTIFY FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FEIR) SCH NO. 2013121076 AND ADOPT FINDINGS, A STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION MONITORING AND REPORTING PROGRAM (MMRP); APPROVE A RESOLUTION AMENDING THE GOLDEN HILL COMMUNITY PLAN AND AMENDING THE GENERAL PLAN WITH MODIFICATIONS TO INCORPORATE THE HIGHER DENSITY ALTERNATIVE IN THE FEIR; APPROVE AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE TO REPEAL CHAPTER 15, ARTICLE 8 (GOLDEN HILL PLANNED DISTRICT); AND APPROVE AN ORDINANCE REZONING LAND WITHIN THE GREATER GOLDEN HILL PLANNING AREA CONSISTENT WITH THE GOLDEN HILL COMMUNITY PLAN. Commissioner Whalen seconded the motion. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Quiroz, Peerson, Whalen and Wagner voting yea.

ITEM – 10: **AMENDMENTS TO THE RESIDENTIAL-MULTIPLE DWELLING UNIT (RM) BASE ZONE HEIGHT LIMIT FOR PROPERTIES WITHIN THE PENINSULA COMMUNITY PLANNING AREA IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE**

City Council District: 2

Plan Area: Peninsula

Staff: Raynard Abalos

Speaker slips in favor of the project submitted by Jim Hare, Robert McGregor, Bruce Coons and Matthew Peterson.

Speaker slips in opposition to the project submitted by Michael Winn, Don Costello and Julia Quinn.

**COMMISSION ACTION:**

COMMISSIONER WHALEN MADE THE MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL TO ADOPT THE AMENDMENTS TO REDUCE THE MAXIMUM STRUCTURE HEIGHT ALLOWED IN THE SPECIFIED RM BASE ZONES TO 30 FEET FOR PROPERTIES IN THE PENINSULA COMMUNITY PLAN AREA WITHIN THE COASTAL HEIGHT LIMIT OVERLAY ZONE. Commissioner Wagner seconded the motion. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Quiroz, Peerson, Whalen and Wagner voting yea.