

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
FEBRUARY 2, 2017  
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 9:04 a.m. Chairperson Stephen Haase adjourned the meeting at 11:53 a.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Stephen Haase – present  
Vice-Chairperson Sue Peerson – present / out at 10:21 a.m.  
Commissioner James Whalen – present  
Commissioner Anthony Wagner – present / in at 9:08 a.m.  
Commissioner Theresa Quiroz – present  
Commissioner Douglas Austin – present  
Commissioner William Hofman - present

Staff

Corrine Neuffer, City Attorney – present  
Brian Schoenfisch, Planning Department – present  
PJ Fitzgerald, Development Services Department – present  
Louis Schultz, Development Services Department – present / out at 9:50 a.m.  
Carmina Trajano, Recorder –present

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

Jim Varnadore commented on a seminar in the Planning Commission.

ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**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 # 8 - CAVALLO DUPLEX- PROJECT NO. 461765

ITEM # 9 - VERIZON NORTH PARK – PROJECT NO. 459937

ITEM – 4: **APPROVAL OF THE AGENDA:**

Accepted as presented.

ITEM – 5: **DIRECTOR'S REPORT:**

PJ Fitzgerald commented that the Development Services staff are working with the City Attorney's office and the San Diego Police Department to standardize the recommended conditions on the Alcohol CUP applications that are coming forward to decision making bodies and would like to let the Commission know that the effort is already underway.

ITEM – 6: **COMMISSION COMMENT:**

Commissioner Haase commented that he was informed the other day that Project Manager John Fisher was in a motorcycle accident and wished him a speedy recovery.

Commissioner Hofman commented that a workshop was held not too far back regarding the Planning Commission procedures; the Commission was supposed to get an input or response back from the staff and he would like to follow up on that.

Commissioner Quiroz thanked Mr. Varnadore about his letter; it was very well articulated and he said something that was very important for consideration in making their decision.

ITEM – 7: **APPROVAL OF MINUTES FROM DECEMBER 15, 2016 AND JANUARY 19, 2017**

MINUTES FROM DECEMBER 15, 2016 WAS RETURNED TO STAFF TO INCLUDE SPECIFIC COMMENTS AND/OR RECOMMENDATIONS FOR ACCURACY ON ITEM # 13 - ADULT USE OF MARIJUANA ACT AMENDMENTS – PROJECT NO. 12003223.

COMMISSIONER PEERSON MADE THE MOTION TO APPROVE THE MINUTES FROM JANUARY 19, 2017. Commissioner Whalen seconded the motion. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Quiroz, Peerson, Wagner and Whalen voting yea.

ITEM – 8: ***Expedite***

**CAVALLO DUPLEX- PROJECT NO. 461765**

City Council District: 1                      Plan Area: Carmel Valley

Staff: William Zounes

Speaker slips in favor of the project submitted by KC Yellapu, Kalia Santoro and John Leppert.

No speaker slips in opposition to the project were submitted.

COMMISSIONER PEERSON MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING THE STAFF'S RECOMMENDATIONS TO RECOMMEND THE CITY COUNCIL APPROVE VESTING TENTATIVE MAP NO. 1615361 AND EASEMENT VACATION NO. 1615364; APPROVE SITE DEVELOPMENT PERMIT NO. 1851203; APPROVE COASTAL DEVELOPMENT PERMIT NO. 161535; AND TO ADD ADDITIONAL LANGUAGE UNDER THE LANDSCAPE REQUIREMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT LANDSCAPE STAFF TO INCREASE THE LANDSCAPE TO FURTHER SOFTEN THE VISUAL IMPACT OF THE RETAINING WALLS AND TO WORK WITH STAFF TO ADD LANGUAGE TO ENSURE THE MAINTENANCE OF PARCEL 4. Commissioner Austin seconded the motion. The motion passed by a vote of 5-1-1 with Commissioners Haase, Hofman, Austin, Peerson and Whalen voting yea and with Commissioner Quiroz voting nay and with Commissioner Wagner abstaining.

ITEM – 9: **VERIZON NORTH PARK – PROJECT NO. 459937**

City Council District: 3                      Plan Area: North Park

Staff: Karen Lynch

Speaker slips in favor of the project submitted by Shelly Kilbourn.

No speaker slips in opposition to the project were submitted.

COMMISSIONER PEERSON MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING THE STAFF'S RECOMMENDATION TO APPROVE CONDITIONAL USE PERMIT (CUP) NO. 1608917 AND SITE DEVELOPMENT PERMIT (SDP) NO. 1851478. Commissioner Whalen seconded the motion. The motion passed by a vote of 6-1 with Commissioners Haase, Hofman, Austin, Quiroz, Peerson and Whalen voting yea and with Commissioner Wagner voting nay.

ITEM - 10: **AT&T MONTGOMERY HIGH- PROJECT NO. 477463**  
City Council District: 8 Plan Area: Otay Mesa-Nestor

Staff: Travis Cleveland

Speaker slips in favor of the project submitted by Jamo Stephenson.

No speaker slips in opposition to the project submitted.

**COMMISSION ACTION:**

COMMISSIONER PEERSON MADE THE MOTION TO APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) 1855547, CONDITIONAL USE PERMIT (CUP) 1855459, AND PLANNED DEVELOPMENT PERMIT (PDP) 1855461. Commissioner Austin seconded the motion. The motion passed by a vote of 6-1 with Commissioners Haase, Hofman, Austin, Peerson, Wagner and Whalen voting yea and with Commissioner Quiroz voting nay.

Break: 9:50 a.m. - 9:59 a.m.

ITEM - 11: **ETHICS TRAINING FOR THE PLANNING COMMISSION**  
City Council District: All Plan Area: All

Staff: Stacey Fulhorst

No speaker slips in favor of the item were submitted.

No speaker slips in opposition to the item were submitted.

**COMMISSION ACTION:**

NO ACTION TAKEN, WORKSHOP ITEM ONLY.