

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MARCH 30, 2017
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 9:01 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 11:25 a.m.
Commissioner James Whalen – present
Commissioner Theresa Quiroz – present
Commissioner Douglas Austin – present
Commissioner William Hofman - present

Staff

Corrine Neuffer, City Attorney – present
Brian Schoenfisch, Planning Department – present
Elyse Lowe, 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:**

NONE

ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**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 - AT&T WESTVIEW - PROJECT NO. 500922

ITEM # 9 - LENOX DR. VECTOR HABITAT REMEDIATION - PROJECT NO. 489849

ITEM – 4: **APPROVAL OF THE AGENDA:**

Accepted as presented.

ITEM – 5: **DIRECTOR'S REPORT:**

Brian Schoenfisch announced that on May 20th, the Planning Department will be holding the Community Orientation Workshop (COW), its' the Annual Training for the Planning Group members and everyone is welcome to attend. They will be sending announcement shortly.

Elyse Lowe announced that the Development Services Department has a date certain for May 22nd on a go live for implementing the Project Management Tracking System called Accela. She is working on behalf of the Department with the Communications Department to put forth an outreach strategy to all their stakeholders. She stated that she has quite an extensive list and if anyone is interested in a presentation for their stakeholder group to let her know so they can be added to the list for the external outreach.

ITEM – 6: **COMMISSION COMMENT:**

Commissioner Quiroz commented that she wants to let everybody know that today is her last meeting for the Planning Commission and her term is up. She stated that she is honored to be part of the Planning Commission and it's also been a lot of fun. She thanked the staff for being professional, knowledgeable, kind and gracious; they have really made this a lot easier than it would have been otherwise and just want to

make sure that everybody knows how incredible the staff are in the City. She also thanked her colleagues for putting up with her; she mentioned that she can be a bit passionate sometimes. In closing, she expressed her appreciation and it's been really special to serve with the Commission.

Commissioner Whalen announced that he will be recusing for the first item, this is one of their clients. He also commented that he hopes that they will appoint someone like Commissioner Quiroz.

Commissioner Peerson commented that it's been a pleasure serving with Commissioner Quiroz and have learned a lot from her; her vision and her passion is a good thing. She appreciates that she always brought the community first, not just her own community, but all communities across the City. She learned so much sitting next to her; they had a lot of fun but also have done a lot of terrific work, particularly with her direction with Affordable Housing and her knowledge in that area and her knowledge of the committees she served on in the past. She hopes to see her with other committees that she served on in the past and that she'll continue to be an asset to the City of San Diego. She thanked Commissioner Quiroz for her service.

Commissioner Austin commented that no one will miss Commissioner Quiroz more than him, they both liked chocolate croissants which are usually served in the back; before they only get one and sometimes will share it. One thing that he is so impressed about her is that she is thorough; her passion is also part of her dedication and she has so much integrity. A lot of times you'll see lots of votes that maybe 6-1, is because she really believes in what she does. He mentioned that she has carried him to her side many times and have learned a lot; she is the voice that's needed. He stated that no one understands the environmental issues like Commissioner Quiroz, because she reads every word. He also can read it, but not necessarily understands it the way Commissioner Quiroz does. He will miss her.

Commissioner Hofman commented that he agreed with all those statements. One thing he loves about Commissioner Quiroz is that she challenges the staff, the applicants and the Commission as a body with passion and honesty and will really miss that. He really concur that the Commission needs someone like Commissioner Quiroz; she is certainly could never be called a rubber stamp and he thought that's really needed. He will miss her.

Commissioner Haase commented that he echoed all his colleagues' comments and Commissioner Quiroz will be missed. He stated that it's been a privilege and honor to serve with Commissioner Quiroz. He's not sure if most people will agree with their definition of fun, but its enjoyable being on the Commission in their own little way. He thanked her for her service and wished her the best.

Commissioner Peerson also commented that she was reading in the Union Tribune about the City and San Diego Unified School District are partnering to jointly use the schools for Community Parks. She really applauds this and would like to send this

message out to whoever is involved in that process. She stated that it's also important that our Public Private Partnerships continues to look at this creative joint use approaches when we densify, particularly our older urban neighborhoods with more population. She also stated that we need to think of creative ways to provide for park space and she is really thrilled to see that at least three out of the 32 are underway. She thought that the challenges now is to see the development community working with the City and the community stakeholders to provide more of this joint partnerships, more park spaces and park lands within our neighborhoods. She was really pleased to see that and she thought we are going in the right direction.

ITEM – 7: ***Appeal of Hearing Officer's decision on January 25, 2017***

3295 PALM AVENUE CUP – PROJECT NO. 481061

City Council District: 8 Plan Area: Otay Mesa-Nestor

Staff: Firouzeh Tirandazi

Speaker slips in favor of the project submitted by Steve Laub, James Davis, Greg Spounias, Jack Mandel, Kuldeep Pummy and Sebastian Turcu.

Speaker slips in opposition to the project submitted by Rosalinda Longoria and Kathleen Lippitt.

COMMISSION ACTION:

COMMISSIONER AUSTIN MADE THE MOTION APPROVING THE STAFF'S RECOMMENDATION TO DENY THE APPEAL AND UPHOLD THE DECISION OF THE HEARING OFFICER TO APPROVE CONDITIONAL USE PERMIT NO. 1685018, WITH MODIFIED CONDITIONS (ATTACHMENT 4); AND TO INCLUDE CLARIFICATION WITH THE MEMO DATED MARCH 23, 2016; WITH AN AMENDMENT TO CONDITION NO. 24, REQUESTED BY COMMISSIONER HAASE, TO CLARIFY THE PROHIBITION OF ANY ADVERTISING NOT ALLOWED BY LAW. Commissioner Peerson seconded the motion. The motion passed by a vote of 4-1-1 with Commissioners Haase, Hofman, Austin and Peerson voting yea and with Commissioner Quiroz voting nay and with Commissioner Whalen recusing.

ITEM – 8: **AT&T WESTVIEW – PROJECT NO. 500922**

City Council District: 5 Plan Area: Torrey Highlands

Staff: Karen Lynch

No speaker slips in favor of the project were submitted.

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'S RECOMMENDATION TO APPROVE NEIGHBORHOOD USE PERMIT (NUP) NO. 1888592 AND PLANNED DEVELOPMENT PERMIT (PDP) NO. 1888595. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-0 with Commissioners Haase, Hofman, Austin, Quiroz, Peerson and Whalen voting yea.

ITEM – 9: **LENOX DR. VECTOR HABITAT REMEDIATION – PROJECT NO. 489849**
City Council District: 4 Plan Area: Encanto

Staff: Peter Kann

No speaker slips in favor of the project were submitted.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER HOFMAN MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING THE STAFF'S RECOMMENDATION TO APPROVE SITE DEVELOPMENT PERMIT (SDP) 1888524; AND TO INCLUDE REVISIONS WITH THE MEMORANDUM DATED MARCH 29, 2017, MODIFICATION TO THE DRAFT PERMIT (ATTACHMENT 3) AND UPDATE THE CPG RECOMMENDATION. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-0 with Commissioners Haase, Hofman, Austin, Quiroz, Peerson and Whalen voting yea.

ITEM – 10: **BIOLEGEND PUBLIC RIGHT OF WAY VACATION – PROJECT NO. 490921**
City Council District: 6 Plan Area: Mira Mesa

Staff: Francisco Mendoza

Speaker slips in favor of the project submitted by John Eardensohn, Niklas Bandak, Kent Johnson and Mike Asaro.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER HOFMAN MADE THE MOTION APPROVING THE STAFF'S RECOMMENDATION TO RECOMMEND THE CITY COUNCIL APPROVE PUBLIC RIGHT-OF-WAY VACATION NO. 1727973; AND RECOMMEND THE CITY COUNCIL APPROVE PUBLIC EASEMENT VACATION NO. 1727974 WITH THE AMENDMENTS ADDED FROM STAFF TO INCLUDE THE FOLLOWING CONDITION, UNINTENTIONALLY OMITTED, INTO THE PUBLIC RIGHT-OF-WAY VACATION RESOLUTION OF THE ABOVE REFERENCED PROJECT: PRIOR TO THE RECORDATION OF THE PUBLIC RIGHT-OF-WAY

VACATION RESOLUTION, THE APPLICANT SHALL SUBMIT A PARCEL MAP TO MERGE PARCEL 2 OF PARCEL MAP 13198 WITH PARCEL 1 OF PARCEL MAP 13198 OR PARCEL 3 OF PARCEL MAP 13198. Commissioner Quiroz seconded the motion. The motion passed by a vote of 6-0 with Commissioners Haase, Hofman, Austin, Quiroz, Peerson and Whalen voting yea.

ITEM – 11: **SU CASA – PROJECT NO. 420956**

City Council District: 1 Plan Area: La Jolla

Staff: Morris Dye

Speaker slips in favor of the project submitted by Claude-Anthony Marengo.

No speaker slips in opposition to the project were submitted.

Public Testimony was closed.

COMMISSION ACTION:

COMMISSIONER WHALEN MADE THE MOTION TO ACCEPT THE APPLICANT’S REQUEST TO CONTINUE THIS ITEM TO APRIL 27, 2017. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-0 with Commissioners Haase, Hofman, Austin, Quiroz, Peerson and Whalen voting yea.

ITEM – 12: **MISSION VALLEY COMMUNITY PLAN UPDATE**

City Council District: 7 Plan Area: Mission Valley

Staff: Nancy Graham

Speaker slips in favor of the project submitted by John LaRaia, Howard Blackson, Rob Hutsel, Mary Ann Yaghdjian, Eric Hepter, John Ziebarth, Marcela Escobar-Eck and Roger Lewis.

Speaker slips in opposition to the project submitted by Kathleen Lippitt (Note: Neither Opposed or Supportive, representing the San Diegans for Safe Neighborhoods).

COMMISSION ACTION:

THIS ITEM WAS NOT HEARD DUE TO THE LACK OF A QUORUM AND WILL BE RESCHEDULED TO A FUTURE DATE.