

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
AUGUST 24, 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 9:11 a.m. Chairperson Stephen Haase adjourned the meeting at 3:23 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – present
Vice-Chairperson Sue Peerson – present
Commissioner James Whalen – present
Commissioner Douglas Austin – present / left at 11:20 a.m.
Commissioner William Hofman – present
Commissioner Granowitz – present
Dennis Otsuji – present

Staff

Keely Halsey, City Attorney – present
Laura Black, Planning Department – present / left at 2:43 p.m.
Brian Schoenfisch, Planning Department – present / arrived at 2:43 p.m.
PJ FitzGerald, Development Services Department – present
Louis Schultz, Development Services Department – present / left at 3:15 p.m.
Carmina Trajano, Recorder – present

ANNOUNCEMENTS/PUBLIC COMMENT

Donna Tooker commented on PQ Village.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

CONSENT AGENDA

ITEM-1: T-MOBILE BLACK MOUNTAIN - PROJECT NO. 513210

City Council District: 5 Plan Area: Rancho Penasquitos

Staff: Simon Tse

No speaker slips in favor of the project were submitted.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER HOFMAN TO APPROVE THE STAFF'S RECOMMENDATION TO APPROVE PLANNED DEVELOPMENT PERMIT (PDP) NO. 1978960 AND NEIGHBORHOOD USE PERMIT (NUP) NO. 1978961. Seconded by Commissioner Peerson. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.

ITEM-2: STREET AUTO DISMANTLING AMENDMENT - PROJECT NO. 537267

City Council District: 8 Plan Area: Otay Mesa

Staff: William Zounes

Speaker slips in favor of the project submitted by Linda Cone, Jessica Street, Nicola Boon, James Street, Daniel Codallos, Aliso Cone, Ricardo Jimenez, Sarah Street Everist, John Leppert and Joe Street.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER HOFMAN TO APPROVE THE STAFF'S RECOMMENDATIONS TO APPROVE PLANNED DEVELOPMENT PERMIT NO. 1976986; APPROVE SITE DEVELOPMENT PERMIT NO. 1971555; AND APPROVE CONDITIONAL USE PERMIT NO. 1971554. Seconded by Commissioner Peerson. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.

APPROVAL OF THE AGENDA

Accepted as presented.

DIRECTOR'S REPORT

None.

COMMISSION COMMENT

Commissioner Peerson commented that she noticed in her community that several of the elementary schools are now fully gated. She remembered a couple months ago, the City and the Unified School District was looking at ways to open up those schools for night time and weekend use, because there is a deficiency in public parks. She was disappointed to see in her neighborhood that two elementary schools are completely gated and not used and they used to be available for the community. She felt that things are moving in the opposite direction between the City and the Unified School District to open up those potential places for play and activities. She's not sure who to direct this question, but would like to put it out there and asked the staff to look into it. She is curious, because there are many Community Plan Updates coming forward and that was a potential place to use to meet their park equity requirements.

Commissioner Haase commented that he would like to make a special announcement; it is an opportunity to honor Commissioner Granowitz who had received the San Diego Section of Planning Advocate Award this year. And now, she has been awarded for the State Chapter of the American Planning Association. He mentioned that Commissioner Granowitz has over two decades of experience working as a community activist, a community organizer and a planning advocate on many different perspectives with parks, with community planning and a long lists of what she's done.

Commissioner Granowitz commented that in 25 years she had received a few accolades from time to time, but somehow this one really matters to her because it involved working with City Planners. The fact that planners are the work courses of the City in many ways and she thought that they are sort of underappreciated and often relegated to their department being taken away; and she watched it happened twice. For her, it's always been about working with the team and simply would like to say thank you.

APPROVAL OF THE MINUTES FROM MAY 11, 2017, MAY 25, 2017 AND JUNE 1, 2017

COMMISSIONER WHALEN MADE THE MOTION TO APPROVE THE MINUTES FROM MAY 11, 2017 WITH THE FOLLOWING AMENDMENTS ON ITEM NO. 6, UNDER COMMISSIONER WHALEN'S COMMENT WHERE IT SAYS "THERE'S BEEN A COMPLAINT MADE TO THE CURRENT POLICY" AND SHOULD READ THERE'S BEEN A COMPLAINT MADE TO THE CURRENT POLICY TO RESPOND TO LIMITED LAND ACQUISITION OPPORTUNITIES; TO CHANGE WHERE IT SAYS "A MILLION OF OPPORTUNITIES" AND

SHOULD READ MILLIONS OF OPPORTUNITIES; UNDER COMMISSIONER'S HAASE COMMENTS WHERE IT SAYS "HE HAD THE OPPORTUNITY TO ATTEND THE ANNUAL APA" AND SHOULD READ HE HAD THE OPPORTUNITY TO ATTEND THE ANNUAL APA CONFERENCE; AND VISION ZERO SHOULD BE CAPITALIZED. Seconded by Commissioner Peerson. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.

COMMISSIONER WHALEN MADE THE MOTION TO APPROVE THE MINUTES FROM MAY 25, 2017. Seconded by Commissioner Peerson. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.

COMMISSIONER WHALEN MADE THE MOTION TO APPROVE THE MINUTES FROM JUNE 1, 2017. Seconded by Commissioner Peerson. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.

DISCUSSION ITEMS

ITEM-3: **PLACEMAKING**

City Council District: Citywide

Plan Area: Citywide

Staff: Elizabeth Studebaker / Chris Larson

Speaker slips in favor of the project submitted by Maya Rosas, Zach Rivera, John La Raia, Kristen Byrne, David Gatzke, Kim Heinle and Ron Troyano.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER AUSTIN MADE THE MOTION TO APPROVE THE STAFF'S RECOMMENDATION TO RECOMMEND CITY COUNCIL APPROVAL OF THE PROPOSED AMENDMENTS TO BOTH THE LAND DEVELOPMENT CODE AND THE LOCAL COASTAL PROGRAM TO ADD PLACEMAKING REGULATIONS. Seconded by Commissioner Whalen. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.

Break: 11:04 a.m. - 11:19 a.m.

ITEM-4: **SERRA MESA COMMUNITY PLAN AMENDMENT ROADWAY CONNECTION PROJECT PROJECT NO. 265605**

City Council District: 7

Plan Area: Serra Mesa, Mission Valley

Staff: Sara Osborn

Speaker slips in favor of the project submitted by Jim Madaffer, Stefanie Benvenuto, Velisa Jeffries, Marcy See, Justin Schlaefli, Anthony Abalos, Kristen Byrne, Danielle Smith, John LaRaia, Kimberly Brown, Lindsey Kelley, John Ziebarth, Erik Luedtke, Susan Shean, Ruth Valentine, Joel Marple, Kelly Williams, Susan Raines, Marilyn Foster, Michael Praggastis, Maya Rosas, Angeli Calinog, Dan Smith, Olivia Connolly, Jonathan Herbert , Carroll Whaler, Phil Dowley, Jorge Muradas, Brenda Chase, Dana W Maffeo, Troy Singleterry, Tony Young, Jon Dodge, Howard Blackson, Howard Blacksen, Dionne Carlson, Jordan Latchford, Joseph Villapando, Bobby Weichelt, Amy Spear, David Gatzke, Matt Murrell, Aaron Ruby, Arielle Andelin, Anna Burnett, David Smith and Whitney Benzian

Speaker slips in opposition to the project submitted by Cindy Moore, Carol Roland, Paul Moore, Nancy Britton, Jackie Ander, Ann Dunbar, Robert Meijer, Mildred M. Carney, Vincent Castiglione, Susan Castiglione, Howard E. Myers, Karmyn L. Garcia, Gabriela Surdi, Kyle Hinsz, Wayne Riggs, Rachel Riggs, Andrew Michajlenko, Deborah Bossmeyer, J Faulkner, Judith McEntyre, Edward Lopatin, Irma Villavicencio, William Knapp, Allen Wu, Rich Cain, Ron Yardley, Lawrence Wenell , Diolia Beauvarlet, Sonia Hyncik, Tim Fleming, Bryce Niceswanger, Adam Gardner, Jason Barnes, Thomas Runds, Jeff Soricell, Tyler Shirley, Austin Shirley, Christine Castillo, Lisa Tansey, Robert McDowell, Tom Leech, Matthew W. Shirley, Steven Trudgen, Amanda Bushor, Jeoffry Brennick and Timothy Schu.

COMMISSION ACTION:

COMMISSIONER OTSUJI MADE THE MOTION TO APPROVE THE STAFF'S RECOMMENDATION TO RECOMMEND TO THE CITY COUNCIL CERTIFICATION OF THE FINAL EIR (SCH. NO. 2012011048); APPROVAL OF A RESOLUTION AMENDING THE SERRA MESA COMMUNITY PLAN TO INCLUDE A STREET CONNECTION SOUTH OF PHYLLIS PLACE AS A FOUR-LANE MAJOR ROADWAY INCLUDING BICYCLE AND PEDESTRIAN FACILITIES AS DESCRIBED IN THE EIR; AND TO AND TO HAVE STAFF REAFFIRM THE PEDESTRIAN IMPROVEMENTS ON VIA ALTA AND FRANKLIN RIDGE RD WOULD BE COMPLETED AT THE TIME OF CONSTRUCTION OF PHYLLIS PLACE. Seconded by Commissioner Whalen. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Granowitz, Peerson, Otsuji and Whalen voting yea and with Commissioner Austin recusing.

Lunch break: 12:30 p.m. – 1:08 p.m.

Break: 3:15 p.m. – 3:21 p.m.

ITEM-5: DISCUSSION OF THE PERMANENT RULES OF THE PLANNING COMMISSION

City Council District: N/A Plan Area: N/A

Staff: PJ FitzGerald

No speaker slips in favor of the item were submitted.

No speaker slips in opposition to the item were submitted.

COMMISSION ACTION:

COMMISSIONER HOFMAN MADE THE MOTION TO CONTINUE THIS ITEM TO SEPTEMBER 21, 2017. Seconded by Commissioner Granowitz. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Granowitz, Peerson, Otsuji and Whalen voting yea and with Commissioner Austin absent.

ADJOURNMENT

Chairperson Stephen Haase adjourned the meeting at 3:23 p.m.