

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
AUGUST 31, 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 9:06 a.m. Chairperson Stephen Haase adjourned the meeting at 2:34 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – present
Vice-Chairperson Sue Peerson – present
Commissioner James Whalen – present / left at 2:26 p.m.
Commissioner Douglas Austin – present
Commissioner William Hofman – present
Commissioner Granowitz – present
Dennis Otsuji – present

Staff

Shannon Thomas, City Attorney – present / left at 9:22 a.m.
Corrine Neuffer, City Attorney – present / arrived at 9:22 a.m.
Laura Black, Planning Department – present
PJ Fitzgerald, Development Services Department – present
Louis Schultz, Development Services Department – present
Carmina Trajano, Recorder – present

ANNOUNCEMENTS/PUBLIC COMMENT

Scott Chipman commented on Pot Shops/Planning Commissioners connections.

Kathleen Lippitt commented on MJ v. Tobacco.

Charles Alexander commented on soliciting our youth.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

Testimony in favor of the continuance for Item #4 – SDMM CUP – Project No. 523179 by Jorge Hernandez.

Testimony in opposition of the continuance for Item #4 – SDMM CUP – Project No. 523179 by Anthony M. Bettencourt.

CONSENT AGENDA

ITEM-1: ***Expedite***

THE BOULEVARD - PROJECT NO. 523426

City Council District: 2

Plan Area: Pacific Beach

Staff: William Zounes

Speaker slips in favor of the project submitted by Tim Golba.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER AUSTIN TO APPROVE COASTAL DEVELOPMENT PERMIT NO. 1961242; APPROVE PLANNED DEVELOPMENT PERMIT NO. 1986849, AND APPROVE SITE DEVELOPMENT PERMIT NO.1961246. Seconded by Commissioner Hofman. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.

ITEM-2: ***Expedite***

SHASTA STREET HOMES - PROJECT NO. 519558

City Council District: 2

Plan Area: Pacific Beach

Staff: William Zounes

Speaker slips in favor of the project submitted by Tim Golba.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER AUSTIN TO APPROVE COASTAL DEVELOPMENT PERMIT NO. 1948541 AND APPROVE SITE DEVELOPMENT PERMIT NO. 1948542. Seconded by Commissioner Hofman. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.

ITEM-3: **THE VILLAGE REZONE - PROJECT NO. 522479**

City Council District: 7

Plan Area: Tierrasanta

Staff: Morris Dye

Speaker slips in favor of the project submitted by Cliff Williams and Jeff Davis.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER HOFMAN TO RECOMMEND THE CITY COUNCIL APPROVE REZONE ORDINANCE NO. 1848685; AND RECOMMEND THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT NO. 1848686. Seconded by Commissioner Peerson. 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.

APPROVAL OF THE AGENDA

Accepted as presented.

DIRECTOR'S REPORT

None.

COMMISSION COMMENT

Commissioner Austin commented that there's a lot of work going on right now in the City about our housing crisis. He thought it might be a good idea for the Commission to look at the possibility of scheduling a workshop to see what they can do to help in that regard or what vision they can add. He requested the staff to look into that.

Commissioner Granowitz commented based on something that occurred last week. She wants to make sure that she understood that she is only allowed to review documents that are given to her. Because she's new in the Commission, she asked if there are documents that she didn't have or that is of historic nature that other Commissioners knew of from previous actions; she requested that if she can be made aware of those kinds of documents so she can be adequately prepared because she reads everything. She mentioned that it was suggested that she should have reviewed prior to the meeting for the discussion on an item last week. There were things that she was asking about, but couldn't find the information in the documentation that was provided; and clearly staff were looking at documents, but could not find the answer to her question.

APPROVAL OF THE MINUTES FROM JUNE 8, 2017, JUNE 15, 2017 AND JUNE 29, 2017

MOTION BY COMMISSIONER HOFMAN TO APPROVE THE MINUTES FROM JUNE 8, 2017, JUNE 15, 2017 AND JUNE 29, 2017. Seconded by Commissioner Austin. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.

DISCUSSION ITEMS

ITEM-4: ***Appeal of Hearing Officer's decision on June 28, 2017***

SDMM CUP- PROJECT NO. 523179

City Council District: 7

Plan Area: Mission Valley

Staff: Firouzeh Tirandazi

Speaker slips in favor of the project submitted Anthony Bettencourt, Gina Austin, Tara St. Peter, Kellsie Booth, Michael Morton and Sean St. Peter.

Speaker slips in opposition to the project submitted by Susan Wilcox, Kathleen Lippitt, Peggy Walker, Barbara Gordon, Judi Strang, Jorge Hernandez, Scott Chipman, Anthony Scimeca and Carol Green.

COMMISSION ACTION:

MOTION BY COMMISSIONER HOFMAN TO DENY THE APPEALS AND UPHOLD THE DECISION OF THE HEARING OFFICER TO APPROVE CONDITIONAL USE PERMIT NO. 1846240 AND SITE DEVELOPMENT PERMIT NO. 1952272. Seconded by Commissioner Granowitz. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.

Break: 10:38 a.m. – 10:48 a.m.

ITEM-5: ***Appeal of Hearing Officer's decision on June 28, 2017***

EMERSON MAP WAIVER - PROJECT NO. 503585

City Council District: 2

Plan Area: Peninsula

Staff: Derrick Johnson

Speaker slips in favor of the project submitted by Gina Austin, Michael Morton, Alfonso Aldrete, Jim Bartell, Hector Escalante, Robert Balentine and Susan Schulze-Claasen.

Speaker slips in opposition to the project submitted by Jonathan Chapin, Marian D'Angelo and Larry Gustafson.

Public testimony was closed.

COMMISSION ACTION:

COMMISSIONER WHALEN MADE THE MOTION TO CONTINUE THIS ITEM TO OCTOBER 5, 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.

Lunch break: 11:52 a.m. – 12:31 p.m.

ITEM-6: **T-MOBILE EIDER STREET - PROJECT NO. 413097**

City Council District: 4

Plan Area: Encanto

Staff: Karen Lynch

Speaker slips in favor of the project submitted by Adam Stone, Denise Bruns, Arturo Arroyo, Robert Miller, Rafael Martinez, Norman Waxman, Donna Lopez, Elsa Buelna, Eric Huckleberry and Kwame Oates.

Speaker slips in opposition to the project submitted by Luciano Pablo, Shawn Glisson, Refugio Nunez, Horace Stanton, James Fjerkestad, Louis A. Ramirez, Claudia Vazquez, Celia Lopez, Jerry Lee Brice, Khalada Salaam Alaji, Keith Mesecher, Gladys Knight, Klaudia Jackson, Mike Jackson, Kathleen MacLeod, Marge Wurgel and Leslie Dudley.

COMMISSION ACTION:

MOTION BY COMMISSIONER AUSTIN TO DENY CONDITIONAL USE PERMIT NO. 1980526 AND SITE DEVELOPMENT PERMIT NO. 1980528. Seconded by Commissioner Peerson. The motion passed by a vote of 6-1 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson and Otsuji voting yea and with Commissioner Whalen voting nay.

ITEM-7: **ARROYO SORRENTO ESTATES - PROJECT NO. 366147**

City Council District: 1

Plan Area: Carmel Valley

Staff: Glenn Gargas

Speaker slips in favor of the project submitted by Jorge Palacios and John Dean.

Speaker slips in opposition to the project submitted by Kathleen A. Balgley, Michael Meckel Rodgers and Thomas Guy Masters.

COMMISSION ACTION:

MOTION BY COMMISSIONER HOFMAN TO ADOPT MITIGATED NEGATIVE DECLARATION PROJECT NO. 366147, AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM; AND APPROVE SITE DEVELOPMENT PERMIT NO. 1295353/PLANNED DEVELOPMENT PERMIT NO.1280683 (AMENDING HILLSIDE REVIEW PERMIT/RESOURCE PROTECTION ORDINANCE PERMIT NO. 88-1322); AND APPROVE TENTATIVE MAP NO. 1295357 (INCLUDING A WAIVER OF THE REQUIREMENT TO UNDERGROUND OVERHEAD UTILITIES). Seconded by Commissioner Austin. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson and Otsuji voting yea and with Commissioner Whalen absent.

ADJOURNMENT

Chairperson Stephen Haase adjourned the meeting at 2:34 p.m.