

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
SEPTEMBER 14, 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 9:05 a.m. Chairperson Stephen Haase adjourned the meeting at 11:49 a.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Stephen Haase – present  
Vice-Chairperson Sue Peerson – present  
Commissioner James Whalen – present  
Commissioner Douglas Austin – present  
Commissioner William Hofman – present  
Commissioner Granowitz – absent  
Dennis Otsuji – present

Staff

Shannon Thomas, City Attorney – present  
Laura Black, Planning Department – present  
PJ FitzGerald, Development Services Department – present  
Louis Schultz, Development Services Department – present  
Carmina Trajano, Recorder – present

**ANNOUNCEMENTS/PUBLIC COMMENT**

None.

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

ITEM # 5 - HOUSING SD - INFORMATIONAL ITEM – **CONTINUED TO SEPTEMBER 21, 2017.**

**CONSENT AGENDA**

ITEM-1: **FRONT ST. MULTI-FAMILY - TM - PROJECT NO. 521964**

City Council District: 3

Plan Area: Uptown

Staff: Derrick Johnson

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 TENTATIVE MAP NO. 1841457, AND TO APPROVE THE WAIVER TO UNDERGROUND OVERHEAD UTILITIES. Seconded by Commissioner Austin. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Peerson, Otsuji and Whalen voting yea and with Commissioner Granowitz absent.

ITEM-2: **CORALLINA AT PHR – PROJECT NO. 335613**

City Council District: 1

Plan Area: Pacific Highlands Ranch

Staff: Francisco Mendoza

Speaker slips in favor of the project submitted by Daniel Rehm.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER HOFMAN TO RECOMMEND THE CITY COUNCIL ADOPT FINDINGS NO. 335613 TO MASTER ENVIRONMENTAL IMPACT REPORT NO. 96-7918/SCH NO. 97111077; APPROVE REZONE NO. 1179062; APPROVE SITE DEVELOPMENT PERMIT NO. 1179061; APPROVE PLANNED DEVELOPMENT PERMIT NO. 1965098; APPROVE NEIGHBORHOOD USE PERMIT NO. 1968364; APPROVE VESTING TENTATIVE MAP NO. 1968677; APPROVE PUBLIC RIGHT OF WAY VACATION NO. 11079064; AND APPROVE EASEMENT VACATION NO. 1968676. Seconded by Commissioner Austin. The motion

passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Peerson, Otsuji and Whalen voting yea and with Commissioner Granowitz absent.

### **APPROVAL OF THE AGENDA**

Accepted as presented.

### **DIRECTOR'S REPORT**

Laura Black reported that a couple of items were heard before the City Council this week. On Monday, they introduced the ordinance for the Adult Use of Marijuana Act and the Council action was approved 8-1. They allowed first 40 locations Citywide, as a CAP there is no separation between facilities. They are going to follow the requirements of what the Commission have seen today for the MMCC Outlets. It looks like that the State will start issuing permits in January 2018. On Tuesday, the second reading for both Expedite changes in the ordinance for the Affordable Housing and the Companion and Junior Units was heard and both items passed. They are working to get those ordinance in place and effective as soon as possible and then it will be submitted to the Coastal Commission.

PJ FitzGerald reported that two items went before City Council this week that the Planning Commission previously heard; the Campus Pointe Project and the USD Master Plan was heard and approved by the Council this last Monday. She mentioned that Planning Commission's included recommended conditions in their motion to recommend approval of the projects. All those recommendations were incorporated into the projects and forwarded the materials to the City Council; the projects were approved with all the conditions included. She thanked the Commission for their input.

### **COMMISSION COMMENT**

None.

### **DISCUSSION ITEMS**

ITEM-3: **6650 MONTEZUMA ROAD - COLLEGE AREA COMMUNITY PLAN AMENDMENT  
INITIATION - PROJECT NO. 561360**

City Council District: 9

Plan Area: College

Staff: Michael Prinz

Speaker slips in favor of the project submitted by Rhea Kuhlman, Armin Kuhlman, Jeannette Temple, Marcela Escobar-Eck, Shahin Edalatdju and Nasila Edalatdju.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

COMMISSIONER WHALEN MADE THE MOTION TO APPROVE THE STAFF'S RECOMMENDATION TO INITIATE THE PLAN AMENDMENT PROCESS. Seconded by Commissioner Austin. The motion passed by a vote of 5-0-2 with Commissioners Haase, Hofman, Austin, Otsuji and Whalen voting yea and with Commissioner Peerson recusing and with Commissioner Granowitz absent.

ITEM-4: **MARBURN CORP TM – PROJECT NO. 435483**

City Council District: 7

Plan Area: Navajo

Staff: Firouzeh Tirandazi

Speaker slips in favor of the project submitted by Rita Mahoney, Kirk Mckinley, Justin Rasas, Eric Evitts, Heather Wilmot, Greg Mason, Monique Chen, William Mack, Judy McSweeney, Emilie Colwell, Jerrica Harding, Jessica Damschen, Robert Mitchell, Brian Belair, Kelly Hiltcher, Jason Shepard, Danielle Ocampo, Sylvia Rose, Adrian Aguayo, Danielle Brescia, Mark Daitch, Seth Dorros, Kathi Riser, Claudia Tedford, Terry Jackson, Rachel Butler, Dina Monterrosa, Gordon Klampe, Ryan Munneke, Lori Hendricks, Joel D. Rosal, Nida Abuan, Delia O'Connor, Andrew Hannan, Miles McClain, Koji Nakano, Pei Armando, Molly Goodman, Sabrina Lee, Michael Koullas, Darren Lewin, Tom Halsey, Caesar Nguyen, Benjamin Brown, Jason Siler, and Dianne Livingston.

Speaker slips in opposition to the project submitted by Charlene Owen, Jack Hawley, Dan Tomsky, Anne Heller, Larry Dawson, Terri Roseman, Patrick Thiss, Minda Gmeela, Christine van Spronsa, Jay Wilson, Robin Kastner and Liz Harley.

**COMMISSION ACTION:**

COMMISSIONER HOFMAN MADE THE MOTION TO APPROVE THE STAFF'S RECOMMENDATION TO RECOMMEND THE CITY COUNCIL ADOPT MITIGATED NEGATIVE DECLARATION NO. 435483, AND ADOPT MITIGATION, MONITORING, AND REPORTING PROGRAM; APPROVE SITE DEVELOPMENT PERMIT NO. 1532102 AND PLANNED DEVELOPMENT PERMIT NO. 2000231; AND APPROVE TENTATIVE MAP NO. 1532103, AND EASEMENT VACATION NO. 1927562 WITH THE FOLLOWING CONDITIONS: 1) KEEP CLEAR STRIPING BE ADDED ON COLLEGE AVENUE FRONTING THE ACCESSWAY INTO THE PROPOSED DEVELOPMENT; 2) LOT ONE DEVIATION PROPOSING A FOUR-FOOT REAR YARD SETBACK IS NOT SUPPORTED; THOUGH FLEXIBILITY IS ENCOURAGED AND ACKNOWLEDGED THAT THERE IS A TEN-FOOT FRONT YARD SETBACK BEING REQUESTED ALONG THE FRONTAGE ROAD IN THE DEVELOPMENT; AND 3) THERE BE A RESTRICTION OF THE ADDITION OF SECOND STORY LEVELS TO NEW SINGLE-FAMILY HOMES. Seconded by Commissioner Austin. The motion passed by a vote of 5-0-2 with Commissioners Haase, Hofman, Austin, Peerson and Whalen voting yea and with Commissioner Otsuji recusing and with Commissioner Granowitz absent.

**Break: 11:42 a.m. – 11:47 a.m.**

ITEM-5: **HOUSING SD - INFORMATIONAL ITEM**

City Council District: Citywide

Plan Area: Citywide

Staff: Jeff Murphy

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 Austin. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Peerson, Otsuji and Whalen voting yea and with Commissioner Granowitz absent.

**ADJOURNMENT**

Chairperson Stephen Haase adjourned the meeting at 11:49 a.m.