

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JANUARY 25, 2018
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 9:00 a.m. Chairperson Stephen Haase adjourned the meeting at 10:12 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – present
Vice-Chairperson Sue Peerson – present / left at 9:49 a.m.
Commissioner James Whalen – present / arrived at 9:48 a.m.
Commissioner Douglas Austin – present / left at 9:57 a.m.
Commissioner William Hofman – present
Commissioner Granowitz – present
Dennis Otsuji – present

Staff

Corrine Neuffer, City Attorney – present
Laura Black, Planning Department – present / arrived at 9:49 a.m.
Brian Schoenfisch, Planning Department – present / left at 9:49 a.m.
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REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

CONSENT AGENDA

ITEM-1: **VERIZON SCRIPPS RANCH GENERATOR – PROJECT NO. 555115**
City Council District: 5 Plan Area: Scripps Miramar Ranch

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:

CONSENT MOTION BY COMMISSIONER HOFMAN APPROVING THE STAFF'S RECOMMENDATION TO APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 2071942, CONDITIONAL USE PERMIT (CUP) NO. 1952908 AND PLANNED DEVELOPMENT PERMIT (PDP) NO. 2072029. Seconded by Commissioner Peerson. 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.

APPROVAL OF THE AGENDA

Accepted as presented.

DIRECTOR'S REPORT

Brian Schoenfisch announced that Planning Director Jeff Murphy is leaving the City to take over the Director of Development in Marietta and his last day is February 2nd. A national search will occur to find a new Planning Director. Another announcement, recently the California Strategic Growth Council released a document highlighting some projects across the State of California and this included the Southeastern San Diego and the Encanto Community Plan Updates. The cover of the document features a photo of COMM22 with the trolley passing in front of it. It's a great photo and he encouraged everyone to check that out and he can send the link to that document.

PJ FitzGerald reported that last year, the Planning Commission heard a total of 99 items and that is an uptick from the previous years. She just want to thank the Commission for their hard work and welcomed them back to 2018.

COMMISSION COMMENT

Vice-Chairperson Peerson commented that the Commission have talked a lot about Placemaking and she would like to inform everyone that she is working with three students in the Urban Studies and Planning Program in UC San Diego. There will be an Alleys in Action, a Pop-Up Event in the alley in Normal Heights, south of Adams Avenue between Felton and 34th Street on Saturday, February 17, 2018 from 1:00-4:00 pm. She will send the flyer electronically once finalized and they are very excited about this event. She also thanked Commissioner Granowitz for putting her and the students in touch with Scott Kessler, who is the Executive Director of the Adams Avenue Business Association. She stated that the students say it best when they say "LET'S TAKE BACK OUR ALLEYS AND CREATE CLEAN, GREEN, HEALTHY PUBLIC SPACES FOR OUR ENVIRONMENT, OUR COMMUNITY AND OUR CITY." There will be events for children, art activities, music, and they will show a demonstration how an alley can be revitalized using green infrastructure and beautification. She would like to invite everyone to attend.

Commissioner Hofman congratulated Commissioner Whalen and Commissioner Austin for their reappointments. He stated that by his math, that means they have 400 projects, plus or minus to consider and will always wonder why they signed up for that.

Commissioner Austin thanked Commissioner Hofman about his comments and said that it's interesting; he's been asked, but had not heard that he's been accepted again. That's new to him, but he's glad to be in the Commission and glad to serve. He also mentioned that San Diego is in a unique position right now, because we have Toni Atkins, who is the head of the Senate, the Majority Whip and Todd Gloria; both of those people are committed to Housing. He stated this is an opportunity; they've asked him, this the time if we need a legislation now to help the Housing Crisis that they are open to those ideas. He also asked his friends at the American Institute of Architects and the Building Industry Association to think about that. One of the areas where he knows we need help, is not much for sale attached housing is getting built. There is a reason for that, because there is so much litigation and it's almost mandated by the State that it happened. And yet planning decisions have been to do infill and do smart growth, but if nobody is doing it and if the cost is so much higher than apartments, it won't get built because of the litigation. There was a victory at the Supreme Court recently which will help, but it doesn't solve it and there's still more than needs to be done; it needs people probably smarter than him or more knowledgeable. He said that somehow we need to change that reality, because ultimately the cost gets passed on to the buyer. He will be working with a number of professionals to try to do something about it to see if they can get some legislations. He asked everyone to see him if they are interested in that, because we need Housing.

Chairperson Haase asked the Commission to get on their calendars as we start the year; the National Conference this year will be in New Orleans in April. It's the 300th Anniversary of the City of New Orleans. This is the third time that he will attend the Conference in New Orleans; they had the conference there three times in last 20 years and he remembered that it was in 2001 and 2009. New

Orleans is a pretty spectacular city and it's also very interesting to see what happened going through the Katrina catastrophe as well. He definitely would like the Commission to mark their calendars for the State Conference is in San Diego in October. On October 7th, Sunday is reserved for the Planning Commissioners and Board Representatives. He will be in the State Chapter to assist that and will be working on some sessions. They will start off with the breakfast in the morning and then a minimum of two sessions in the afternoon and might also do one session later that morning. Usually there is a preferential rate for one day for the Planning Commissioners and will certainly want to see a good turnout from our local contingency here; obviously the City but also the region. He is very much looking forward to that.

APPROVAL OF THE MINUTES FROM OCTOBER 5, 2017, OCTOBER 19, 2017, NOVEMBER 16, 2017, NOVEMBER 30, 2017, DECEMBER 7, 2017 AND DECEMBER 14, 2017

COMMISSIONER HOFMAN MADE THE MOTION TO APPROVE THE MINUTES FROM OCTOBER 5, 2017, OCTOBER 19, 2017, NOVEMBER 16, 2017, NOVEMBER 30, 2017, DECEMBER 7, 2017 AND DECEMBER 14, 2017. Seconded by Commissioner Austin. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson and Otsuji and with Commissioner Whalen absent.

DISCUSSION ITEMS

ITEM-2: **PLAYA DEL SUR - PROJECT NO. 479656**
 City Council District: 1 Plan Area: La Jolla

Staff: Glenn Gargas

Speaker slips in favor of the item submitted by Dan Linn and Joe La Cava.

Speaker slips in opposition to the item submitted by Bob Pulmuttu and Jonathan Perkins.

COMMISSION ACTION:

MOTION BY COMMISSIONER AUSTIN TO APPROVE COASTAL DEVELOPMENT PERMIT NO. 1681695, AND APPROVE PLANNED DEVELOPMENT PERMIT NO. 1681696. Seconded by Commissioner Hofman. 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 abstaining due to late arrival.

ITEM-3: **3545 AERO COURT COMMUNITY PLAN AMENDMENT INITIATION - PROJECT NO. 584390**

City Council District: 7 Plan Area: Kearny Mesa

Staff: Lisa Lind

Speaker slips in favor of the project submitted by Marcela Escobar-Eck and Jeannette Temple.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

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