

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
APRIL 19, 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 9:05 a.m. Chairperson Stephen Haase adjourned the meeting at 1:11 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – present
Vice-Chairperson Sue Peerson – present / left at 9:53 a.m.
Commissioner James Whalen – present
Commissioner Douglas Austin – present / left at 11:30 a.m.
Commissioner William Hofman – present
Commissioner Granowitz – present
Dennis Otsuji – present / left at 11:30 a.m.

Staff

Corrine Neuffer, City Attorney – present
Laura Black, Planning Department – present / left at 10:55 a.m. / arrived at 11:23 a.m.
Brian Schoenfisch, Planning Department – present / arrived at 10:55 a.m. / left at 11:23 a.m.
PJ FitzGerald, Development Services Department – present
Tony Khalil, Development Services Department – present
Carmina Trajano, Recorder – present

ANNOUNCEMENTS/PUBLIC COMMENT

Elyse Lowe, Mayor Kevin Falconer’s Director of Land Use & Economic Development Policy commented that today is National Volunteer Appreciation Day and she would like to thank the Planning Commissioners on behalf of the Mayor for their service to the City and for all the great work that they do. She also mentioned that they worked hard as volunteers on this Commission and the time they spent, not only during the meeting, but for all the preparations and everything that they do.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

CONSENT AGENDA

ITEM-1: MARYLAND STREET TM – PROJECT NO. 564646

City Council District: 3

Plan Area: Uptown

Staff: Paul Godwin

Speaker slips in favor of the project submitted by Kiersten Edstrom, Maggie Roland, Susan Schulze-Claasen and Ty Creamer.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER WHALEN APPROVING THE STAFF’S RECOMMENDATION TO RECOMMEND THE CITY COUNCIL APPROVE TENTATIVE MAP NO. 2025414 AND EASEMENT VACATION NO. 2025415. 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: 3642-54 SEVENTH AVENUE TENTATIVE MAP – PROJECT NO. 548373

City Council District: 3

Plan Area: Uptown

Staff: Glenn Gargas

Speaker slips in favor of the project submitted by Mac Stead, Maggie, Roland, Antony Christensen, Kiersten Edstrom and Susan Schultze-Claasen.

Speaker slips in opposition to the project submitted by Dennis Stryker, Erika Cayton, Alberto Lau, Tina Waters and John Grant.

COMMISSION ACTION:

MOTION BY COMMISSIONER HOFMAN APPROVING THE STAFF’S RECOMMENDATION TO

APPROVE TENTATIVE MAP NO. 1939303 (INCLUDING A WAIVER OF THE REQUIREMENT TO UNDERGROUND OVERHEAD UTILITIES). 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.

ITEM-3: **MCCARTY ESTATES – PROJECT NO. 515157**

City Council District: 1

Plan Area: Carmel Valley

Staff: Morris E. Dye

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 WHALEN APPROVING THE STAFF'S RECOMMENDATION TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 515157 AND ADOPT MITIGATION MONITORING AND REPORTING PROGRAM; AND APPROVE SITE DEVELOPMENT PERMIT NO. 1815468/PLANNED DEVELOPMENT PERMIT NO.1815503; AND APPROVE TENTATIVE MAP NO. 1815504, INCLUDING WAIVER OF REQUIREMENT TO UNDERGROUND EXISTING OVERHEAD UTILITIES WITH CORRECTION TO COMMUNITY PLAN REFERENCE SUGGESTED BY COMMISSIONER WHALEN. 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-4: **FROST RIGHT-OF-WAY VACATION – PROJECT NO. 507338**

City Council District: 2

Plan Area: Peninsula

Staff: Tim Daly

Speaker slips in favor of the project submitted by Matt Peterson.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER WHALEN APPROVING THE STAFF'S RECOMMENDATION TO RECOMMEND THE CITY COUNCIL APPROVE COASTAL DEVELOPMENT PERMIT 1898596; AND APPROVE PUBLIC RIGHT-OF-WAY VACATION 1782175. 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-5: **ATLAS STREET TENTATIVE MAP – PROJECT NO. 518391**

City Council District: 6

Plan Area: Clairemont Mesa

Staff: Tim Daly

Speaker slips in favor of the project submitted by John Leppert, Marcela Escobar-Eck and Charles Johnson.

Speaker slips in opposition to the project submitted by Maritze Thrush, Robert Grijolva, Terry Thrush and Norman Thrush.

COMMISSION ACTION:

MOTION BY COMMISSIONER WHALEN APPROVING THE STAFF'S RECOMMENDATION TO RECOMMEND THE CITY COUNCIL APPROVAL OF PLANNED DEVELOPMENT PERMIT NO. 1818203; CONDITIONAL USE PERMIT NO. 1818204; AND TENTATIVE MAP NO. 1818213.

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

Break: 10:20 a.m. – 10:28 a.m.

APPROVAL OF THE AGENDA

ITEM #2 AND ITEM #5 WERE PULLED FROM THE CONSENT AGENDA FOR DISCUSSION.

DIRECTOR'S REPORT

Mike Hansen, Planning Director introduced himself to the Commission and he stated that he's the new Planning Director for a few weeks now; he's very excited to serve in this role. He's been with the City for about four years in the Mayor's Office, working on many of the Land use & Planning issues from the Policy making side. He is also excited to be here with the staff and operation side of the City to help get this item over the finish line. He also thanked the Commissioner for their service and appreciate them volunteering. He would like to share that he has served with the Wetlands Advisory Board for five years and he knows what it's like to serve on the Commission, although not quite as many items like the Commission, but he appreciates the service as well. He informed the Commission that he's around if they have any questions and wants to make sure that the Department is supporting them and the work they do.

PJ Fitzgerald, Assistant Deputy Director of the Development Services Department commented that as Elyse Lowe noted in her comments, April is the National Volunteer Month. In honor of National Volunteer Month, we would like to extend our appreciation for dedicated service to the City of San Diego through their volunteer work on the Planning Commission. The work of the Commission is demanding in both time and energy, and is not always fully understood or appreciated by the casual observer; however, your contributions to the City of San Diego as a Planning Commissioners are invaluable to the Mayor and City Council and makes a difference to this City. She stated that they made recommendations and decisions on almost a hundred projects in 2017 on Land Use, Plan

Amendments and Code Changes. Their recommendations were forwarded to the City Council; were endorsed and included in their approvals resulting in unbundled parking for Residential Projects, Specific Plan down in Otay Mesa Central Village and their recommendations narrowed the road widths and laid the groundwork to pedestrian friendly development in Otay Mesa; landscape code changes, increase bicycle parking and fast EV Charging Stations. She wants to point all that out, because their work does make a difference. On behalf of the City of San Diego, she thanked the Commission for their service.

COMMISSION COMMENT

Commissioner Peerson commented that she was recently on Gaoshon Taiwan attending a bilateral symposium between UCSD and National University in Gaoshon. She stated that it was an opportunity to be their keynote speaker; she discussed with them the public outreach and the public engagement that the City does with the Community Planning Group such as many of you in the audience today representing your community. She also focused on how we can use uptap resources such as alleys for green living and it was very widely received. She mentioned that we will then host them in 2020 and she is looking forward to bringing those faculties and students, so they can understand how San Diego goes about engaging the public in our public participation process.

Commissioner Whalen commented that the PUC (Public Utilities Commission) recently announced a tentative order approving 60,000 EV vehicle hookups and it will be over the County in its entirety, but distributed by population; that will be a big step for the Climate Action Plan Implementation.

Commissioner Hofman commented that there are a lot of unsung heroes on the staff; you don't hear much about the Zone Enforcement and Building Division in this Hearings. He shared one incident that happened, his good friend from Point Loma near Devonshire Road was up against some illegal construction and they were grading in the middle of the night and obviously didn't have any permit. They asked him if he can do something or if he can help direct them to the right person, which he started with PJ and thanked her for sending her to Kelly Eisenstein, Martin Montessoro, Xavier Del Valle from the Building Inspection Department and Rosalie Leon from Code Enforcement. It was taken care of within two days and it was remarkable and want to compliment those unsung heroes of the staff.

Commissioner Austin commented that they finally chose the date for the Housing Workshop on June 7th, Thursday at 9 a.m. They will be inviting folks who are experts and non-experts to opine on things we can do from the policy standpoint to help the housing crisis that is not getting well anytime soon.

Commissioner Haase commented that next week is the National American Planning Association Conference in New Orleans; this is New Orleans 300th Anniversary and one of our cities that has a long history. He stated that this will be the third Conference in New Orleans in the last 20 years and they've been going every 10 years and he's been fortunate to attend that. This will be his third conference in New Orleans. He mentioned that we should have seen the City pre- and post-Katrina and how the City has rebounded from that terrible event. Once he gets back, he'll share that with the Commission.

DISCUSSION ITEMS

ITEM-6: ***Appeal of Hearing Officers decision on March 7, 2018***

MISSION CENTER COURT MARIJUANA OUTLET – PROJECT NO. 542366

City Council District: 7

Plan Area: Mission Valley

Staff: Cherlyn Cac

Speaker slips in favor of the project submitted by Marcela Escobar-Eck, Heather Riley, Phil Rath, Suzanne Varco, Rakesh Goyal, Khoa Nguyen, Abhay Schweitzer, Vasanti Peiris, John Hamby, Andrey Shmykov, Jolia Trifomov, Max Tsybrivsky, Carlos Gonzalez and Gina Austin.

Speaker slips in opposition to the project submitted by Mehrdad Banki Ermen Hameed, Sherwin Sepehri, Aaron Kruse, Kahtleen Lippitt, Kelly McCormick, Niloofar Sepehri, Evelyn Heidelberg, Joshua Hamlin, Mark Woodard, Jason Griffith, Cody Campbell, Brenda Osmena, John Osmena, Rodney Allen, Danielle Levin, Travis Knapp, Joe Esposito and Gracie Morgan.

COMMISSION ACTION:

MOTION BY COMMISSIONER AUSTIN APPROVING THE STAFF'S RECOMMENDATION TO GRANT THE APPEAL, REVERSE THE HEARING OFFICER'S DECISION, AND APPROVE CONDITIONAL USE PERMIT NO. 1911475. Seconded by Commissioner Whalen. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Granowitz, Otsuji and Whalen voting yea and with Commissioner Peerson recusing.

Lunch: 11:30 a.m. -12:06 p.m.

ITEM-7: **KEARNY MESA COMMUNITY PLAN UPDATE**

City Council District: 6, 7

Plan Area: Kearny Mesa

Staff: Lisa Lind

Speaker slips in favor of the item submitted by Buzz Gibbs, John Turpit, Sherm Harmer, Jack Monger, Randy La Chance, H. Willis Booth III, Matt Miller and Ping Wang.

No speaker slips in opposition to the item were submitted.

COMMISSION ACTION:

No action taken, Workshop item only.