

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
APRIL 26, 2018
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING:

Vice-Chairperson Sue Peerson called the meeting to order at 9:02 a.m. Vice-Chairperson Sue Peerson adjourned the meeting at 12:40 p.m.

ATTENDANCE DURING THE MEETING:

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

Staff

Shannon Thomas, City Attorney – present
Mike Hansen, Planning Department – present
PJ FitzGerald, Development Services Department – present
Louis Shultz, Development Services Department – present / left at 10:53 a.m.
Walter Gefrom, Development Services Department – present / arrived at 11:35 a.m.
Carmina Trajano, Recorder – present

ANNOUNCEMENTS/PUBLIC COMMENT

None

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

CONSENT AGENDA

None.

APPROVAL OF THE AGENDA

Accepted as presented.

DIRECTOR'S REPORT

Mike Hansen, Planning Director announced that today is Dan's Normadin's last Planning Commission Hearing and he is retiring in about a month. He has worked for so many items in such a long period of time for the Planning Department and Development Services. He stated that he will miss Dan; he's been a great part of the team and has worked with a lot of different items with him. He just wants to thank him for his hard work.

PJ Fitzgerald, Assistant Deputy Director of the Development Services Department noted that today is "Bring Your Daughters and Sons Day to Work" in the City of San Diego. She mentioned that there were a couple of guests who were in the backstage, but do not need to bring them out. She acknowledged Riley Schultz, who is the daughter of our City Engineer Louis Schultz; Erin, Eiley & Ethan Trajano who are the children of our amazing Planning Commission Secretary Carmina who sits back here and keeps everything straight. She just wants to welcome them to the Planning Commission Meeting.

COMMISSION COMMENT

Commissioner Whalen commented on the Planning Commission Workshop that the Commission have been talking about having for the stormwater integration into the other systems we have at the City. He stated that he's been a little concerned about the stall progress in setting the date, but he believed that we are looking at July 19th now. He just wants to note that the longer we delay on integrating alternative compliance into our processes and systems in San Diego, the harder it will be for the City to address a multi-billion-dollar obligation to clean up a stormwater with the existing facilities and roads. By not promoting alternative compliance, the City is missing the opportunity to have developers help pay for it, which everybody wants that. The Midway Pacific Highway Plan is an

Break time: 11:19 a.m. – 11:25 a.m.

COMMISSION ACTION:

MOTION BY COMMISSIONER WHALEN APPROVING THE STAFF'S RECOMMENDATION TO RECOMMEND TO THE CITY COUNCIL CERTIFICATION OF PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 561546/SCH. NO. 2015111013; APPROVAL OF A RESOLUTION AMENDING THE MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN, AMENDING THE GENERAL PLAN, AND AMENDING THE CITY'S CERTIFIED LOCAL COASTAL PROGRAM; APPROVAL OF AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE [WHICH WILL INCLUDE AMENDMENTS TO CHAPTER 13 ARTICLE 1 DIVISION 5 (COMMERCIAL BASE ZONES); CHAPTER 13 ARTICLE 2 DIVISION 9 (RESIDENTIAL TANDEM PARKING OVERLAY ZONE); CHAPTER 13 ARTICLE 2 DIVISION 14 (COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE); AND CHAPTER 14 ARTICLE 2 DIVISION 5 (PARKING REGULATIONS)] AND AMENDING THE CITY'S CERTIFIED LOCAL COASTAL PROGRAM; APPROVAL OF AN ORDINANCE REZONING LAND WITHIN THE MIDWAY-PACIFIC HIGHWAY COMMUNITY CONSISTENT WITH THE MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN WITH TWO AMENDMENTS: 1.) FOR STAFF TO ANALYZE THE OPPORTUNITY TO CHANGE THE LAND USE DESIGNATION FOR THE QUEEN ANNE AND MIDWAY-FRONTIER PROPERTIES TO MIXED COMMERCIAL RESIDENTIAL (0-73 DWELLING UNITS PER ACRE) AND REZONE THE PROPERTIES TO CC-3-8, INCLUDING ALL DUE DILIGENCE AND ENVIRONMENTAL REVIEW; 2.) FOR STAFF TO ANALYZE THE PROPOSED REDESIGN OF HANCOCK STREET BETWEEN WITHERBY STREET AND NOELL STREET TO INCLUDE A CLASS III BICYCLE FACILITY AND BACK-IN ANGLED PARKING, INCLUDING ADA COMPLIANCE. Seconded by Commissioner Granowitz. The motion passed by a vote of 5-0-2 with Commissioners Hofman, Austin, Granowitz, Peerson, and Whalen voting yea and with Commissioners Haase and Otsuji absent.

ADDITIONAL RECOMMENDATIONS:

MOTION # 1

MOTION BY COMMISSIONER AUSTIN TO RECOMMEND TO CITY COUNCIL TO STUDY POTENTIAL AMENDMENT TO THE COASTAL HEIGHT LIMIT OVERLAY ZONE IN MIDWAY-PACIFIC HIGHWAY TO INCREASE THE PERMITTED MAXIMUM BUILDING HEIGHT SO THAT THE COMMUNITY CAN ACHIEVE ITS FULL POTENTIAL UNDER THE PROPOSED COMMUNITY PLAN. Seconded by Commissioner Whalen. The motion passed by a vote of 5-0-2 with Commissioners Hofman, Austin, Granowitz, Peerson, and Whalen voting yea and with Commissioners Haase and Otsuji absent.

MOTION # 2

MOTION BY COMMISSIONER GRANOWITZ TO DIRECT STAFF TO INCLUDE WITHIN THE URBAN DESIGN ELEMENT MORE DETAIL AND ROBUST EXPLANATION OF THE COMMUNITY CHARACTER THAT THIS PLAN AIMS TO ACHIEVE. Seconded by Commissioner Hofman. The motion passed by a vote of 5-0-2 with Commissioners Hofman, Austin, Granowitz, Peerson, and Whalen voting yea and with Commissioners Haase and Otsuji absent.