

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
AUGUST 23, 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 9:01 a.m. Chairperson Stephen Haase adjourned the meeting at 10:56 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – present
Vice-Chairperson Sue Pearson – present
Commissioner James Whalen – present
Commissioner Douglas Austin – present
Commissioner William Hofman – present
Commissioner Granowitz – present
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REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

CONSENT AGENDA

ITEM-1: * THE LOT DEL MAR - PROJECT NO. 537664

City Council District: 1

Plan Area: City General Plan/North City Future
Urbanizing Area – Subarea II

Staff: Martha Blake

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 RECOMMENDATIONS TO ADOPT NEGATIVE DECLARATION NO. 537664; AND APPROVE CONDITIONAL USE PERMIT NO. 1892594. 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.

APPROVAL OF THE AGENDA

Accepted as presented.

DIRECTOR'S REPORT

Laura Black, Deputy Director announced that, on Wednesday, August 1st, the Planning Department released the Draft Environmental Impact Report associated with the Morena Corridor Specific Plan. The public comment period ends on October 1st. Information regarding the Draft EIR is located on the Planning Department main web page at www.sandiego.gov/planning and the following items that she discussed are also located on the same web page. On Friday, August 3rd, released the Draft Mission Valley Community Plan for public review and staff will be accepting comments on the Draft Plan until November 13th. Upcoming, on Thursday, September 13th, staff will be hosting the Mission Boulevard Public Spaces & Active Transportation Plan Workshop at the Pacific Beach, Taylor Library from 6-8

p.m. She is also pleased to announce that the Planning Department is starting two New Community Plan Updates; these updates are for the University Community Plan and the Mira Mesa Community Plan. On Wednesday, September 26th, staff will be hosting an open house kick-off event for the University Community Plan from 3:30–7:30 p.m. at Nobel Recreation Center. On Thursday, October 11th, staff will be hosting an open house kick-off event for the Mira Mesa Community Plan Update from 4-7 p.m. at the Mira Mesa Recreation Center. She will also update the Commission as they get closer to some of those future dates, but also want to inform them that some things are on the calendar.

COMMISSION COMMENT

Commissioner Whalen commented that last Friday, he had a meeting with the USEPA in San Francisco to go over two key questions to get ready for the Planning Commission Workshop on September 13th: the first was, is it legal to treat pollutants in-stream; and the second was, do they support multiple use of the same piece of property for habitat conservation, storm water treatment, greenhouse gas sequestration, water supply, et al and the answer is yes. So, it's a big deal and it helps set the table for the workshop where he hopes to get some direction from the co-permittees. He mentioned that he'll have meeting notes, so he can hand out later.

Commissioner Pearson commented that she is happy to be back; she was travelling for two weeks and then teaching for five weeks at Bauhaus University in Weimar Germany. They took 19 UC San Diego students for a study abroad program with her colleague Mirle Bussell. She stated that she taught in Urban Design Studio comparing European and US Cities particularly looking at the public realm. The students' final project to her class, was to design a student housing project on a vacant property in Weimar. She also mentioned that she didn't drive for seven weeks and just carried a backpack; she felt like she was twenty and love walking and taking transit. So, the first day that she was back with her big car, she realized that driving a car again was one of the biggest adjustment for her. She hopes to share some of her insight and she is really pleased to have that opportunity through that partnership with Bauhaus University and UC San Diego.

Commissioner Granowitz commented that she attended a ULI tour of Tijuana called Barrios Hermanos Tour of the Zona Centro. She stated that they walked and saw a lot of the new development that's going on there; they are infill development including their efficiency units. They are done in a way that she thought would really lessen people's fear of what they look like and how they can function and she asked Executive Director Heather Foley to take some pictures. The thing that she thought was very interesting, was that they have some very minimal ADA requirements and the buildings were certainly a lot cheaper than anything going on here. They also went to many restaurants that are thriving over there and most of which are personal financial investment; they're not going to banks for money at all and it was really a different world down there. She encouraged the Commission to take the opportunity to take the tour, it was great and it's free. She also mentioned that a number of people came up to her and she also received the emails that went out to the Community Planners Committee with the matrix of potential items for the 12th Update to the Land Development Code. There were two or three things that would affect Planning Commission, one of the main one she realized that it's early on and may not come to fruition, but there was some

discussion of having HRB Appeals come to the Planning Commission instead of going to City Council. She said it's more complicated than that, but she'll let it go at this point because it may not happen. She wants to make sure that her fellow Commissioners knew about it.

Commissioner Haase commented that the American Planning Association, California Chapter will be holding its Conference here in San Diego on October 7, 8, 9 and maybe the 10th as well as he recalled. On Sunday, October 7th, is the day that they scheduled the workshop and the breakfast for the Planning Commissioners and Board Representatives. He mentioned that if the Commission would like to attend, they can register for a one-day which will be appropriate and there is a special deal for Planning Commissioners, but he doesn't know how special it is. He has been involved and as everyone knows he is the State Chapter Representative for Commissions and Boards and this is his final year. He's been working quite a bit with the Conferences and it turned out to be very rewarding and beneficial to those of them who appointed officials and if may not be a planner or a member of the American Planning Association, trying to get a little more of a flavor of what it's like to be a public official and a decision maker in the planning environment. He said that they are fortunate enough to have Mary Salas, Mayor of Chula Vista as the guest speaker at the breakfast that morning; it is a very informal session, just to ask questions. He stated that Mayor Salas has been aggressive about many issues regarding climate change, transit and the like. He hopes that the Commission can join for a little bit of that day. He also announced that he will not be present for next week's meeting and said that the Commission is in good hands since Commissioner Peerson is back.

DISCUSSION ITEMS

ITEM-2: * LIGHTHOUSE RIDGE - PROJECT NO. 513356

City Council District: 1

Plan Area: Carmel Valley

Staff: Glenn Gargas

Speaker slips in favor of the project submitted by Jose Lau, Matt Semic and Michael Graham.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

MOTION BY COMMISSIONER AUSTIN APPROVING THE STAFF'S RECOMMENDATIONS TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 513356 AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP); AND APPROVE SITE DEVELOPMENT PERMIT NO. 1798552/PLANNED DEVELOPMENT PERMIT NO.1818960; AND APPROVE VESTING TENTATIVE MAP NO. 1798551. 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: **SEASALT DEL MAR - PDP - PROJECT NO. 551145**

City Council District: 1

Plan Area: Torrey Pines

Staff: Francisco Mendoza

Speaker slips in favor of the project submitted by Jay Kopelowitz, Roy Perkins, Darren Quinn, Chris Duggan, Salvatore Ercolano, Bettina Whiteford and Terry Johnson.

Speaker slips in opposition to the project submitted by Dennis Ridz, Daniel Jensvold, Susan Lyon, Deanna Rich, Sheryl Adams and Holly Anderson.

COMMISSION ACTION:

MOTION BY COMMISSIONER HOFMAN WITH MODIFICATIONS TO STAFF'S RECOMMENDATION TO APPROVE PLANNED DEVELOPMENT PERMIT (PDP) NO. 1949185. MODIFICATIONS INCLUDE THE FOLLOWING ADDED CONDITIONS: NO EXTERIOR SPEAKERS. TRASH AND RECYCLING TO BE REMOVED NO LATER THAN 10:00 PM. AND SIGNAGE ADDED IN THE PARKING LOT TO INFORM CUSTOMERS TO BE SENSITIVE TO THE NEIGHBORING RESIDENTIAL COMMUNITY. Seconded by Commissioner Whalen. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.