

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
JANUARY 24, 2019  
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 9:03 a.m. Chairperson Stephen Haase adjourned the meeting at 10:17 a.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Stephen Haase – present  
Vice-Chairperson Susan Peerson – present  
Commissioner James Whalen – present  
Commissioner Douglas Austin – present / left at 9:45 a.m.  
Commissioner William Hofman – present  
Commissioner Granowitz – present  
Dennis Otsuji – present

Staff

Corrine Neuffer, City Attorney – present  
Laura Black, Planning Department – present  
Brian Schoenfisch, 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**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**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**

None.

**APPROVAL OF THE AGENDA**

Accepted as presented.

**DIRECTOR'S REPORT**

Laura Black reported that on January 9<sup>th</sup>, the Planning Department released the Draft Kearny Mesa Community Plan Update and there will have a workshop on this item next week. The Clairemont Community Plan Update will have an open house workshop on Wednesday, January 30<sup>th</sup> located at Madison High School Gymnasium, 4833 Doliva Dr., San Diego, CA 92117 from 5:30 p.m. -7:30 p.m. It is an open house workshop style and you can pop in any point and can talk to staff.

PJ FitzGerald, Assistant Deputy Director of the Development Services Department announced that DSD just went through a long-awaited update on the DSD web page. She would like to invite everyone to check it out at [sandiego.gov](http://sandiego.gov); for their purposes, the Boards and Commission were consolidated on one-page with the Agendas, Hearing Notices and links to Environmental Notices, so you can navigate that much more easily now and just want to share that with the public and the Commission.

**COMMISSION COMMENT**

Commissioner Whalen commented that on Tuesday, he testified in Sacramento at the State Water Resources Control Board Hearing on the State's response to the scaling back a federal regulation for wetlands. The State is determined to backfill any gaps that the federal government might leave. It's been tough, because the new threshold is two tenths of an acre which is quite low, the City doesn't use that. There is one good thing though, that the MSCP is considered a watershed plan and therefore is adequate for mitigation purposes with the approval of the State Water Board. And this goes back to the Alternative Compliance Workshop that the Commission had; having done that, will make it easier for us to comply with the new rules and said we are going in the right direction.

Commissioner Otsuji announced this year, the American Society of Landscape Architects will have their Annual Meeting in San Diego between November 14<sup>th</sup> thru November 18th. He stated that you will be overwhelmed with about 6,000 Landscape Architects in town and everyone is welcome to join.

Commissioner Granowitz commented that for the record, she was in a marked crosswalk, not on a cell phone and she was hit by a car the day after Christmas so it was not her fault.

Commissioner Austin commented that after attending the Mayor's State of the City Address, the Mayor announced some bold actions; he talked about height, density and parking. He was curious as to where that goes in the system. He said he's assuming you can't go out tomorrow and build the high rise in the wrong place with a thousand units and no parking, but he knows there's some good things coming. He asked the staff about the timing on how will that get implemented.

Commissioner Hofman reported from the South of the Border and said it is sunny and beautiful; he's glad to be back.

Commissioner Haase commented that at the Mayor of the State City speech, he had the opportunity to speak with Richard Gentry, who heads the Housing Commission and chatted with him briefly. He said he requested and Richard offered at the Commission's pleasure to come and give the Commission a little better insight on how the Commission is implementing affordable housing policies and what it does with in-lieu fees, things like that; had many discussions about that. That is a separate agency from the City as far as department is concerned. He thought it might be an opportunity to get smart about the work and the work of the Commission on how they invest in increasing affordable housing stuff. He asked if the Commission agree, it will be added in some future agenda. This is a workshop and an informational report from Rick.

### **DISCUSSION ITEMS**

#### **ITEM-1: *Appeal of Hearing Officer's decision on November 7, 2018***

##### **ISLAND COURT BAYSIDE - CDP/TM- PROJECT NO. 600832**

City Council District: 2

Plan Area: Mission Beach

Staff: Derrick Johnson

Speaker slips in favor of the project submitted by Brandon Soule, Jodi Rothery and Chris Fassler.

Speaker slips in opposition to the project submitted by Emilio Rodriguez and Ellie Baines.

##### **COMMISSION ACTION:**

MOTION BY COMMISSIONER AUSTIN APPROVING THE STAFF'S RECOMMENDATIONS TO DENY THE APPEAL, UPHOLD THE HEARING OFFICER'S DECISION AND APPROVE COASTAL DEVELOPMENT PERMIT NO. 2124341 AND TENTATIVE MAP NO. 2164319. Seconded by

Commissioner Peerson. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin Granowitz, Peerson, Otsuji and Whalen voting yea.

ITEM-2: **13<sup>TH</sup> & BROADWAY - CCDP/REZONE - PROJECT NO. 2018-48**

City Council District: 3

Plan Area: Downtown

Staff: James Alexander

Speaker slips in favor of the project submitted by Chris Fassler and Jodi Rothery.

Speaker slips in opposition to the project submitted by Emilio Rodriguez.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER HOFMAN APPROVING THE STAFF'S RECOMMENDATION TO RECOMMEND TO CITY COUNCIL APPROVAL OF CCDP NO. 2018-48, REZONE, AND AMENDMENT FOR THE PROJECT. Seconded by Commissioner Whalen. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Granowitz, Peerson, Otsuji and Whalen voting yea and with Commissioner Austin recusing.