

DRAFT

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
May 30, 2024
Hybrid Meeting/In Council Chambers – 12th Floor
City Administration Building
202 C Street, San Diego, CA 92101**

CHRONOLOGY OF THE MEETING:

Chairperson Kelly Modén called the meeting to order at 9:01 a.m. Chairperson Kelly Modén adjourned the meeting at 2:00 p.m.

ATTENDANCE DURING THE MEETING:

Chair Kelly Modén – Present in Chambers
Vice-Chair Matthew Boomhower - Present in Chambers
Commissioner Ted Miyahara – Present in Chambers
Commissioner Ken Malbrough – Present in Chambers
Commissioner Dennis Otsuji – Absent
Commissioner Farah Mahzari – Absent

STAFF:

Corrine Neuffer, Chief Deputy City Attorney – Present in Chambers
Heidi Vonblum, Director, City Planning Department – Present in Chambers
Renee Mezo, Assistant Deputy Director, Development Services Department - Present in Chambers
Sean Torres, Senior City Engineer, Development Services Department – Present in Chambers
Sabrina Custer, Legislative Recorder, Development Services Department - Present in Chambers

ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT

Public Comment – None

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None

REQUEST FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

Item #1 AT&T Mobility USD Cuyamaca Hall

APPROVAL OF THE AGENDA

Approved

DIRECTOR'S REPORT

Renee Mezo, Development Services Department:

I'm letting the commission know that DSD has undergone some restructuring as of May 6th.

The highlights of that restructuring include the cannabis division being dissolved as its own division and carrying on its cannabis-related activities. The new project management division will combine discretionary and ministerial active project management to provide improved customer service and coordination. There is also a new division called the Project Submittal Customer and Employee Services Division, which will centralize several customer service-focused sections together, including project submittal, issuance records, and the customer call center.

The Urban Innovation Division will expand the current urban division planning and review functions by adding business intelligence to provide greater emphasis on leveraging data analytics with specialized projects and land development initiatives. I'd also like to inform the council or the commission that the council recently approved some items. On May 14th, a new fee study was adopted that made adjustments for the Development Services Department Enterprise Fund, the local enforcement agency fund, and certain fees for the city planning department.

A lease was approved on May 20th between the city of San Diego and the Wawanesa and the general insurance company for a site in Mission Valley to be occupied by the Development Services Department. This is very exciting news, as it will combine three of the DSD's offices into one. The City Operations Building, Montgomery Gibbs, and the Ridgehaven Field Office will be in one centralized location, improve customer service, and provide a public hearing space for this hearing body. So, we're very excited about that. More to come.

Heidi Vonblum, City Planning Department:

The City Council, on May 21st, 2024, adopted the Community Planning Group recognition recognizing 41 Planning Groups under the new council policy 600-24. There were two competing applications in La Jolla and Uptown. The La Jolla Community Planning Association, which is an existing community planning group, was recognized by the city council. The vibrant Uptown group, which was a new group, was recognized by the city council to represent Uptown. Those recognition for the new groups will not become effective until elections are held.

We will continue to update the commission. I also wanted to report that on May 17th, the City Council adopted the De Anza Natural, which was also before you, an amendment to the Mission Bay Park Master Plan. We will now be working to submit that item to the Coastal Commission for final certification. And then one last update that you guys recently heard: the environmental justice element and the 2024 Land Development Code Update.

That item was heard by the Land Use and Housing Committee and recommended for adoption by the City Council, which we anticipate will be heard in June. We'll keep you updated.

COMMISSION COMMENT

Commissioner Boomhower:

This applies generally to items 2 to 4 collectively, so I kind of want to cover them here just in the commission comment. I really appreciate the staff's ability to provide us with consolidated links to the publicly available documents well in advance of the normal one-week document release date. I know that my fellow commissioners and I are very diligent about reviewing all the materials that staff painstakingly assemble and provide for our review in advance of our discussions and recommendations. By giving us extra time with this material, it's helped us greatly get through the rather voluminous amount of stuff.

However, even though we've workshopped each of these items in the future, I strongly recommend to staff that we try to spread this material out over several meeting dates, both to give the volunteer commissioners more time for reviewing consideration and to allow the public the same opportunity. I recognize that all three of these are interconnected, so it logically makes sense to group them.

But that means we and, eventually, the council have thousands of pages of primary and supporting materials that we need to review. We did it. I think we're good. Again, I appreciate that we got a head start on this. It's just a suggestion for the future. Thank you.

AGENDA ITEMS

ITEM 1: AT&T MOBILITY USD CUYAMACA HALL- PROJECT NO. 1066122

Staff: Karen Howard

City Council District: 2

Plan Area: Linda Vista

Speakers in favor and opposition of the project:

Franklin Orozco – for questions only

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO APPROVED ON CONSENT:

- CONDITIONAL USE PERMIT (CUP) NO. 3172717

Seconded by Commissioner Malbrough, the motion passed with a vote of 4-0-2, with Commissioners Boomhower, Miyahara, Modén, and Malbrough voting yes and Commissioners Mahzari and Otsuji absent.

ITEM 2: GENERAL PLAN REFRESH (BLUEPRINT SD INITIATIVE) AND PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT

Staff: Nathen Causman

City Council District: All

Plan Area: Citywide

Speakers in favor and opposition of the project:

Danna Givot, Linda Beresford, Bonnie Kutch, Julie Meier Wright, Michael Kozma, Jan Devens, Suzy Shamsky, Nancy Beck, Richard Woods, Ron Askeland, Preston Brown, Susan Baldwin, Thomas Mullaney, Cindy Yurkovich, Andrew Hollingworth, Evan Strawn, Sharon Gehl, Adrian Luna, Melanie Woods, Melanie Cohn, Sally Small, Anne Fege, Jailyn Osborne, Charles Rilli, Christina Marquez, and Craig Benedetto

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- RECOMMEND CITY COUNCIL APPROVE A RESOLUTION CERTIFYING THE PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE BLUEPRINT SD INITIATIVE GENERAL PLAN AMENDMENT, THE UNIVERSITY COMMUNITY PLAN UPDATE, AND THE HILLCREST FOCUS PLAN AMENDMENT TO THE UPTOWN COMMUNITY PLAN (ATTACHMENT 2).
- RECOMMEND CITY COUNCIL APPROVE A RESOLUTION ADOPTING THE BLUEPRINT SD INITIATIVE GENERAL PLAN AMENDMENT (ATTACHMENT 3).
- RECOMMEND THE CITY COUNCIL TO ALSO INCLUDE ALL AMENDMENTS LISTED IN THE MEMO DATED MAY 29TH, 2024.

Seconded by Commissioner Malbrough, the motion passed with a vote of 4-0-2, with Commissioners Boomhower, Miyahara, Modén, and Malbrough voting yes and Commissioners Mahzari and Otsuji absent.

BREAK WAS TAKEN FROM 10:16 TO 10:22

ITEM 3: UNIVERSITY COMMUNITY PLAN UPDATE

Staff: Suchi Lukes

City Council District: 6 & 1

Plan Area: University

Speakers in favor and opposition of the project:

Bonnie Kutch, Richard Woods, Nancy Beck, Julie Meier Wright, Michael Kozma, Jan Devens, Louise Rehling, Susan White, Danna Givot, Earl Klive, Karen Sells, Fred Garris, John Ziebarth, Mark Zytko, Linda Beresford, Suzy Shamsky, Nancy Powell, Jennifer Martin-Roff, Andrew Wiese, Joann Selleck, Daren Esposito, Christine Mailloux, Chris Nielson, Kevin Wising, Susan Baldwin, Thomas Mullaney, Peggy Frye, Bob Treitler, Michael Stonehouse, Nancy Zytko, Ron Askeland, Steven Bossi, Erin Walsh, Brian Walsh, Anne Morley, Meline Cohn, Jake Pocock, Melanie Woods, Joseph Gurfinkiel, Joyce Alger, Kim Brewer, Wesley Morgan, Evan Strawn, Isamaria Cortes Diaz, Jeff Dosick, Cori Schumacher, Broderick Day, Johnny Figueroa, Katie Rodolico, Hannah Roconic, Kathleen Amaya, Saad Asad, Will Moore, and Mike Frattali.

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- RECOMMEND CITY COUNCIL APPROVAL OF A RESOLUTION ADOPTING THE COMPREHENSIVE UPDATE TO THE UNIVERSITY COMMUNITY PLAN, RESCINDING

THE NEXUS TECHNOLOGY-SPECIFIC PLAN, AND AMENDING THE COMMUNITY'S LOCAL COASTAL PROGRAM AND THE GENERAL PLAN (ATTACHMENT 2)

- RECOMMEND CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING THE SAN DIEGO MUNICIPAL CODE (SDMC) CHAPTER 13, ARTICLE 2, DIVISION 14 AND AMENDING THE CITY'S CERTIFIED LOCAL COASTAL PROGRAM (ATTACHMENT 3).
- RECOMMEND CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING THE HISTORICAL RESOURCES GUIDELINES OF THE CITY'S LAND DEVELOPMENT MANUAL TO EXEMPT SPECIFIED AREAS WITHIN THE UNIVERSITY COMMUNITY PLANNING AREA FROM POTENTIAL HISTORIC RESOURCE REVIEW UNDER SDMC 143.0212 (ATTACHMENT 7).
- RECOMMEND CITY COUNCIL APPROVAL OF AN ORDINANCE DEDICATING PUBLIC OPEN SPACE WITHIN THE UNIVERSITY COMMUNITY PLANNING AREA PURSUANT TO CITY CHARTER SECTION 55 (ATTACHMENT 5).
- RECOMMEND CITY COUNCIL APPROVAL OF AN ORDINANCE REZONING LAND WITHIN THE UNIVERSITY COMMUNITY PLANNING AREA CONSISTENT WITH THE UNIVERSITY COMMUNITY PLAN (ATTACHMENT 4).
- RECOMMEND CITY COUNCIL TO ALSO INCLUDE ALL AMENDMENTS LISTED IN THE MEMO DATED MAY 29TH, 2024

Seconded by Commissioner Miyahara, the motion passed with a vote of 4-0-2, with Commissioners Boomhower, Miyahara, Modén, and Malbrough voting yes and Commissioners Mahzari and Otsuji absent.

***BREAK WAS TAKEN FROM 11:40 AM TO 11:50 AM
LUNCH WAS TAKEN FROM 12:14 PM TO 12:47 PM***

ITEM 4: HILLCREST FOCUSED PLAN AMENDMENT

Staff: Shannon Corr
City Council District: 3
Plan Area: Uptown

Speakers in favor and opposition of the project:

Mat Wahlstrom, Michael Kozma, Thomas Mullaney, Peggy Frye, Danna Givot, Karen Ebner, Ron Askeland, Susan White, Louise Rehling, Deirdre Lee, Susan Lester, Michael Hansen, Nicole Murray-Ramirez, Natalie Starr, Valerie Le Page, Michael Donovan, Sharon Gehl, Ben Nicolls, Ryan Bedrosian, Gail Friedt, Wes Morgan, Manny Herbst, Bruce Coons, Esmé Quintero-Cubillan, Stephen Russell, Zack Defazio Farrell

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- RECOMMEND CITY COUNCIL APPROVAL OF A RESOLUTION ADOPTING THE HILLCREST FOCUSED
- RECOMMEND CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE CHAPTER 13, ARTICLE 1, DIVISION 5 BY ADDING TWO NEW COMMUNITY COMMERCIAL ZONES, USE AND DEVELOPMENT REGULATIONS,

AND CHAPTER 13, ARTICLE 2, DIVISION 14 AMENDING THE COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ) FOR THE UPTOWN COMMUNITY PLAN AREA (ATTACHMENT 3).

- RECOMMEND CITY COUNCIL APPROVAL OF AN ORDINANCE REZONING LAND WITHIN THE HILLCREST FOCUSED PLAN AMENDMENT AREA CONSISTENT WITH THE UPTOWN COMMUNITY PLAN (ATTACHMENT 4).
- RECOMMEND CITY COUNCIL APPROVAL OF A RESOLUTION DESIGNATING THE LGBTQ+ CULTURAL DISTRICT IN THE UPTOWN COMMUNITY PLAN AREA (ATTACHMENT 5). PLAN AMENDMENT TO THE UPTOWN COMMUNITY PLAN AND AMENDING THE GENERAL PLAN (ATTACHMENT 2).
- RECOMMEND CITY COUNCIL TO ALSO INCLUDE ALL AMENDMENTS LISTED IN THE MEMO DATED MAY 29TH, 2024

Seconded by Commissioner Malbrough, the motion passed with a vote of 4-0-2, with Commissioners Boomhower, Miyahara, Modén, and Malbrough voting yes and Commissioners Mahzari and Otsuji absent.

ADJOURNED: 2:00 p.m. by Chairperson Modén