

DRAFT

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
August 29, 2024
Hybrid Meeting/In Council Chambers – 12th Floor
City Administration Building
202 C Street, San Diego, CA 92101**

CHRONOLOGY OF THE MEETING:

Vice-Chair Matthew Boomhower called the meeting to order at 9:12 a.m. Vice-Chair Matthew Boomhower adjourned the meeting at 2:02 p.m.

ATTENDANCE DURING THE MEETING:

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

STAFF:

Corrine Neuffer, Chief Deputy City Attorney – Present in Chambers
Tait Galloway, Deputy Director, Planning Department – Present in Chambers
Renee Mezo, Assistant Deputy Director, Development Services Department - Present in Chambers
Tony Khalil, Senior Civil 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 – Cesar Javier, Purita Javier, Craig Klein, Matt Quinn, Matt Brown, David Chesavage, Kathleen Lippitt

Technical Break @ 9:18 to 9:41

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

Item #5 14110 Stonebridge Parkway continued to August 29, 2024

REQUEST FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

Item #2 Palm Hollister Apartments and Item #6 Rancho Bernardo Community Plan Amendment Initiation – 111818 Bernardo Plaza Court were placed on consent

APPROVAL OF MINUTES

August 8th, 2024

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO:

- APPROVE THE MINUTES OF AUGUST 8TH, 2024 AS PRESENTED.

Seconded by Commissioner Mahzari, the motion passed 5-0-1. Commissioners Boomhower, Miyahara, Otsuji, Malbrough, and Mahzari voted yes, with Commissioner Modén absent.

APPROVAL OF THE AGENDA

Approved

DIRECTOR’S REPORT

Renee Mezo, Development Services Department – None
Tait Galloway, City Planning Department—None

COMMISSION COMMENT

None

AGENDA ITEMS

ITEM 1: *Appeal of Staff decision on May 29th, 2024*
THE POINT – PRJ 1086681

Staff: Christian Hoppe
City Council District: 2
Plan Area: Ocean Beach

Speakers in favor and opposition of the project:

Craig Sherman, Tim Golba, Wesley Morgan, Matthew Gomes, Manny Rodriguez, James Rick, Lorna Thiel, Virginia Wilson, Nicholas Wilson, Patty Lewis, Chris Baca, Albert Baca, Mark Miller, Marjorie S. Johnson, Andrea Schlageter, Jim Miller, Cory Miller, Barbara Houlton, Tim Houlton, Lynne Miller, Eric Duvall, Mandy Havlik, Angela Vedder, Scott Francis, David Chesavage, Calvin

Fan, Julianne Klein, Mary Bauer, Janet Griffin, David Carruthers, Janet Carruthers, Shanna Scott, Dan Scott, William Riley, Kate Callen, Ralph Teyssier, Geoff Page, Matt Quinn, Nancy Vaughn, Raymond Blavatt, Rosamaria Acuña, Craig Klein, Jane Manderscheid, Mary Ann Calhoun, Angela Geis, Brian Sebenaler, Suzanne Sebenaler, Kathy Hailey, Trista Garcia Silvia, Kathleen Blavatt, Terry Hoskins, Matt Brown, Jeff Anson, Kevin Hastings, Geoff Hueter

COMMISSION ACTION:

MOTION BY COMMISSIONER MIYAHARA TO:

- GRANT THE APPEAL AND DENY THE DEVELOPMENT SERVICES DEPARTMENT'S DECISION TO APPROVE COASTAL DEVELOPMENT PERMIT NO. 3211002 IN ACCORDANCE WITH SDMC SECTION 112.00504

Seconded by Commissioner Malbrough, the motion passed 5-0-1. Commissioners Boomhower, Miyahara, Otsuji, Malbrough, and Mahzari voted yes, with Commissioner Modén absent

A break was taken from 10:37 AM to 10:49 AM

ITEM 2: *Continued from August 8, 2024*

***PALM HOLLISTER APARTMENTS - PRJ 0698277**

Staff: Oscar Galvez III

City Council District: 8

Plan Area: Otay Mesa - Nestor

Speakers in favor but did not speak:

Kelly Bacon, Tim Worley, Julie Howard, Greg Lang, Robert Honer, Karen Ruggels, Brittany Ruggels Wallace, Duncan Budinger

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO APPROVE ON CONSENT:

- RECOMMEND CITY COUNCIL ADOPT ENVIRONMENTAL IMPACT REPORT NO. 698277/SCH NO. 2022060468 AND ASSOCIATED MITIGATION, MONITORING, AND REPORTING PROGRAM
- RECOMMEND CITY COUNCIL ADOPT A RESOLUTION TO AMEND THE OTAY MESA-NESTOR COMMUNITY PLAN (PMT-3288227) TO REDESIGNATE THE SITE FROM OPEN SPACE, MIXED-USE, AND RESIDENTIAL LOW DENSITY (5 - 10 DWELLING UNITS PER ACRE (DU/AC)) TO RESIDENTIAL MEDIUM-HIGH DENSITY (20 - 35 DU/AC)
- RECOMMEND CITY COUNCIL ADOPT AN ORDINANCE TO REZONE (PMT-2587530) THE SITE FROM THE RESIDENTIAL MULTIPLE (RM-1-1), RESIDENTIAL SINGLE (RS-1-7), AND AGRICULTURAL RESIDENTIAL (AR-1-2) ZONES TO RESIDENTIAL MULTIPLE (RM-2-6) ZONE
- RECOMMEND CITY COUNCIL APPROVE SITE DEVELOPMENT PERMIT NO. PMT-2587528
- RECOMMEND CITY COUNCIL APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3288228
- RECOMMEND CITY COUNCIL APPROVE VESTING TENTATIVE MAP NO. PMT-2587526

- RECOMMEND CITY COUNCIL APPROVE THE MULTI-HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT

Seconded by Commissioner Otsuji, the motion passed 5-0-1. Commissioners Boomhower, Miyahara, Otsuji, Malbrough, and Mahzari voted yes, with Commissioner Modén absent.

Lunch was taken from 12:26 AM to 1:05 PM

ITEM 3: AT&T PACIFIC TOWERS – PRJ 1078043

Staff: Karen Howard
City Council District: 2
Plan Area: Pacific Beach

Speakers in favor and opposition of the project:
 No Speakers

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO APPROVE:

- CONDITIONAL USE PERMIT NO. 3194152

Seconded by Commissioner Miyahara, the motion passed with a vote of 5-0-1. Commissioners Boomhower, Miyahara, Otsuji, Malbrough, and Mahzari voted yes, with Commissioner Modén absent

ITEM 4: *ALUC OVERRULE AT 2345 KETTNER BLVD – PRJ 1107392

Staff: Johnwilly Aglupos
City Council District: 3
Plan Area: Downtown

Speakers in favor and opposition of the project:
 Manny Rodriguez, Marcela Escobar-Eck, Steven Bossi

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO:

- RECOMMEND APPROVAL OF SITE DEVELOPMENT PERMIT NO. 3260729

Seconded by Commissioner Otsuji, the motion passed 5-0-1. Commissioners Boomhower, Miyahara, Otsuji, Malbrough, and Mahzari voted yes, with Commissioner Modén absent

ITEM 5: *14110 STONEBRIDGE PARKWAY – PRJ # 1075505

Staff: Robin MacCartee

City Council District: 6
Plan Area: Rancho Encantada

Speakers in favor and opposition of the project:
No Speakers

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO:

- APPROVES STAFF RECOMMENDATION TO CONTINUE TO SEPTEMBER 19, 2024

Seconded by Commissioner Otsuji, the motion passed 5-0-1. Commissioners Boomhower, Miyahara, Otsuji, Malbrough, and Mahzari voted yes, with Commissioner Modén absent

**ITEM 6: RANCHO BERNARDO COMMUNITY PLAN AMENDMENT INITIATION - 11818
BERNARDO PLAZA COURT - PRJ# 1116938**

Staff: Angela Dang
City Council District: 5
Plan Area: Rancho Bernardo

Speakers in favor and opposition of the project:
No Speakers

COMMISSION ACTION:

MOTION BY COMMISSIONER MALBROUGH TO APPROVE ON CONSENT:

- INITIATE THE COMMUNITY PLAN AMENDMENT PROCESS

Seconded by Commissioner Otsuji, the motion passed 5-0-1. Commissioners Boomhower, Miyahara, Otsuji, Malbrough, and Mahzari voted yes, with Commissioner Modén absent.

ITEM 7: 2024 ANNUAL REPORT ON HOMES - WORKSHOP

Staff: Grant Ruroede
City Council District: All
Plan Area: Citywide

Speakers in favor and opposition of the project:
Geoff Hueter

COMMISSION ACTION:

The workshop was given, but the Commission took no action.

ADJOURNED @ 2:02 p.m. by Vice-Chair Boomhower