

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
FEBRUARY 23, 2017
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 9:07 a.m. Chairperson Stephen Haase adjourned the meeting at 1:22 p.m.

Per Rule 4.3

In the absence of both the Chair and Vice-Chair, Commissioner Hofman made the motion to elect Commissioner Douglas Austin as the Chair to preside during the morning session. Commissioner Whalen seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Hofman, Austin, Quiroz, Wagner and Whalen voting yea and with Commissioners Haase and Peerson absent.

ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – present / in at 11:35 a.m.
Vice-Chairperson Sue Peerson – present
Commissioner James Whalen – present / out at 12:30 p.m.
Commissioner Anthony Wagner – present
Commissioner Theresa Quiroz – present
Commissioner Douglas Austin – present / out at 12:43 p.m.
Commissioner William Hofman - present

Staff

Corrine Neuffer, City Attorney – present
Tait Galloway, Planning Department – present
PJ Fitzgerald, Development Services Department – present
Tony Khalil, Development Services Department – present
Carmina Trajano, Recorder – present
Stacie Maxwell, Recorder - present

ITEM – 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

NONE

ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

ITEM # 10 – 1122 4TH AVENUE – CALIFORNIA THEATRE – PROJECT NO. 2014-76 - **CONTINUED TO MARCH 16, 2017**

ITEM – 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

ITEM # 8 – PACIFIC HIGHLANDS RANCH UNIT 8 AND 9 – PROJECT NO. 500058

ITEM – 4: **APPROVAL OF THE AGENDA:**

Accepted as presented.

ITEM – 5: **DIRECTOR’S REPORT:**

NONE

ITEM – 6: **COMMISSION COMMENT:**

Commissioner Whalen commented about the 50 pages newspaper ad on Wednesday, associated with the Redevelopment of the Qualcomm site and not coming before the Planning Commission. He mentioned that he’s not sure if people are aware of it, but the plan is not to take this to the normal processes and he has an issue about this.

ITEM – 7: **APPROVAL OF MINUTES FROM FEBRUARY 2, 2017**

COMMISSIONER QUIROZ MADE THE MOTION TO APPROVE THE MINUTES FROM FEBRUARY 2, 2017. Commissioner Hofman seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Hofman, Austin, Quiroz, Wagner and Whalen voting yea and with Commissioners Haase and Peerson absent.

ITEM – 8: ***Expedite***

PACIFIC HIGHLANDS RANCH UNIT 8 AND 9 – PROJECT NO. 500058

City Council District: 1 Plan Area: Pacific Highlands Ranch

Staff: William Zounes

Speaker slips in favor of the project submitted by John Eardensohn, Jimmy Ayala, Elizabeth Hanson and Thomas Steinke.

No speaker slips in opposition to the project were submitted.

COMMISSIONER AUSTIN MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING THE STAFF'S RECOMMENDATIONS TO RECOMMEND THE CITY COUNCIL ADOPT MASTER ENVIRONMENTAL IMPACT REPORT FINDINGS NO. 410185 TO MASTER ENVIRONMENTAL IMPACT REPORT NO. 96-7918/SCH NO. 97111077, AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM; AND APPROVE REZONE NO. 1817514; AND APPROVE PLANNED DEVELOPMENT PERMIT NO. 1817515; AND APPROVE SITE DEVELOPMENT PERMIT NO. 1817510; AND APPROVE VESTING TENTATIVE MAP NO. 1817512, PUBLIC RIGHT-OF WAY VACATION NO. 1834091, AND EASEMENT VACATION NO. 1864786; AND TO ACCEPT THE MEMORANDUM DATED FEBRUARY 22, 2017, AFFORDABLE HOUSING CONDITION NO. 17 HAS BEEN UPDATED TO CLARIFY IMPLEMENTATION. Commissioner Hofman seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Hofman, Austin, Quiroz, Wagner and Whalen voting yea and with Commissioner Peerson recusing and with Commissioner Haase absent.

ITEM – 9: ***Expedite***

*** DEL MAR HIGHLANDS ESTATES – PROJECT NO. 500066**

City Council District: 1 Plan Area: Pacific Highlands Ranch

Staff: William Zounes

Speaker slips in favor of the project submitted by Jimmy Ayala, Thomas Steinke, Elizabeth Hanson and John Eardensohn.

No speaker slips in opposition to the project were submitted.

COMMISSIONER QUIROZ MADE THE MOTION TO RECOMMEND TO CITY COUNCIL TO CERTIFY ADDENDUM NO. 500066 (ADDENDUM TO EIR NO. 94-0576) AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM; APPROVE PLANNED DEVELOPMENT PERMIT NO. 1783449; AND APPROVE SITE DEVELOPMENT PERMIT

NO. 1817510 WITH AMENDMENT TO CHANGE THE WORD "SHOULD" TO "SHALL" ON PAGE TWO AS DESCRIBED IN PLANNING COMMISSION REPORT PC-17-015 TO READ AS "THE AFFORDABLE UNITS MUST REMAIN AFFORDABLE FOR THE LIFE OF THE UNIT AND SHALL BE PHASED IN PROPORTION TO DEVELOPMENT OF MARKET RATE UNITS". Commissioner Hofman seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Hofman, Austin, Quiroz, Wagner and Whalen voting yea and with Commissioner Peerson recusing and with Commissioner Haase absent.

ITEM – 10: **1122 4TH AVENUE – CALIFORNIA THEATRE – PROJECT NO. 2014-76**
 City Council District: 3 Plan Area: Downtown

Staff: Aaron Hollister

Speaker slips in favor of the project submitted by Jim Bartell.

Speaker slips in opposition to the project submitted by Jarvis Ross, Courtney Coyle, Bruce Coons and A. Hayes.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO ACCEPT STAFF'S REQUEST TO CONTINUE THIS ITEM TO MARCH 16, 2017. Commissioner Austin seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Hofman, Austin, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioner Haase absent.

ITEM – 11: **320 WEST CEDAR – PROJECT NO. 2016-39**
 City Council District: 3 Plan Area: Downtown

Staff: Christian Svensk

Speaker slips in favor of the project submitted by Andrew Malick, Anne MacMillan Eichman, Sidney Amos, Mike Burnett, Courtney Coyle, Jonathan Segal, Philip Huotari and Brittany Segal.

Speaker slips in opposition to the project submitted by Ivan Strashoon, Jarvis Ross, Frank E. Rogozienski and Michael Smith.

COMMISSIONER WAGNER MADE THE MOTION TO APPROVE STAFF'S RECOMMENDATIONS TO RECOMMEND TO THE CITY COUNCIL APPROVE CCDP/CCPDP/SDP NO. 2016-39 FOR THE PROJECT. Commissioner Whalen seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Hofman, Austin, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioner Haase absent.

ITEM – 12: **CENTRAL VILLAGE SPECIFIC PLAN – PROJECT NO. 408329**

City Council District: 8 Plan Area: Otay Mesa

Staff: Tait Galloway

Speaker slips in favor of the project submitted by Rita Mahoney, Jerrica Harding, Diego Velasco, Jason Shepard, Emilie Colwell, Jim Bartell, Mark Steele, John Ponder, Seth Dorros, Jimmy Ayala, Antonio Blas, Alejandra Mier y Teran, Pat Caughey and Kaitlin Arduino, Rob Hixson and Mark Freed.

No speaker slips in opposition to the project were submitted.

COMMISSIONER WAGNER MADE THE MOTION TO APPROVE STAFF'S RECOMMENDATIONS TO RECOMMEND TO THE CITY COUNCIL CERTIFY ADDENDUM TO OTAY MESA COMMUNITY PLAN UPDATE ENVIRONMENTAL IMPACT REPORT NO. 408329 AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM; ADOPT AN ORDINANCE APPROVING SPECIFIC PLAN NO. 1427923; AND ADOPT REZONE ORDINANCE NO. 1874014; AND ADOPT GENERAL PLAN/COMMUNITY PLAN AMENDMENT NO. 1427923; AND TO INCLUDE TWO SUGGESTED MODIFICATIONS, INCLUDING THAT THE SPECIFIC PLAN OBJECTIVES LISTED IN SECTION 1.6 WOULD INCLUDE THE FOLLOWING STATEMENT: "PROVIDE A RANGE OF HOUSING CHOICES AND STYLES TO INCLUDE AFFORDABLE HOUSING."; AND, THAT THE WIDTHS OF THE PUBLIC AND PRIVATE STREETS, DRIVEWAYS AND ALLEYS SHOULD BE REDUCED IN ORDER TO BETTER REFLECT THE CITY'S MOVE TOWARDS SAFER AND COMPLETE STREETS. Commissioner Peerson seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Haase, Hofman, Quiroz, Peerson and Wagner voting yea and with Commissioners Austin and Whalen absent.