

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
FEBRUARY 21, 2019
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING:

Chairperson Susan Peerson called the meeting to order at 9:01 a.m. Chairperson Susan Peerson adjourned the meeting at 12:55 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Susan Peerson – present
Vice-Chairperson William Hofman – present
Commissioner James Whalen – present
Commissioner Douglas Austin – present / left at 9:12 a.m.
Commissioner Vicki Granowitz – present
Commissioner Dennis Otsuji – present
Commissioner Stephen Haase - present

Staff

Corrine Neuffer, City Attorney – present
Laura Black, Planning Department – present
PJ FitzGerald, Development Services Department – present / left at 10:43 a.m. / arrived at 11:36 a.m.
Morris Dye, Development Services Department – present / arrived at 10:43 a.m. / left at 11:36 a.m.
Louis Schultz, Development Services Department – present
Carmina Trajano, Recorder – present

ANNOUNCEMENTS/PUBLIC COMMENT

John Karpinski commented on idea for more housing units in South Downtown.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

CONSENT AGENDA

ITEM-1: ***Expedite***

UNIVERSITY MANOR MIXED USE – PROJECT NO. 503848

City Council District: 9 Plan Area: Mid-City Communities

Staff: William Zounes

Speaker slips in favor of the project submitted by Mark Gottschlich.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER WHALEN APPROVING STAFF’S RECOMMENDATIONS TO RECOMMEND THE CITY COUNCIL ADOPT NEGATIVE DECLARATION (ND) NO. 503848; APPROVE PUBLIC RIGHT-OF-WAY VACATION NO. 2102934; APPROVE EASEMENT VACATION NO. 2102935; APPROVE PLANNED DEVELOPMENT PERMIT NO. 2102933; APPROVE SITE DEVELOPMENT PERMIT NO. 1769787; AND APPROVE TENTATIVE MAP NO. 2125994.

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

ITEM-2: **T-MOBILE – ARIZONA STREET - PROJECT NO. 551837**

City Council District: 3 Plan Area: North Park

Staff: Karen Lynch

Speaker slips in favor of the project were submitted by Chris Ward.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER WHALEN APPROVING STAFF’S RECOMMENDATION TO APPROVE CONDITIONAL USE PERMIT (CUP) NO. 2241123/PLANNED DEVELOPMENT PERMIT (PDP) NO. 2241124. Seconded by Commissioner Otsuji. 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

Mike Hansen, Planning Director welcomed our new Chair Peerson and Vice-Chair Hofman to the Planning Commission with their new role. He thanked the Commission for their hard work volunteering and he recognized that they spent many hours in their duties in this Commission. He mentioned that he is looking forward to collaborating and supporting the Commission and said that if they have any ideas on how they can better further that relationship and he will be happy to work with them.

PJ FitzGerald commented on behalf of the Development Services Department welcomed Chair Peerson to the Chair position and acknowledged Vice-Chair Hofman. She also thanked Commissioner Haase for staying in the Commission for a couple more weeks and said that she looks forward to working with them.

COMMISSION COMMENT

Commissioner Whalen commented that he wants to make his fellow Commissioner aware that on March 5th and April 2nd, the State Water Resources Control Board will be taking a new and dramatic Wetlands Regulation for approval; it's been a ten-year process. He stated that he got involved to try to see if we could make them easier, because they're pretty tough. And if we are fortunate, we will have a recognition that the San Diego MSCP and the Watershed Management Plans qualify us to get out a jail card. If you don't have something like that, you will be doing an alternative analysis on a .2-acre impacts and that has to be in the context on watershed plans. He mentioned that he has given the staff the way to find out about how the rules are going, but he urges the City to check in with the League of Cities to make sure you're okay, because there is probably a litigation and they just took the approach of targeted things. One more thing, instead of having to replace with linear feet of drainages, we now have a provision to allow for acreage. You could impact the drainage and produce a restored wetlands function, which is exactly what we're trying to do with the alternative compliance and said that we're ahead of the game a little bit.

Commissioner Austin commented that he has conflicts and will be recusing on Item 3 & 4. He stated that until the laws change on item 4, he cannot participate because they have a client in that area; and similar financial situation on Item 3, not with the applicant or appellant, but with a competitor.

Commissioner Hofman just want to compliment the staff and as everyone might have seen on the news, the Planning Department has the new outreach for the Community Plans and said that Director Mike Hansen looks great on TV. He also mentioned that it's really a good step forward and it's going to get a lot of citizens' participation; he thought it was a great move.

DISCUSSION ITEMS

ITEM-3: ***Appeal of Hearing Officer's decision on Oct. 17, 2018***

MPF 9938 MESA RIM ROAD- PROJECT NO. 585402

City Council District: 6 Plan Area: Mira Mesa

Staff: Tim Daly

Speaker slips in favor of the project submitted by Thysy Trinh, Jennifer Hoang, Khanh Hong, Tammy Hoang, Kent Coston, Ken Medill, Candace Robles, Brianna Coston and Karl Kasai.

Speaker slips in opposition to the project submitted by Eric Schraner, Andrew Paolini, Harry F Cullen, Raul Molina, Kevin Basore, Ilia Koev, Bob Klepper, Valerie Kenna, Timothy Moore, David Topp, Jimmy Jackson, Will Zasadny, Kevin Herde, Keily McCormick and Kathleen Lippitt.

COMMISSION ACTION:

MOTION BY COMMISSIONER WHALEN APPROVING STAFF'S RECOMMENDATION TO DENY THE APPEALS AND APPROVE CONDITIONAL USE PERMIT NO. 2063834. Seconded by Commissioner Hofman. 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.

Break time: 10:48 a.m. - 10:56 a.m.

ITEM-4: **MORENA CORRIDOR SPECIFIC PLAN - PROJECT NO. 582608**

City Council District: 2 Plan Area: Clairemont Mesa, Linda Vista

Staff: Michael Prinz

Speaker slips in favor of the project submitted by Stefanie Benvenuto, Andrew Malick, James D. Morrison, Dan Floit, Alex Evans-Pfeiffer, Julius Paeske and Margaret Schmidt.

Speaker slips in opposition to the project submitted by Felicity Senoski, Kurt Martin and Lorraine Jeanes.

COMMISSION ACTION:First Motion:

MOTION BY COMMISSIONER WHALEN APPROVING STAFF'S RECOMMENDATIONS TO RECOMMEND TO THE CITY COUNCIL CERTIFICATION OF PROGRAM ENVIRONMENTAL IMPACT REPORT PROJECT NO. 582608/SCH. NO. 2016101021; APPROVAL OF A RESOLUTION AMENDING THE LINDA VISTA COMMUNITY PLAN, AMENDING THE GENERAL PLAN, AND AMENDING THE CITY'S CERTIFIED LOCAL COASTAL PROGRAM; APPROVAL OF A RESOLUTION AMENDING THE CLAIREMONT MESA COMMUNITY PLAN, AND AMENDING THE GENERAL PLAN; APPROVAL OF AN ORDINANCE AMENDING THE CITY'S LAND DEVELOPMENT CODE CHAPTER 13 ARTICLE 2 DIVISION 14 (COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE); AND AMENDING THE CITY'S CERTIFIED LOCAL COASTAL PROGRAM; APPROVAL OF AN ORDINANCE REZONING LAND WITHIN THE LINDA VISTA COMMUNITY CONSISTENT WITH THE MORENA CORRIDOR SPECIFIC PLAN; APPROVAL OF AN ORDINANCE ADOPTING A SPECIFIC PLAN FOR THE MORENA CORRIDOR AREA WITH ADDITIONAL RECOMMENDATIONS. Seconded by Commissioner Hofman. 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.

Second Motion:

MOTION BY COMMISSIONER WHALEN TO RECOMMEND TO THE CITY COUNCIL CONSIDERATION OF INCREASING THE INCLUSIONARY HOUSING REQUIREMENT ABOVE THE CURRENT TEN PERCENT REQUIREMENT AND ENCOURAGE STRONG INCENTIVES TO PROVIDE ONSITE AFFORDABLE HOUSING. Seconded by Commissioner Granowitz. 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.