

Unapproved

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
SEPTEMBER 8, 2022
HYBRID MEETING
DSD (City Operations Building)/ZOOM**

CHRONOLOGY OF THE MEETING:

Chairperson William Hofman called the meeting to order at 9:01 AM Chairperson William Hofman adjourned the meeting at 11:55 AM

ATTENDANCE DURING THE MEETING:

Chair William Hofman – Present
Vice-Chair Kelly Modén – Present
Commissioner Ted Miyahara – Present
Commissioner Ken Malbrough - Present
Commissioner Dennis Otsuji – Present
Commissioner Matthew Boomhower – Present
Commissioner Carmen Vann – Present

STAFF:

Shannon Eckmeyer, Deputy City Attorney – Present
Seth Litchney, Planning Department – Present
Renee Mezo, Development Services Department - Present
Tony Khalil, Senior Civil Engineer, Development Services Department –Teleconference
Sabrina Custer, Legislative Recorder, Development Services Department - Present

ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT

None

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

Item #2 3903 Haines Street to be continued.

REQUEST FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

Item # 4 7720 Kenamar Court Rezone

APPROVAL OF THE AGENDA

Approved

DIRECTOR'S REPORT

JC Thomas, Assistant Director for Development Services Department, gave Rimah Khouri-Velez her 30-year service pin.

Seth Litchney, Planning Department announced that the Draft Mira Mesa Community Plan Update Draft EIR and the Draft Zoning Map were released early this week for public comment and review. We plan on bring forward to the Planning Commission in the next couple months for recommendation. We also have series of Workshops scheduled for other Community Plan Updates that are in the process which include, University, Hillcrest, and College area. We will also be providing an informational item soon on the Blueprint of San Diego.

COMMISSION COMMENT

None

AGENDA ITEMS

ITEM 1: *Appeal of Hearing Officer 6/22/22*

CARMEL CENTER – PROJECT NO. 657923

City Council District: 1 **Plan Area:** Carmel Valley

Staff: Xavier Del Valle

Speakers on the project: Julie Hamilton and Eric Johnston

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- DENY THE APPEAL AND UPHOLD THE HEARING OFFICER'S DECISION TO APPROVE COASTAL DEVELOPMENT PERMIT NO. 2402858
- DENY THE APPEAL AND UPHOLD THE HEARING OFFICER'S DECISION TO APPROVE SITE DEVELOPMENT PERMIT NO. 2402859
- DENY THE APPEAL AND UPHOLD THE HEARING OFFICER'S DECISION TO AMENDMENT TO NORTH CITY WEST PLANNED DEVELOPMENT PERMIT NO. 88-0941

Second by Commissioner Malbrough. The motion passed by a vote of 7-0-0 with Commissioners Hofman, Otsuji, Miyahara, Modén, Boomhower, Malbrough and Vann yea.

ITEM 2: *3903 HAINES STREET – PROJECT NO. 669397

City Council District: 2 **Plan Area:** Pacific Beach

Staff: Bryan Hudson

Speakers on the project: No Speakers

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- CONTINUED TO SEPTEMBER 29, 2022

Second by Commissioner Malbrough. The motion passed by a vote of 7-0-0 with Commissioners Hofman, Otsuji, Miyahara, Modén, Boomhower, Malbrough and Vann yea.

ITEM 3: *ALVARADO CREEK APARTMENTS – PROJECT NO. 671912

City Council District: 7 **Plan Area:** Navajo-Grantville

Staff: Martin Mendez

Speakers on the project: David Smith, Darren Banberian, and Eric Ruby

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- ADOPT ADDENDUM NO. 671912 TO THE GRANTVILLE FOCUSED PLAN AMENDMENT (FPA) FINAL PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT (PEIR) NO. 346289/SCH NO. 2013111017 AND ADOPT THE MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP)
- APPROVE SITE DEVELOPMENT PERMIT NO. 2483073
- APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2483075
- APPROVE PUBLIC UTILITIES AND SEWER EASEMENT VACATION NO. 2483107

Second by Commissioner Vann. The motion passed by a vote of 7-0-0 with Commissioners Hofman, Otsuji, Miyahara, Modén, Boomhower, Malbrough and Vann yea

ITEM 4: 7720 KENAMAR COURT REZONE – PROJECT NO. 1054295

City Council District: 6 **Plan Area:** Mira Mesa

Staff: Xavier Del Valle

Speakers on the project: Present for Question - Aaron Magagna, Kimberly Kantrub

COMMISSION ACTION:

MOTION BY COMMISSIONER MIYAHARA TO:

- RECOMMEND THE CITY COUNCIL APPROVAL OF THE RESOLUTION DETERMINING THE REZONE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301 (EXISTING FACILITIES

- RECOMMEND THE CITY COUNCIL APPROVE AN ORDINANCE FOR REZONE NO. 3144149
- RECOMMEND THE CITY COUNCIL APPROVE PLANNED DEVELOPMENT PERMIT NO. 2600462, AN AMENDMENT TO THE PLANNED COMMERCIAL DEVELOPMENT NO. 99-0762.

Second by Commissioner Malbrough. The motion passed by a vote of 7-0-0 with Commissioners Hofman, Otsuji, Miyahara, Modén, Boomhower, Malbrough and Vann yea

BREAK @ 10:37 AM to 10:47 AM

ITEM 5: CANNABIS SDMC AMENDMENTS

City Council District: All **Plan Area:** Citywide

Staff: Lara Gates

Speakers on the project: Barbara Gordon, Gina Austin, Becky Rapp, Judy Strang, Kelly McCormick, Gina Austin, Brittany Biesterfeld, Aaron Magagna, and Kathleen Lippett

COMMISSION ACTION:

#1 MOTION BY COMMISSIONER BOOMHOWER TO:

- RECOMMEND THE CITY COUNCIL APPROVE THE PROPOSED ORDINANCES ADOPTING REQUESTED REVISIONS TO THE SAN DIEGO MUNICIPAL CODE (SDMC) INCLUDING AMENDING SDMC SECTION 141.0504 (REDISTRICTING) SDMC SECTION 141.0504 (CUP EXTENSIONS)

Second by Vice Chair Modén. The motion passed by a vote of 7-0-0 with Commissioners Hofman, Otsuji, Miyahara, Modén, Boomhower, Malbrough and Vann yea

#2 MOTION BY COMMISSIONER BOOMHOWER TO:

- HAVE THE CITY ATTORNEY REVIEW ALL REMAINING ISSUES LISTED BELOW AND COME BACK TO THE PLANNING COMMISSION WITH A DATE UNCERTAIN.
 - SDMC SECTION 126.0108, 126.0110, AND 126.0114 (CUP RECISSION)
 - SDMC SECTIONS 42.1502, 42.1504 AND 42.1507 (TAX RESPONSIBILITIES)

Second by Vice Chair Modén. The motion passed by a vote of 7-0-0 with Commissioners Hofman, Otsuji, Miyahara, Modén, Boomhower, Malbrough and Vann yea

ADJOURNMENT

Meeting adjourned at 11:55 AM