

DRAFT

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
SEPTEMBER 28, 2023
Hybrid Meeting/In Council Chambers – 12th Floor
City Administration Building
202 C Street, San Diego, CA 92101**

CHRONOLOGY OF THE MEETING:

Chairperson William Hofman called the meeting to order at 9:00 AM. Chairperson William Hofman adjourned the meeting at 3:42 PM

ATTENDANCE DURING THE MEETING:

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

STAFF:

Lauren Hendrickson, 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 Engineer, Development Services Department – Present in Chambers
Sabrina Custer, Legislative Recorder, Development Services Department - Present in Chambers

ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT

None

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None

REQUEST FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

None

APPROVAL OF THE MINUTES

- September 21, 2023

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO:

- APPROVE THE MINUTES OF SEPTEMBER 21, 2023, AS PRESENTED.

Second by Commissioner Mahzari. The motion passed by a vote of 6-0-1 with Commissioners Boomhower, Malbrough Miyahara, Hofman, Mahzari and Modén yea with Commissioner Otsuji abstaining.

APPROVAL OF THE AGENDA

Approved

DIRECTOR'S REPORT

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

COMMISSION COMMENT

None

AGENDA ITEMS

ITEM 1: *Appeal of Process 2, Staff Decision on 7/19/2023 – 301 SPRUCE STREET - PROJECT NO. 1053621*

Staff: Robin MacCartee

City Council District: 3

Plan Area: Uptown

Speakers in favor and opposition on the project:

Mat Wahlstrom, Louise Rehling, Stuart McGraw, Lawrence Howard, Brittany Ruggers Wallace, Jonathan Wallace, Erik Ruggels, Karen Ruggels, Carrie Strickland, Scott Moomjian, James Lawson, Lorn Schrack, John Boarman, Mark Rancap, Steve Fiedler, Greg Mason, Brandon Vega, Josh Chatten-Brown, Scot Gentry, Geoff Hueter, Cindy Yurkovich, Heather Riley, Marcela Escobar-Eck, Anna McPherson, Kathi Riser, Kim Kantrud, Thomas Mullaney, Denise Bradshaw, Shelia Cushman, Julianne Hyde, Tom Owen-Towle, Carolyn Owen-Towle, Laurie Fisher, Betty Schmicker, Lisa Mortensen, Karen Ebner, Sharon Gehl, Mike Gehl, Chris Allen, Nathan Benedetto, Jo Towy, Jennifer Gordon, Nina Howard, Caroline Duda, Spencer Gordon, Linden

Rhoads, Susan White, Joe Roberts, Lisa Williams, Terri Russo, Peter Politzer, Kit Manis, Laura Levine, Sandy Wooddell, Ann Kirlin, Kate Callen, Jesse Garcia, Ann Garwood, Manny Rodriguez, Nancy Moors, Brandon Rancap, Maddy Nimmo, Brent Spohrer, Brandon Vega, Jo Towry, Maddy Nimmo, John Linehan, Richard Sanchez, Victor Diaz, Frank Peña, Jorge Veramonte, Bret Morriss, Carrie Duda, Zach Tompson, Gail Friedt, Angeli Hayos, Wesley Morgan, Roy McMahon, Patty Ducey-Brooks, Susan Baldwin.

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO,

- DENY THE CITIZENS COMMITTED TO PRESERVING MAPLE CANYON APPEAL, GRANT THE UPTOWN PLANNERS APPEAL IN PART, AND MODIFY THE STAFF'S DECISION BY INCORPORATING ADDITIONAL NDP FINDINGS RELATED TO ENVIRONMENTALLY SENSITIVE LANDS.
- INCLUDE THE MEMO DATED SEPTEMBER 27, 2023, ON STAFF'S AMENDMENT TO THE PERMIT RESOLUTION. MINOR REVISIONS TO THE PERMIT RESOLUTION ARE INCLUDED TO CLARIFY THE SUPPLEMENTAL FINDINGS-ENVIRONMENTALLY SENSITIVE LANDS (SECTION 2 A, B, AND C, ONLY). A CLEAN VERSION OF THE PERMIT RESOLUTION (ATTACHMENT 5)- IS PROVIDED AS AN ATTACHMENT TO THE MEMO.

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

Break was taken @ 10:40 AM to 10:45 AM
Lunch was taken @ 11:25 AM to 12:30 PM
Break was taken @ 2:25 PM to 2:32 PM

ITEM 2: *ALL PEOPLE'S CHURCH - PROJECT NO. 636444

Staff: Martha Blake
City Council District: 7
Plan Area: Navajo

Speakers in favor and opposition on the project:

Shain Haug, Chris Ward, Lance Grucela, Serena Alexander, Sheryl Rose, Barbara Blakeley, Eduardo Luna, Geraldine Luna, John Hawley, Pamela Cotta, Amy Schindler, Mardine Davis, Tom Fink, Belinda Hein, Susan Vargas, Neil Wittering, Steven Poliakoff, Cheryl Smelt, Peter Shaner, Victoria Mature, Mariah McQueen, Samuel Cottrell, Cristina Cottrell, Matt Rookus, Larry Becker, Heidi, Becker, Jeff Schindler, Lauren Degheri, Rachel Schindler, David Schwartz, Roz Hegler, Norm Hegler, John Billauer, Patricia Mooney, Allen Gruber, Lisa Stein, Iris Fink, Jeffrey Zlotnik, John Hervey, Dan Tomsky, Angela Pantalone, Tom Stavros, David Mendel, Vicky Krugman-Mendel, Nate Stein, Sheri Rosenberg, Elizabeth Blust, Joseph Bustamante, E. Millar-Hill, Theresa, Frazier, Pamela Mittleman, Dana Stewart, Bernadette Haugum, Mai Huynh, Christine Fowler, Rachel Blaser, Ben Feaver, Jeanne Herman, Stephen Herman, Mike Donald, Jordan Taylor, Bijoux Habonimana, Kala Rains, Amy Arp, Erin Pretty, Sara Reilly, Augusta Roth, Heather Kuhn, Jonathan Lair, Robert Herber, Paul Giese, Justin Rasas, Will Mack, Marcela Escobar-Eck, Kathi Riser, Anna McPherson, Kim Baranek, Kristen Byrne, Kendall Laughlin, Antonio Lizarraga,

Greg Hamann, Ashley Molina, Brittany Biesterfield, Mehran Ali Bakhshi, Jason Weatherred, Jamie Schaubel, Zachary Shipley, Audrey Kelley, Daniel Hancock, Joseph Bardwell, Heather Riley, Blair Illingworth, Nick Taylor, Stephen Gulley, Melanie Genovese, Jordan Yoshihara, Parker Shinn, Randi Martinez, Chris Allen, Jesse Garcia, Howard Lee, Nicholas Taylor, Jared Smith, Liz Horrex, Ashley Osborn, Christian Currell, Howard Shaubel, Phil Palmer, Mildred Valdez, Javier Bazatoa, Jarreau Moore, Aaron Kelly, Gina Kelly, James Warren, Denisse Moore, Brooks Rogers, Kiren Moore, Matt hui, Veronica Aguon, Marvin Aguon, Bruce Roth, Sheri Briggs, Thomas Peters, Lisa Bridges, Bahati Katembe, Rebecca Schroeder, Sarah Elftman, Giovanna Langobard, Zach Olsen, Brian Gile, Felicia Braverman, Tamar Caspi, Kelly Rookus, Shlomo Caspi, Rebekah Campbell, Stefanie Herber, Joe Chao, Patricia Rhodes, Gabe Hernandez, Randy Dykstra, Sabrina Moore, Luke McGrath, Guillermo Diaz, James Boswell, Trica Rhodes, Andrew Torres, Kath Krzeminski, Skylar Marheine, Jason Carrillo, Nicole Latham, Lori Ballantyne, Bruce Pitts, Joshua Jackson, Rich Heinrich, Lindsey Heinrich, Elijah Summer, John Krzeminski, Barbara Alvarez, Regina Lukwangi, Jarreau Moore, Tai Nguyen, Ruth Ann Obregon, Deborah Obregon, Joe Rhodes, Teresa Robbins, Mark Robbins, Corrina Castillo, Rachel Davenport, Wendy Funk, Sophia Gomez, Gabriel Serrano, Rachel Cherian, Natalie Lenn,

COMMISSION ACTION:

MOTION BY COMMISSIONER BOOMHOWER TO,

- RECOMMEND THE CITY COUNCIL TO APPROVE THE PROJECT PER STAFF'S AMENDED RECOMMENDATIONS, WITH THE ADDITION OF CONDITIONS OF APPROVAL PROHIBITING THE USE OF THE SITE FOR A PRE-K – 12TH GRADE SCHOOL, LIMITING THE NUMBER OF WEEKLY WORSHIP SERVICES, MAKE THE SOUTH RETAINING WALL A VEGETATED RETAINING WALL, AND LIMITING THE PEAK HOUR OF USE OF THE CAMPUS TO THE TIMES THAT THE TRAFFIC ANALYSIS IS BASED ON.
- RECOMMEND THE CITY COUNCIL INCORPORATE THE CONDITIONS REQUESTED BY LANCE GRUCELA.
 - 6' CINDERBLOCK CONTIGUOUS WALL BETWEEN THE PROJECT AND ALL NEIGHBORING RESIDENTIAL PROPERTIES.
 - NO GATES OR ANY PEDESTRIAN OR VEHICULAR ACCESS TO SITE FROM NEIGHBORING RESIDENTIAL PROPERTIES.
 - FROM INCEPTION OF PROJECT THEIR OWN ARCHITECT ADMITTED THAT THIS WAS NECESSARY TO PROVIDE PROTECTION FOR ADJACENT RESIDENCES.
 - BASED ON RECENT DISCUSSIONS WITH CHURCH REPRESENTATIVES, THEY ARE APPARENTLY IN AGREEMENT SUCH A WALL IS NECESSARY
 - EIR ALTERNATIVE PROPOSES REMOVAL PROPOSES REMOVAL OF 37 PARKING SPOTS.
 - THESE 37 SPOTS SHOULD BE REMOVED FROM THE NE SECTION OF THE SITE BORDERING NEIGHBORING PROPERTIES TO MINIMIZE IMPACT ON THE FIRST 8 LOTS WHERE PARKING IS MUCH CLOSER TO PROPERTY LINES AND PAD HEIGHTS ARE SIMILAR.
 - NO ADDITIONAL HEIGHT DEVIATION FOR ORNAMENTATION.

- ORNAMENTATION CAN REASONABLY BE INCORPORATED INTO ARCHITECTURAL ELEMENTS WHICH ALREADY SURPASS THE MAX HEIGHT AND REQUIRE DEVIATION.
- NO NIGHT OR WEEKEND WORK.
- RECOMMEND THE CITY COUNCIL CERTIFY ENVIRONMENTAL IMPACT REPORT (EIR) NO. 636444/SCH NO. 2021100394 AND ADOPT THE MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP).
- RECOMMEND THE CITY COUNCIL APPROVE THE GENERAL PLAN/COMMUNITY PLAN AMENDMENT NO. 2292367.
- RECOMMEND THE CITY COUNCIL APPROVE SITE DEVELOPMENT PERMIT NO. 2292338.
- RECOMMEND THE CITY COUNCIL APPROVE PLANNED DEVELOPMENT PERMIT NO. 2292339.
- RECOMMEND THE CITY COUNCIL APPROVE TENTATIVE MAP NO. 2490918 INCLUDING THE REVESTMENT OF ACCESS RIGHTS.
- RECOMMEND THE CITY COUNCIL APPROVE EASEMENT VACATION NO. 2292340, INCLUDING THE VACATION OF SLOPE, SEWER, DRAINAGE, AND UTILITY EASEMENTS.

Second by Commissioner Malbrough. The motion passed by a vote of 6-0-1 with Commissioners Boomhower, Malbrough, Otsuji, Miyahara, Hofman, Mahzari yea and Commissioner Modén recusing.

ADJOURNED @ 3:42 PM

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