

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
JULY 19, 2018  
IN COUNCIL CHAMBERS – 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
202 C STREET, SAN DIEGO, CA 92101**

**CHRONOLOGY OF THE MEETING:**

Chairperson Stephen Haase called the meeting to order at 9:02 a.m. Chairperson Stephen Haase adjourned the meeting at 12:10 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Stephen Haase – present  
Vice-Chairperson Sue Peerson – absent  
Commissioner James Whalen – present / arrived at 9:45 a.m.  
Commissioner Douglas Austin – present  
Commissioner William Hofman – present  
Commissioner Granowitz – present  
Dennis Otsuji – present / left at 11:40 a.m.

Staff

Shannon Thomas, City Attorney – present  
Laura Black, Planning Department – present  
PJ FitzGerald, Development Services Department – present  
Tony Khalil, Development Services Department – present  
Carmina Trajano, Recorder – present

**ANNOUNCEMENTS/PUBLIC COMMENT**

Karen Vogue commented on Zoning on Carmel Mountain Ranch Golf Course.

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

None.

**CONSENT AGENDA**

ITEM# 1 - THE DOLPHIN MOTEL- PROJECT NO. 556027

ITEM # 4 - OHIO STREET TM - PROJECT NO. 564139

**APPROVAL OF THE AGENDA**

ITEM # 6 - EZABELLE - PROJECT NO. 2018-07 was heard out of order.

**DIRECTOR'S REPORT**

PJ FitzGerald, Development Services Department Assistant Deputy Director announced that Jodie Brown's last day with the City is tomorrow and would like to publicly acknowledge her hard work in supporting the Historic preservation efforts in the City of San Diego. She's been an integral part of the team and her efforts behind the scene results in a pretty buttoned up project before the Planning Commission. She is very instrumental in project review of the Liberty Station, redevelopment and maintaining the integrity of the National Historic District; she personally appreciates Jodie's efforts on that project. She's been a great asset to the City and will miss her as she moves to Arizona. She thanked her for her hard work and years of service with the City of San Diego.

**COMMISSION COMMENT**

Commissioner Haase commented that next Tuesday night, Commissioner Granowitz will be joining him and they will have a brief discussion with the Community Planners Committee to talk about some of the things they look for as a Commission, and how Planning Groups can be effective in communicating to the Commission their input and recommendations on their projects.

**DISCUSSION ITEMS**

ITEM-1: ***Expedite***  
**THE DOLPHIN MOTEL- PROJECT NO. 556027**

City Council District: 2

Plan Area: Peninsula

Staff: William Zounes

Speaker slips in favor of the project submitted by Greg La Marca, Cameron Lamming, Mac Stead, Chris Young, Sophia DelMar English, Brian Hansen, Shankar Ramakrishnan, Karen Ruggels, Marcela Escobar Eck, Dave Martin, Robert Tripp Jackson, Byron Wear, Antony Christensen and Maggie Roland.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER AUSTIN APPROVING THE STAFF'S RECOMMENDATION TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 556027 AND ADOPT THE MITIGATION, MONITORING, AND REPORTING PROGRAM; APPROVE THE RESCISSION OF SITE DEVELOPMENT PERMIT NO. 10900713 AND APPROVE SITE DEVELOPMENT PERMIT NO. 1961560; APPROVE COASTAL DEVELOPMENT PERMIT NO. 1961561; APPROVE EASEMENT VACATION NO. 2027058. Seconded by Commissioner Granowitz. The motion passed by a vote of 4-0-3 with Commissioners Haase, Hofman, Austin and Granowitz voting yea and with Commissioner Otsuji recusing and with Commissioners Peerson and Whalen absent.

ITEM-2: ***Appeal of Hearing Officer's decision on April 4, 2018***

**MISSION DUPLEX - PROJECT NO. 547729**

City Council District: 2

Plan Area: Mission Beach

Staff: Karen Bucey

Speaker slips in favor of the project submitted by Tim Golba, Ted Montag, Kristina Montaj, Tony Christensen, Rebecca Oberlin and Alex Rojas.

Speaker slips in opposition to the project submitted by Dennis C. Lynch, Mike Meyer, Deborah Watkins and Bob Semonsen.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER HOFMAN APPROVING THE STAFF'S RECOMMENDATION TO DENY THE APPEAL AND UPHOLD THE HEARING OFFICER'S DECISION TO APPROVE COASTAL DEVELOPMENT PERMIT NO. 1926219 AND MAP WAIVER NO. 1943457. Seconded by Commissioner Austin. The motion passed by a vote of 5-0-2 with Commissioners Haase, Hofman, Austin, Granowitz and Otsuji voting yea and with Commissioner Whalen abstaining due to late arrival and with Commissioner Peerson absent.

ITEM-3: ***Appeal of Hearing Officer's decision on June 6, 2018***

**HARBOR VIEW LOT ADJUSTMENT - PROJECT NO. 511293**

City Council District: 2

Plan Area: Peninsula

Staff: Tim Daly

Speaker slips in favor of the project submitted by Mark Peeling and Anthony K. Christensen.

Speaker slips in opposition to the project submitted by, Robert Jackson, Patrick O Neil, Frank O'Dwyer, Kevin Reynolds, Jeanie O'Dwyer, Keith York, Marly da Rosa, Ricardo da Rosa and Jose da Rosa.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER AUSTIN APPROVING THE STAFF'S RECOMMENDATION TO DENY THE APPEAL AND UPHOLD THE HEARING OFFICER'S DECISION TO APPROVE COASTAL DEVELOPMENT PERMIT NO. 1799822, SITE DEVELOPMENT PERMIT NO. 2150250, AND LOT LINE ADJUSTMENT NO. 1838179. Seconded by Commissioner Hofman. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Granowitz, Otsuji and Whalen voting yea and with Commissioner Peerson absent.

ITEM-4: **OHIO STREET TM - PROJECT NO. 564139**

City Council District: 3

Plan Area: Greater North Park

Staff: Hugo Castaneda

Speaker slips in favor of the project submitted by Maggie Roland.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER AUSTIN APPROVING THE STAFF'S RECOMMENDATION TO APPROVE TENTATIVE MAP NO. 2002839. Seconded by Commissioner Otsuji. The motion passed by a vote of 5-0-2 with Commissioners Haase, Hofman, Austin, Granowitz and Otsuji voting yea and with Commissioners Peerson and Whalen absent.

ITEM-5: **NAVAJO COMMUNITY PLAN AMENDMENT INITIATION - ALL PEOPLES CHURCH - PROJECT NO. 609490**

City Council District: 7

Plan Area: Navajo

Staff: Sara Toma

Speaker slips in favor of the project submitted by Marcela Escobar Erk, Robert Heber, Joel Sanders and Kathi Riser.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER WHALEN APPROVING THE STAFF'S RECOMMENDATION TO INITIATE THE PLAN AMENDMENT PROCESS. Seconded by Commissioner Hofman. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Granowitz, Otsuji and Whalen voting yea and with Commissioner Peerson absent.

ITEM-6: **\* EZABELLE - PROJECT NO. 2018-07**

City Council District: 3                      Plan Area: Downtown

Staff: James Alexander

Speaker slips in favor of the project submitted by Maya Rosas and Byron Wear.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER HOFMAN APPROVING THE STAFF'S RECOMMENDATION TO APPROVE CCDP/SDP NO. 2018-07 FOR THE PROJECT. Seconded by Commissioner Austin. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Granowitz, Otsuji and Whalen voting yea and with Commissioner Peerson absent.

ITEM-7: **CLAIREMONT MESA BOULEVARD/CONVOY COURT COMMUNITY PLAN AMENDMENT INITIATION - PROJECT NO. 608768**

City Council District: 6                      Plan Area: Kearny Mesa

Staff: Elizabeth Dickson

Speaker slips in favor of the project submitted by Brittany Ruggels Wallace, Jessica Duncan, Karen Ruggels, Alec Schiffer & Mark Kirkhart.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER HOFMAN APPROVING THE STAFF'S RECOMMENDATION TO INITIATE THE PLAN AMENDMENT PROCESS. Seconded by Commissioner Austin. The motion passed by a vote of 4-1-2 with Commissioners Haase, Hofman, Austin and Whalen voting yea and with Commissioner Granowitz voting nay and with Commissioners Otsuji recusing and Peerson absent.