

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JUNE 25, 2015
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Vice-Chairperson Stephen Haase called the meeting to order at 9:09 a.m. Vice-Chairperson Stephen Haase adjourned the meeting at 1:27 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tim Golba – absent
Vice-Chairperson Stephen Haase – present
Commissioner James Whalen – out at 11:35 a.m.
Commissioner Anthony Wagner – present
Commissioner Sue Peerson – absent
Commissioner Theresa Quiroz – present
Commissioner Douglas Austin – present

Staff

Shannon Thomas, City Attorney – present
Brian Schoenfisch, Planning Department. - present
Mike Westlake, Development Services Department – present
Tony Khalil, Development Services Department - present
Carmina Trajano, Recorder – present

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ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

ITEM # 10 - 4417 RAINIER AVE (LIVING GREEN) MMCC – PROJECT NO. 379530 - **WITHDRAWN**

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

ITEM # 15 - VERIZON – CARMEL HIGHLANDS – PROJECT NO. 378613

ITEM # 16 - VERIZON – COLINA DEL SOL - PROJECT NO. 376276

ITEM # 17 - DUNLOP STREET APARTMENTS – PROJECT NO. 295340

ITEM # 18 - ROOMING HOUSE ORDINANCE AMENDMENT

ITEM – 4: **APPROVAL OF THE AGENDA:**

Item #14 was moved up as the second action item.

ITEM – 5: **DIRECTOR’S REPORT:**

Brian Schoenfisch announced that on Tuesday, June 30th Planning Department will be hosting the Mission Valley Community Plan kick off workshop at 6 p.m. at the Scottish Rite Event Center in Mission Valley. Also, The Greater Golden Hill Draft Community Plan is now available on the City Planning Department website. Finally, SANDAG staff is recommending funding for number of grants applications that the Planning Department have submitted including the San Ysidro Wayfinding Signs Implementation Grant, Grantville Alvarado Creek Study, Pacific Beach Greenways Park and Transit Initiative, partial funding for the Kearny Mesa Smart Growth Employment Area Plan as well as three other grants submitted in partnership with the Civic San Diego and Jacobs Foundation including 14th Street Promenade, Sixth Avenue Bridge Promenade and the Market Street Euclid Grant.

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ITEM – 6: **COMMISSION COMMENT:**

NONE

ITEM – 7: *Trailed from June 18, 2015*

CASTLEROCK AMENDMENT – PROJECT NO. 388889

City Council District: 7

Plan Area: East Elliott

Staff: John S. Fisher

Speaker slips in favor of the project submitted by Jimmy Ayala.

No speaker slips in opposition to the project were submitted.

Public testimony was closed on June 18, 2015.

COMMISSION ACTION:

COMMISSIONER WHALEN MADE THE MOTION TO RECOMMEND TO CITY COUNCIL CERTIFY ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 388889, AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM; AND ADOPT THE REZONING ORDINANCE NO. 1366474; AND ADOPT AN ORDINANCE APPROVING PLANNED DEVELOPMENT PERMIT NO. 1366476, SITE DEVELOPMENT PERMIT NO. 1366477 AND MULTIPLE HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT; AND ADOPT AN ORDINANCE APPROVING AMENDED VESTING TENTATIVE MAP NO. 1366479 WITH STREET VACATION NO. 1487841 AND EASEMENT VACATION NO. 1366480; AND APPROVE AMENDMENTS TO THE GENERAL PLAN AND THE EAST ELLIOTT COMMUNITY PLAN NO. 1366473.

Commissioner Austin seconded the motion. The motion failed by a vote of 3-2-2 with Commissioners Haase, Austin and Whalen voting yea and with Commissioners Quiroz and Wagner voting nay and with Commissioners Golba and Peerson absent; COMMISSIONER QUIROZ MADE THE MOTION TO FORWARD THE SPLIT RECOMMENDATION TO THE CITY COUNCIL WITH THE 3-2-2 VOTE. Commissioner Whalen seconded the motion. The motion passed by a vote of 4-1-2 with Commissioners Haase, Austin, Quiroz and Whalen voting yea and with Commissioner Wagner voting nay and with Commissioners Golba and Peerson absent.

ITEM – 8: *Appeal of Hearing Officer's decision on April 22, 2015*

SD HEALTH 7 WELLNESS MMCC – PROJECT NO. 369478

City Council District: 6

Plan Area: Kearny Mesa

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Staff: Edith Gutierrez

Speaker slips in favor of the project submitted by Gina Austin, Tamara Leetham, Marialisa Samo, Will Senn, Gary Metelski, Dr. Vasanti Peiris, Mohini Pande, Dr. Quinn Meisinger, Tyler Sherer, Marcela Escobar-Eck, Adam Knopf, Kris Clonin, Melissa Clonin, Greg Magdoff, Eva Advani, Rakesh Goyal, Dr. Sonny Patidar, Dr. Mike Apadaca, William O Rilio, Jan Foster, Tyler Verdiek, Stephen McCamman, Tim Rubesh, Margaret Gibert, and Cynara Velazquez.

Speaker slips in opposition to the project submitted by Scott Chipman, Kathleen Lippitt, Nancy Logan, Judi Strang, Stephen Cline, Leticia Corona, Javier A. Soriano, David Demian, Ricki Engebretsen, Heidi Runge and Steven Hwang.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO UPHOLD THE APPEAL, REVERSE THE HEARING OFFICER'S DECISION AND APPROVE CONDITIONAL USE PERMIT NO. 1291580. Commissioner Whalen seconded the motion. The motion passed by a vote of 4-1-2 with Commissioners Haase, Austin, Wagner and Whalen voting yea and with Commissioner Quiroz voting nay and with Commissioners Golba and Peerson absent.

ITEM – 9: *Appeal of Hearing Officer's decision on April 22, 2015*

8863 BALBOA STE E MMCC – PROJECT NO. 368347

City Council District: 6 Plan Area: Kearny Mesa

Staff: Edith Gutierrez

Speaker slips in favor of the project submitted by Abhay Schweitzer, Damielli Teza, Alexander Garza, Stephanie Hess, Michael Sherlock, Gia-rose Strada, David Chadwick, Nicholas Enciso, Christine Bordenave, Margaret Gibert, Jim Bartell and Kristine Byers.

Speaker slips in opposition to the project submitted by Brian Kean, Mary Howell, Ronald Lockman, Daniel Burakowski, Bronle Crosby, Eleanor Bell, Lucretia M. Scudder, Glenn Strand, John Peek, Edward Quinn, David Demian, Steven Hwang, Heidi Runge, Rick Engebretsen, Peter Midelel, Hilary Brady, Thomas Brady, Kathleen Lippitt, Scott Chipman and Barbara Gordon.

COMMISSION ACTION:

COMMISSIONER AUSTIN MADE THE MOTION TO CONTINUE THIS ITEM TO JULY 9, 2015. Commissioner Wagner seconded the motion. The

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motion passed by a vote of 4-0-3 with Commissioners Haase, Austin, Quiroz, Wagner voting yea and with Commissioners Golba, Peerson and Whalen absent.

ITEM –10: *Appeal of Hearing Officer's decision on April 22, 2015*

4417 RAINIER AVE (LIVING GREEN) MMCC – PROJECT NO. 379530

City Council District: 7 Plan Area: Navajo

Speaker slips in favor of the project submitted by Margaret Gibert.

Speaker slips in opposition to the project submitted by Ted Griswold, Moffitt Timlake and Scott Chipman.

COMMISSION ACTION:
THIS ITEM WAS WITHDRAWN.

ITEM –11: *Appeal of Hearing Officer's decision on April 22, 2015*

7625 CARROLL ROAD MMCC – PROJECT NO. 370687

City Council District: 6 Plan Area: Mira Mesa

Staff: Edith Gutierrez

Speaker slips in favor of the project submitted by Margaret Gibert, David Demian, Steven Hwang, Heidi Runge and Rick Engebretsen.

No speaker slips in opposition to the project submitted by Scott Chipman.

COMMISSION ACTION:
COMMISSIONER AUSTIN MADE THE MOTION TO CONTINUE THIS ITEM TO JULY 9, 2015. Commissioner Wagner seconded the motion. The motion passed by a vote of with Commissioners Haase, Austin, Quiroz, Wagner voting yea and with Commissioners Golba and Peerson.

ITEM –12: *Appeal of Hearing Officer's decision on April 22, 2015*

9212 MIRA ESTE CT (GLASS TEK) MMCC – PROJECT NO. 368509

City Council District: 6 Plan Area: Mira Mesa

Staff: Edith Gutierrez

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Speaker slips in favor of the project submitted by Margaret Gibert, Steven Cline, Will Senn, Scott Bernet, Genevieve Band, Nicolas Augsburger, Geoff Musni, Gavin Bond and Michael Rollins.

Speaker slips in opposition to the project submitted by Scott Chipman.

COMMISSION ACTION:

COMMISSIONER AUSTIN MADE THE MOTION TO CONTINUE THIS ITEM TO JULY 9, 2015. Commissioner Wagner seconded the motion. The motion passed by a vote of with Commissioners Haase, Austin, Quiroz, Wagner voting yea and with Commissioners Golba and Peerson.

ITEM –13: *Appeal of Hearing Officer’s decision on April 22, 2015*

2405 HARBOR DRIVE (SOUTH BAY DREAMS) MMCC – PROJECT NO. 381308

City Council District: 8

Plan Area: Barrio Logan

Staff: Edith Gutierrez

Speaker slips in favor of the project submitted by Barbara Gordon, Nancy Logan and Scott Chipman.

Speaker slips in opposition to the project submitted by Margaret Gibert, Cynara Velazquez, Paul Nayer, Dallin Young, Jessica McElfresh, Jesus Cardenas, Wissam Shamoun, Yolanda Esparga, Noel Shamoun, Swana Shamoun, Chris Cronin, Melissa Cronin, Odette Medina, Jacquelin Veneyas and Juan Villegas.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO DENY THE APPEAL AND UPHOLD THE HEARING OFFICER’S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 1337996 WITH CONDITIONS. Commissioner Quiroz seconded the motion. The motion passed by a vote of 4-0-3 with Commissioners Haase, Austin, Quiroz and Wagner voting yea and with Commissioners Golba, Peerson and Whalen absent

ITEM – 14: *Continued from May 28, 2015; Appeal of Hearing Officer’s decision on March 25, 2015*

3385 SUNRISE STREET MMCC – PROJECT NO. 368337

City Council District: 8

Plan Area: Southeastern San Diego

Staff: Edith Gutierrez

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Speaker slips in favor of the project submitted by Donna Jones, Brad Sonnenberg, Marcos Getchell, Hayley Grunvald, Jeff Goh, Clint Pyatt, Tara Lake, Oscar Urteaga, Christopher Sesí, John Dudek, Steve Veech, Will Senn, Dallin Young and Cynara Velazquez.

Speaker slips in opposition to the project submitted by Scott Chipman, Kathleen Lippitt, Michael Williams, Barbara Gordon, Gina Austin, Jim Bartell, Tamara Leetham, Marialisa, Doug McCrady, Tony Banello, Leslie Parker, Peachy Ruane, Jessica Albee, Justin Navalle, Matthew Grabowski, Lauren Naralle, Nicholas Podimatis and Dylan Sanchez.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO DENY THE APPEAL AND UPHOLD THE HEARING OFFICER'S DECISION TO DENY CONDITIONAL USE PERMIT NO. 1298376 AND SITE DEVELOPMENT PERMIT NO. 1319996. Commissioner Austin seconded the motion. The motion failed by a vote of 3-2-2 with Commissioners Haase, Austin and Wagner voting yea and with Commissioners Quiroz and Whalen voting nay and with Commissioners Golba and Peerson absent; COMMISSIONER QUIROZ MADE THE MOTION TO UPHOLD THE APPEAL AND REVERSE HEARING OFFICER'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 1298376 AND SITE DEVELOPMENT PERMIT NO. 1319996 WITH CONDITIONS. Commissioner Whalen seconded the motion. The motion failed by a vote of 2-3-2 with Commissioners Quiroz and Whalen voting yea and with Commissioners Haase, Austin and Wagner voting nay and with Commissioners Golba and Peerson absent. (The motion automatically trailed to the next meeting, July 9, 2015 as unfinished business.)

ITEM – 15: **VERIZON – CARMEL HIGHLANDS – PROJECT NO. 378613**
City Council District: 5 Plan Area: Ranch Bernardo

Staff: Alexander Hempton

Speaker slips in favor of the project submitted by Shelly Kilbourn.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER QUIROZ MADE THE MOTION TO PLACE THIS ITEM ON CONSENT. Commissioner Wagner seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Haase, Austin, Quiroz, Wagner and Whalen voting yea and with Commissioners Golba and Peerson absent.

ITEM – 16: **VERIZON – COLINA DEL SOL - PROJECT NO. 376276**
City Council District: 9 Plan Area: Mid City: City Heights

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Staff: Karen Lynch

Speaker slips in favor of the project submitted by Shelly Kilbourn.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER QUIROZ MADE THE MOTION TO PLACE THIS ITEM ON CONSENT. Commissioner Wagner seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Haase, Austin, Quiroz, Wagner and Whalen voting yea and with Commissioners Golba and Peerson absent.

ITEM – 17: **DUNLOP STREET APARTMENTS – PROJECT NO. 295340**

City Council District: 7

Plan Area: Linda Vista

Staff: PJ Fitzgerald

Speaker slips in favor of the project submitted by Ronald Tomcek, Michael Contreras, Norma B. Huhn, Jose Reynoso, Cathleen Kenney, Andre Beauporlant, Mary Carroll, Leona Pfeifer, Glee-Ellen Hotchkin, Patrick Marones, Jon Olson, Jon Cottrell and Mitch Younker.

Speaker slips in opposition to the project submitted after 10:00AM by Margarita Castro.

COMMISSION ACTION:

COMMISSIONER QUIROZ MADE THE MOTION TO PLACE THIS ITEM ON CONSENT. Commissioner Wagner seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Haase, Austin, Quiroz, Wagner and Whalen voting yea and with Commissioners Golba and Peerson absent.

ITEM – 18: **ROOMING HOUSE ORDINANCE AMENDMENT**

City Council District: 9

Plan Area: College Area

Staff: Chris Pearson

Speaker slips in favor of the project submitted by Ann Cottrell and Mitch Younker.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER QUIROZ MADE THE MOTION TO PLACE THIS ITEM ON CONSENT. Commissioner Wagner seconded the motion. The motion

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passed by a vote of 5-0-2 with Commissioners Haase, Austin, Quiroz, Wagner and Whalen voting yea and with Commissioners Golba and Peerson absent.