

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
AUGUST 13, 2015
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Golba called the meeting to order at 9:05 a.m. Chairperson Golba adjourned the meeting at 10:50 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tim Golba – present
Vice-Chairperson Stephen Haase – present
Commissioner James Whalen – present
Commissioner Anthony Wagner – present
Commissioner Sue Peerson – out at 10:03 a.m.
Commissioner Theresa Quiroz – absent
Commissioner Douglas Austin – present

Staff

Shannon Thomas, City Attorney – present
Tait Galloway, Planning Department - present
Mike Westlake, Development Services Department – present
Louis Schultz, 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:

Scott Chipman commented on Deco Bikes.

Laura Shinn commented on Mission Valley Community Plan Update.

ITEM – 2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:

NONE

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

ITEM # 8 - SILVER STREET VILLAGE HOMES – PROJECT NO. 393503

ITEM – 4: APPROVAL OF THE AGENDA:

Accepted as presented.

ITEM – 5: DIRECTOR’S REPORT:

NONE

ITEM – 6: COMMISSION COMMENT:

Commissioner Peerson commented that she would like to follow up on the public comment today presented by the AIA representative regarding Mission Valley Community Plan Update. She stated that she in support of having a workshop and partnering with the professional organizations such as AIA, APA, ASLA and ULI will be a terrific opportunity to have an informal conversation to see what they’re exploring and bring that to an informal workshop. She also welcomed and thanked her colleague Professor Mirle Bussell and her Land Use Planning class from UC San Diego for coming to the Planning Commission today.

Commissioners Austin commented on the same subject and thought that it will be a great idea to have a workshop. He mentioned that last Friday, he had the opportunity to get a preview of what had been done and thought it was excellent. He stated that it will be helpful to see if that could be part of the process.

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Commissioner Golba commented that he echoed the sentiments, especially Mission Valley is sort of a textbook location as far as Community Planning and Updates. He stated that student involvement is a great one to do and good opportunity for them.

Commissioner Haase asked the staff if they have the date for a workshop for Mission Valley and/or schedule for future workshop for any Community Plan Update.

ITEM – 7: **APPROVAL OF MINUTES FROM JULY 23, 2015 AND JULY 30, 2015.**

COMMISSIONER WAGNER MADE THE MOTION TO APPROVE THE MINUTES FROM JULY 23, 2015 WITH MODIFICATION ON COMMISSIONER HAASE’S COMMENTS REGARDING MOBILITY WORKSHOP ON THE LAST SENTENCE TO READ “COMMISSIONER HAASE BELIEVES THAT THIS WILL PROVIDE SOME VALUABLE INPUT TO THE CITY TO ACHIEVE THE GOALS LISTED IN THE MEMO FROM OUR CITY ENGINEER REGARDING THE STREET DESIGN MANUAL AND PROVIDE THE OPPORTUNITY TO COMMENT ON SIGNIFICANCE THRESHOLDS DEVELOPED TO IMPLEMENT SB743”. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Golba, Haase, Austin, Peerson, Wagner and Whalen voting yea and with Commissioner Quiroz absent.

COMMISSIONER WAGNER MADE THE MOTION TO APPROVE THE MINUTES FROM JULY 30, 2015. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Golba, Haase, Austin, Peerson, Wagner and Whalen voting yea and with Commissioner Quiroz absent.

ITEM – 8: ***Expedite***

SILVER STREET VILLAGE HOMES – PROJECT NO. 393503

City Council District: 1

Plan Area: La Jolla

Staff: Jeffrey A. Peterson

Speaker slips in favor of the project submitted by Matthew Peterson, Michael Pierson, William A. Berwin, Jay Wexler, Larry Datton and Will Cooper.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING THE STAFF RECOMMENDATIONS.

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Commissioner Whalen seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Golba, Haase, Austin, Peerson, Wagner and Whalen voting yea and with and Commissioner Quiroz absent.

ITEM -9: *Appeal of Hearing Officer's decision on June 24, 2015*

THE HEALING CENTER MMCC – PROJECT NO. 378883

City Council District: 3

Plan Area: Mission Valley

Staff: Edith Gutierrez

Speaker slips in favor of the project submitted by Justine Nielsen, Ray Taylor, James Dickinson, Christina Curtis, Margaret Gibert, Matt Sibert and Khoa Nguyen.

Speaker slips in opposition to the project submitted by Scott Chipman, Jan Asaro and Judi Strang.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO DENY THE APPEAL AND UPHOLD THE HEARING OFFICER'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 1330834 AND SITE DEVELOPMENT PERMIT NO. 1420871 WITH CONDITIONS.

Commissioner Whalen seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Golba, Haase, Austin, Peerson, Wagner and Whalen voting yea and with and Commissioner Quiroz absent.

ITEM -10: **1111 PROSPECT STREET PDP – PROJECT NO. 403401**

City Council District: 1

Plan Area: La Jolla

Staff: Morris E. Dye

Speaker slips in favor of the project submitted by Marcela Escobar-Eck, Peter Wagener, Kathi Riser and Richard Balestri.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER HAASE MADE THE MOTION TO APPROVE PLANNED DEVELOPMENT PERMIT NO. 403401 APPROVING THE REQUESTED DEVIATION FROM THE LA JOLLA PDO ALLOWING 50 PERCENT OFFICE USE ON THE GROUND FLOOR PROVIDED THAT THE FIRST 15 FEET OF THE OFFICE SPACE OFF THE PLAZA ON THE CORNER OF PROSPECT STREET AND HERSCHEL AVENUE REMAIN OPEN AND AVAILABLE TO THE GENERAL PUBLIC FOR RETAIL AND VISITOR

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SERVING COMMERCIAL USES, THAT NO PHYSICAL BARRIERS WOULD BE ALLOWED THAT WOULD PROHIBIT EFFICIENT FLOW THROUGH THE 15-FOOT SPACE, AND THAT NO OFFICE USES WOULD BE ALLOWED IN THE 15-FOOT SPACE. Commissioner Austin seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Golba, Haase, Austin, Wagner and Whalen voting yea and with Commissioners Peerson recusing and Quiroz absent.