

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
OCTOBER 22, 2020  
CITY OPERATIONS BUILDING (COB)  
1010 FIRST AVE, SAN DIEGO, CA 92101  
VIRTUAL HEARING**

**CHRONOLOGY OF THE MEETING:**

Chairperson William Hofman called the meeting to order at 9:00 a.m. Chairperson William Hofman adjourned the meeting at 12:42 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson William Hofman – Teleconference  
Vice-Chairperson James Whalen – Teleconference  
Commissioner Douglas Austin – Teleconference  
Commissioner Vicki Granowitz – Teleconference  
Commissioner Dennis Otsuji – Teleconference  
Commissioner Matthew Boomhower – Teleconference  
Commissioner Kelly Moden – Absent

City Staff

Corrine Neuffer, City Attorney – Teleconference  
Brian Schoenfisch, Planning Department – Teleconference  
PJ FitzGerald, Development Services Department – present/chambers  
Tony Khalil, Development Services Department – Teleconference  
Sabrina Custer, Recorder- Teleconference

**ANNOUNCEMENTS/PUBLIC COMMENT**

Karen Lynch will be retiring October 23, 2020, after 33 years with the City of San Diego. The Mayor's proclamation named her the "Godmother of Telecom"

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

None

**APPROVAL OF THE AGENDA**

Accepted

**DIRECTOR'S REPORT**

PJ FitzGerald, DSD announced that on October 22, 2020 and October 23, 2020 will be suspending in person services in the Development Services building.

Brian Schoenfisch, Planning Department updated the Commissioners on the Housing Legislation Code Update was unanimously approved by the City Council last week. Last Thursday at the Land Use and Housing Committee, the 2020 Land Development Code Update unanimously was approved to move forward to City Council.

**COMMISSION COMMENT**

None

ITEM-1: **COSTA AZUL MIXED USE - PROJECT NO. 400127**

City Council District: 1                      Plan Area: Carmel Valley

Staff: Edith Gutierrez/Joseph Stanco

**COMMISSION ACTION:**

Item was returned to staff. No action was taken by the Commission.

**CONSENT AGENDA**

ITEM-2: **REMLEY PLACE CDP/SDP - PROJECT NO. 651445**

City Council District: 1                      Plan Area: La Jolla

Staff: Ben Hafertepe

**COMMISSION ACTION:**

MOTION BY COMMISSIONER AUSTIN TO APPROVE COASTAL DEVELOPMENT PERMIT NO. 2364004 AND SITE DEVELOPMENT PERMIT NO. 2364005.

Seconded by Commissioner Boomhower. The motion passed by a vote of 6-0-1 with Commissioners Hofman, Austin, Granowitz, Otsuji, Whalen voting yea and Commissioner Moden Absent.

**DISCUSSION ITEMS**

ITEM-3: **APC MISSION HEIGHTS - PROJECT NO. 583986**

City Council District: 7                      Plan Area: Linda Vista

Staff: Karen Lynch

Speaker slips submitted by; James St. Leger, Nefi Garcia, Mayur Desai, Shelly Kilbourn

**COMMISSION ACTION:**

MOTION BY COMMISSIONER AUSTIN APPROVE CONDITIONAL USE PERMIT (CUP) NO. 2231922, NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 2231923, AND SITE DEVELOPMENT PERMIT (SDP) NO. 2231924.

Seconded by Vice-Chairman Whalen. The motion passed by a vote of 6-0-1 with Commissioners Hofman, Austin, Granowitz, Boomhower, Otsuji, Whalen voting yea and Commissioner Moden Absent.

ITEM-4: **\* THE RIVERWALK PROJECT - PROJECT NO. 581984**

City Council District: 7  
 Plan Area: Mission Valley  
 Staff: Jeff A. Peterson

Speaker slips submitted by; Pete Shearer, Eric Hepfer, Benton Swift, Doug Hicks, Mary Sheppard, Robert Shandor, Rob Hutsel, Victoria Duffy, Howard Wayne, Matthew Vasilakis, Michele Addington, Jason Willis, Rebecca Lieberman, Angeli Calinog, Jason Rosner, Clifford Weiler, Bruce Coons, Sean Silva, Felicity Senoski, Julie Hamilton, Everett Delano, Gretchen Newsom, Wayne Williams, Bernadette, Wilma Goodness, Earon Fairbourn, Janet Fitzpatrick, Glen Schmidt, Walter Spath, Ted Shaw, Jeremy Abrams, Jerry Sanders, Sharon Gehl, Carrie Morrison, John La Raia, Kenny Dougherty

***Break @ 11:09 to 11:20***

**COMMISSION ACTION:**

MOTION BY COMMISSIONER BOOMHOWER TO RECOMMEND THE CITY COUNCIL CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 581984/SCH NO. 2018041028, ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT THE MITIGATION, MONITORING, AND REPORTING PROGRAM.

RECOMMEND THE CITY COUNCIL APPROVE AMENDMENTS TO THE MISSION VALLEY COMMUNITY PLAN AND GENERAL PLAN NO. 2046678.

RECOMMEND THE CITY COUNCIL RESCIND LEVI-CUSHMAN SPECIFIC PLAN, APPROVE THE RIVERWALK SPECIFIC PLAN.

RECOMMEND THE CITY COUNCIL ADOPT AMENDMENTS TO CHAPTER 13, ARTICLE 2, DIVISION 14 OF THE SAN DIEGO MUNICIPAL CODE TO AMEND THE MISSION VALLEY COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ) MAP, WHICH REMOVES THE CPIOZ DESIGNATION ON THE PROPERTY; RECOMMEND THE CITY COUNCIL ADOPT REZONE NO. 2046679.

RECOMMEND THE CITY COUNCIL ADOPT DEVELOPMENT AGREEMENT NO. 2459958.

RECOMMEND THE CITY COUNCIL APPROVE VARIANCE TO THE INCLUSIONARY AFFORDABLE HOUSING REGULATIONS.

RECOMMEND THE CITY COUNCIL ADOPT SITE DEVELOPMENT PERMIT NO. 2046682. RECOMMEND THE CITY COUNCIL ADOPT CONDITIONAL USE PERMIT NO. 2046683.

RECOMMEND THE CITY COUNCIL ADOPT VESTING TENTATIVE MAP NO. 2213361 AND EASEMENT VACATION NO. 2046685.

Seconded by Commissioner Austin. The motion passed by a vote of 5-0-2 with Commissioners Hofman, Austin, Granowitz, Boomhower, Otsuji, voting yea, Vice-Chairman Whalen abstaining and Commissioner Moden Absent.

**Adjourned @ 12:42**