

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
DECEMBER 17, 2020**

VIRTUAL MEETING

CHRONOLOGY OF THE MEETING:

Chairperson William Hofman called the meeting to order at 9:00 a.m. Chairperson William Hofman adjourned the meeting at 11:15 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson William Hofman – present/teleconference
Vice-Chairperson James Whalen – present/teleconference
Commissioner Douglas Austin – present/teleconference
Commissioner Vicki Granowitz – present/teleconference
Commissioner Dennis Otsuji – present/teleconference
Commissioner Matthew Boomhower – present/teleconference
Commissioner Kelly Moden – present/teleconference

City Staff:

Corrine Neuffer, City Attorney – present/teleconference
Tait Galloway, Planning Department – present/teleconference
Tim Daly Development Services Department present/teleconference
Tony Khalil, Development Services Department – present/teleconference
Sabrina Custer, Recorder- present/teleconference

ANNOUNCEMENTS/PUBLIC COMMENT

None.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None

APPROVAL OF THE AGENDA

ITEM 3 - 4TH CORNER APARTMENTS- PROJECT NO. 661800 was pulled from the Consent Agenda and was heard as the first Discussion Item.

DIRECTOR'S REPORT

No Directors Report was given, but Tim Daly did ask Deputy City Engineer Tony Khalil to give a brief update on Vice-Chairman Whalen's request from November 19, 2020 regarding Stormwater Water Stream Channels and Biological health.

Tony Khalil reported on the Biological Stream Treatment Program was discussed at a Planning Commission meeting in the fall of 2018. The San Diego Water Board attended that meeting and agreed to provide an opinion on practices actability. The Water Board still has not provided clarification to date.

Regarding the Alternative Compliance, the city is in the process of developing a credit system to use within the Offsite Alternative Compliance Program Framework. Following the approval of Management, it will then be presented to Technical Advisory Committee for comments prior to the initiation of the Environmental Impact Report. Program implementation Following City Council, Coastal Commission, and the San Diego Water Board approval is scheduled for January 2023.

COMMISSION COMMENT

Vice-Chairman Whalen would like to get the Biological Stream Treatment Program on a future Planning Commission agenda take a closer look biological objective.

Commissioner Boomhower requested more information on the Stormwater Program before placing it in the agenda for a better understanding

Commissioner Boomhower also wished everyone Happy Holidays; thanked staff and Chairman Hofman for all their hard work to get everything working in this virtual world we are living in right now.

CONSENT AGENDA

ITEM-1: *Continued from November 19, 2020*

***ARROYO SORRENTO TM- PROJECT NO. 610681**

City Council District: 1

Plan Area: Carmel Valley

Staff: Tim Daly

COMMISSION ACTION:

MOTION BY VICE-CHAIRMAN WHALEN ADOPT MITIGATED NEGATIVE DECLARATION NO. 61681 AND MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP). APPROVE COASTAL DEVELOPMENT PERMIT NO. 2166958, PLANNED DEVELOPMENT PERMIT NO. 2306696, SITE DEVELOPMENT PERMIT NO. 2489729, AND TENTATIVE MAP NO. 2166975.

WITH STAFF'S CORRECTION THAT WERE READ INTO RECORD; DEVIATION ON THE PERMIT AND RESOLUTION SHOULD READ 52 FEET NOT 30 AND THE VOLLEYBALL COURT LISTED IN THE STAFF REPORT WILL REMAIN.

CORRECTION BY STAFF WAS READ INTO RECORD.

Seconded by Commissioner Boomhower. The motion passed by a vote of 7-0-0 with Commissioners Hofman, Austin, Granowitz, Boomhower, Otsuji. Moden and Whalen voting yea.

ITEM-2: **WYNDGATE ESTATES- PROJECT NO. 596238**

City Council District: 4 Plan Area: Encanto Neighborhoods

Staff: Travis Cleveland

COMMISSION ACTION:

MOTION BY VICE-CHAIRMAN WHALEN TO APPROVE TENTATIVE MAP NO. 2229532 WITH STAFF'S CORRECTION READ INTO RECORD.

TENTATIVE MAP EXPIRATION DATE SHOULD READ JANUARY 4, 2024 NOT JANUARY 11, 2024.

CORRECTION BY STAFF WAS READ INTO RECORD.

Seconded by Commissioner Boomhower. The motion passed by a vote of 7-0-0 with Commissioners Hofman, Austin, Granowitz, Boomhower, Otsuji. Moden and Whalen voting

ITEM-3: ***4TH CORNER APARTMENTS- PROJECT NO. 661800**

City Council District: 9 Plan Area: Mid-City Community of the City Heights Community Plan

Staff: Jeff Peterson

Speaker slips submitted by; Gary London, Jeannette Temple, Justin Rasas, Kim Baranek, Jennifer Ayala, Steven Kettler, Kimberly Duran, Marie Lia, Dennis Larkin, Jo Barrett, Brian Green Carson, Charles Kaminski, Amie Hayes, Bruce Coons, Mariena Krcelich, Ron May, Deborah Smithton, Jose Rodriguez

COMMISSION ACTION:

MOTION BY BOOMHOWER TO CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 661800/SCH NO. 2017081051, ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM.

APPROVE SITE DEVELOPMENT PERMIT NO. 2412541.

APPROVE TENTATIVE MAP NO. 2412539.

Seconded by Commissioner Granowitz. The motion passed by a vote of 7-0-0 with Commissioners Hofman, Austin, Granowitz, Boomhower, Otsuji. Moden and Whalen voting

Note: This item was pulled from the Consent Agenda and was heard as the first Discussion Item.

ITEM-4: LILLIAN LENTELL COTTAGE- PROJECT NO. 560771

City Council District: 1 Plan Area: La Jolla

Staff: Martha Blake

COMMISSION ACTION:

MOTION BY VICE-CHAIRMAN WHALEN TO ADOPT MITIGATED NEGATIVE DECLARATION (MND) NO. 560771 AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP).

APPROVE SITE DEVELOPMENT PERMIT NO. 2472529, COASTAL DEVELOPMENT PERMIT NO. 1981414, AND NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1981565.

Seconded by Commissioner Boomhower. The motion passed by a vote of 7-0-0 with Commissioners Hofman, Austin, Granowitz, Boomhower, Otsuji. Moden and Whalen voting

Break time: 10:14 a.m. – 10:25 a.m.

DISCUSSION ITEM

ITEM-5: *Appeal of Development Services Department staff decision of September 25, 2020*

CHALCEDONY/KENDAL NDP- PROJECT NO. 640030

City Council District: 2 Plan Area: Pacific Beach

Staff: Elisa Flores

Speaker slips submitted by; Russel Strom, Mike Donovan, Ashley Donovan, Peter Armstrong, Lisa Kostner

COMMISSION ACTION:

MOTION BY VICE-CHAIRMAN WHALEN TO DENY THE APPEAL AND AFFIRM THE DEVELOPMENT SERVICES DEPARTMENTS DECISION TO APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2460332.

Seconded by Commissioner Otsuji. The motion passed by a vote of 7-0 with Commissioners Hofman, Austin, Granowitz, Boomhower, Otsuji. Moden and Whalen voting yea.

ITEM-6: CASA DE LAS CAMPANAS GENERAL/COMMUNITY PLAN AMENDMENT INITIATION

PROJECT NO. 674446

City Council District: 5 Plan Area: Rancho Bernardo

Staff: Tony Kempton

Speaker slips submitted by; Kathy Fredrick, Greg Brown, Justin Sager, Greg Mason, Cindy

COMMISSION ACTION:

MOTION BY COMMISSIONER GRANOWITZ TO INITIATE THE PLAN AMENDMENT TO THE RANCO BERNARDO COMMUNITY PLAN PROCESS.

WITH ADDITIONAL RECOMMENDATION ON FIRE RISK BE ADDED BY VICE-CHAIRMAN WHALEN.

Seconded by Commissioner Austin. The motion passed by a vote of 7-0 with Commissioners Hofman, Austin, Granowitz, Boomhower, Otsuji. Moden and Whalen voting yea.

Adjourned @ 11:15