

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF**

March 30, 2023

**Hybrid Meeting/In Council Chambers – 12th Floor
City Administration Building
202 C Street, San Diego, CA 92101**

CHRONOLOGY OF THE MEETING:

Chairperson William Hofman called the meeting to order at 9:00 AM. Chairperson William Hofman adjourned the meeting at 10:53 AM

ATTENDANCE DURING THE MEETING:

Chair William Hofman – Present in Chambers
Vice-Chair Kelly Modén – Present in Chambers
Commissioner Ted Miyahara – Present in Chambers
Commissioner Ken Malbrough - Present in Chambers
Commissioner Dennis Otsuji – Present in Chambers
Commissioner Matthew Boomhower – Absent
Vacant

STAFF:

Shannon Eckmeyer, Chief Deputy City Attorney – Present in Chambers
Tait Galloway, Deputy Director, Planning Department – Present in Chambers
Renee Mezo, Assistant Deputy Director, Development Services Department - Present in Chambers
Tony Khalil, Senior Civil Engineer, Development Services Department – Present in Chambers
Stacie Maxwell, Legislative Recorder, Development Services Department - Present in Chambers

ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT

Aaron Lazarecky provided Public Comment

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None

REQUEST FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

None

APPROVAL OF THE AGENDA

Approved

DIRECTOR'S REPORT

Renee Mezo, Development Services Department – Go Padres! Go Aztecs!

Tait Galloway, Planning Department – Announced that the Land Development Code Language was posted on the Planning Department website; Housing Action Packet workshop will be present to the Commission next week and are working on the University Community Plan Update workshop coming soon.

COMMISSION COMMENT

None

AGENDA ITEMS

ITEM 1: *Continued from 1/19/2023, 2/16/2023 and 3/16/2023.*
***BELLA MAR APARTMENTS – PROJECT NO. 631240**

Staff: Martin Mendez
City Council District: 8
Plan Area: Otay Mesa Nestor

Speakers on the project:
Kyle Stevens, Tim Kihm, Wayne Chang, Julie Phair, Jeff Phair, Harold Phelps

COMMISSION ACTION:

MOTION BY COMMISSIONER Marlborough TO:

- RECOMMEND THE CITY COUNCIL ADOPT MITIGATION NEGATIVE DECLARATION (MND) NO. 631240/SCH NO. 2022040642, AND ADOPT A MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP)
- RECOMMEND THE CITY COUNCIL APPROVE A RESOLUTION FOR AN AMENDMENT TO THE GENERAL PLAN, THE OTAY MESA-NESTOR COMMUNITY PLAN NO. 2609704, AND LOCAL COASTAL PLAN AMENDMENT
- RECOMMEND THE CITY COUNCIL ADOPT AN ORDINANCE FOR REZONE NO. 2278306

- RECOMMEND THE CITY COUNCIL ADOPT AN ORDINANCE FOR AN AMENDMENT TO THE SAN DIEGO MUNICIPAL CODE FOR A REDESIGNATION OF THE COASTAL OVERLAY ZONE CERTIFICATION MAP
- RECOMMEND THE CITY COUNCIL RESCIND CONDITIONAL USE PERMIT (CUP) NO. 367052
- SITE DEVELOPMENT PERMIT (SDP) NO. 367053 (EXTENSION OF TIME AND AMENDMENT TO CONDITIONAL USE PERMIT AND MULTIPLE HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT NO. 96-7318)

Second by Commissioner Otsuji. The motion passed by a vote of 5-0-1 with Commissioners Modén, Otsuji, Miyahara, Malbrough, Hofman Yea and Commissioner Boomhower Absent.

ITEM 2: *BDM MIXED USE PROJECT – PROJECT NO. 673818

Staff: Xavier Del Valle
City Council District: 8
Plan Area: Otay Mesa

Speakers on the project:

Steven Bossi, Marcela Escobar-Eck, Jonathan Sanchez, Sophia Del Mar English, Steven Henderson, Karen Ruggels, Keith Crabtree, Michael Shoemaker, Stephen Shoemaker, Denise Handler, Ben Handler,

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO:

- RECOMMEND TO THE CITY COUNCIL TO ADOPT ADDENDUM TO THE OTAY MESA COMMUNITY PLAN UPDATE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 30330/304032/SCH NO. 2004651076
- RECOMMEND TO THE CITY COUNCIL TO APPROVE REZONE NO. 2468435
- RECOMMEND TO THE CITY COUNCIL TO APPROVE COMMUNITY PLAN AMENDMENT NO. 2468438
- RECOMMEND TO THE CITY COUNCIL TO APPROVE SITE DEVELOPMENT PERMIT NO. 2468436
- RECOMMEND TO THE CITY COUNCIL TO APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2576649
- RECOMMEND TO THE CITY COUNCIL TO APPROVE VESTING TENTATIVE MAP NO. 2468440
- RECOMMEND TO THE CITY COUNCIL TO APPROVE PUBLIC RIGHT OF WAY VACATION NO. 2468433
- RECOMMEND TO THE CITY COUNCIL TO APPROVE PUBLIC SERVICE EASEMENT VACATION NO. 2610071
- IN ADDITION - RECOMMEND TO THE CITY COUNCIL TO APPROVE THE MEMO SUBMITTED BY THE APPLICANTS TO AMEND THE WASTE MANAGEMENT PLAN TO REMOVE REFERENCE TO ISSUANCE OF GRADING

PERMIT ON PAGES 17 AND 18, AND TO AMEND CONDITIONS OF APPROVAL OF THE PERMIT UNDER SOLID WASTE REQUIREMENT I AND II TO REMOVE REFERENCE TO ISSUANCE OF GRADING PERMIT AND REMOVING THE 11" BY 17" COPY REQUIREMENT UNDER II(A)(1), AND TO INCLUDE A NEW PERMIT CONDITION TO REQUIRE ACCESS TO THE AMENITIES BY THE AFFORDABLE HOUSING RESIDENTS FOR THE LIFE OF THE PROJECT.

Second by Commissioner Malbrough. The motion passed by a vote of 5-0-1 with Commissioners Modén, Otsuji, Miyahara, Malbrough, Hofman Yea and Commissioner Boomhower Absent.

Break was taken @ 10:00 AM to 10:10AM

ADJOURNED @ 10:53 AM