

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
APRIL 27, 2017
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING:

Vice-Chairperson Sue Peerson called the meeting to order at 9:40 a.m. Chairperson Stephen Haase joined the meeting after the lunch break at 1:13 p.m. and adjourned the meeting at 2:00 p.m.

NOTE: The meeting was delayed due to the fire drill.

ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – present / joined the meeting at 1:13 p.m.
Vice-Chairperson Sue Peerson – present
Commissioner James Whalen – present / left at 1:33 p.m.
Commissioner Douglas Austin – present
Commissioner William Hofman – present
Commissioner Granowitz – present
Dennis Otsuji - present

Staff

Keely Halsey, City Attorney – present
Nancy Graham, Planning Department – present / left at 10:20 a.m.
Brian Schoenfisch, Planning Department – present / arrived at 10:20 a.m. / left at 11:15 a.m.
Tait Galloway, Planning Department – present / arrived at 11:15 a.m.
PJ Fitzgerald, Development Services Department – present
Louis Schultz, Development Services Department – present
Carmina Trajano, Recorder – present

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ITEM-2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:

NONE

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

ITEM #10 - DONAX AVE TM – PROJECT NO. 447834

ITEM #11 - UNITAS – PROJECT NO. 375001

ITEM-4: APPROVAL OF THE AGENDA:

Accepted as presented.

ITEM-5: DIRECTOR'S REPORT:

PJ FitzGerald announced two quick notes; first, due to the fire drill this morning, people have left and have had to come back in. Staff members went down to check the lobby at the fire drill gathering area and confirmed that the area was cleared and that everybody should be back in the Chambers. Secondly, she also recognized the Commission for their service for National Volunteer Month. On behalf of the City, she thanked the Commissioners for their time and continued efforts to serve on the Planning Commission. She stated that the work of the Commission is demanding in both time and energy, and is not always fully understood by the casual observer. She also mentioned that the Commission puts in a lot of time and effort for this position and it is much appreciated.

Nancy Graham announced that there will be an Annual Community Orientation Workshop on May 20th at 9 a.m. in the Silver Room, San Diego Concourse; this is a training for the Community Planning Group Members for both new and returning.

ITEM-6: COMMISSION COMMENT:

Commissioner Hofman thanked the staff for this particular agenda for providing the high definition PDFs and it was really great for the Commission. He hopes that staff will continue doing that.

Commissioner Granowitz commented that she chaired a Community Planning Group and was on one for 16 years; she noticed that the rendering they got with projects were actually better than the Commission gets. The applicants seem to understand that if they wanted the Planning Group to understand what they're looking at, that they really need to do renderings that were in color and easy to read. She stated that she finds it interesting that the Commission don't seem to get the same level as far as rendering based on her observation.

Commissioner Peerson would like to echo the comments and she really appreciates getting materials electronically in advance of the meeting; it is also helpful getting larger format graphics particularly with projects that have so much materials. She also stated that the Commission knows that staff is working with applicants to get quality materials and in a timely fashion.

ITEM-7: **APPROVAL OF MINUTES FROM FEBRUARY 23, 2017**

COMMISSIONER WHALEN MADE THE MOTION TO APPROVE THE MINUTES FROM FEBRUARY 23, 2017. Commissioner Hofman seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea and with Commissioners Haase absent

ITEM-8: ***Expedite***

*** HILLEL CENTER FOR JEWISH LIFE - PROJECT NO. 212995**

City Council District: 1

Plan Area: La Jolla

Staff: William Zounes

Speaker slips in favor of the project submitted by David Ellman, Brian Sorokin, Oliver Welty, Cheri Weiss, Jennifer Paul, Jack Forman, Jacquelyn Tolley, Sarah Kemp, Dora Bieta, Elaine Galinson, Karen Helrich, Orr Toledano, Sophie Needelman, Daniel Jacob Harrington, Tina Malka, Susan Smallnere, Mark Gordon, David Michan, Michael Rabkin, Laurie Black, Sylvia Geffer, Steven B. Weitzen, Neal Singer, Herbert Solomon, Hollie Bieman, Emily Jennewein, Danielle Pugoff, Umri Levia, Julie Datnow, David Moll, Jerold Goldberg, Amy Hart, Robert Lapidos, Ione Stiegler, Gavin Mandelbaum, David Reed, Tammy Gillies, Jason Bercovitch, Bard Cosman, Robin Madaffer, Mark Steele, David Singer, Justin Nielsen, Lola Stanten, Gabriel Gal Winrebe and Kristen Byrne.

Speaker slips in opposition to the project submitted by Patricia Granger, Jessica Attiyeh, Jamie Emerson, Angela-Angie Varon, Julie Hamilton, Ross M. Starr, Alexander Varon, Tom Brady, Kim Rebeiz, Jasmine Faraone Monnella, Astrid Garcia, Paul Jane, Les Wu, Dina Dagias, Marion H So, Mary Coakley Munk, Leslie Gaunt and Deborah Shaul.

COMMISSION ACTION:

COMMISSIONER HOFMAN MADE THE MOTION TO APPROVE STAFF'S RECOMMENDATIONS WITH THE ADDED CONDITION REQUIRING THE OWNER TO PROVIDE THE MAXIMUM NUMBER OF BICYCLE PARKING SPACES POSSIBLE THAT CAN BE OBTAINED BETWEEN THE PROPOSED LIBRARY/CHAPEL AND STUDENT CENTER, TO RECOMMEND THE CITY COUNCIL CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 212995 WITH FINDINGS AND ADOPT MITIGATION MONITORING AND REPORTING PROGRAM; APPROVE SITE DEVELOPMENT PERMIT NO. 758098; APPROVE PUBLIC RIGHT-OF-WAY VACATION NO. 758099; AND TO INCLUDE THE ERRATA DATED APRIL 26, 2017. Commissioner Whalen seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea and with Commissioner Haase absent.

Break: 11:51 a.m. - 12:00 p.m.

Lunch break: 12:47 - 1:13 p.m.

ITEM-9: ***Continued from March 30, 2017***

*** SU CASA – PROJECT NO. 420956**

City Council District: 1

Plan Area: La Jolla

Staff: Morris Dye

Public testimony was closed on March 30, 2017.

COMMISSION ACTION:

COMMISSIONER PEERSON MADE THE MOTION TO APPROVE THE STAFF'S RECOMMENDATIONS TO RECOMMEND THAT THE CITY COUNCIL ADOPT MITIGATED NEGATIVE DECLARATION (MND) NO.420956, AND ADOPT MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP); AND RECOMMEND THAT THE CITY COUNCIL APPROVE PUBLIC ROW VACATION NO. 1492639 AND COASTAL DEVELOPMENT PERMIT NO. 1480999; WITH THE UPDATED AND REVISED DOCUMENTS. Commissioner Hofman seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson and Otsuji voting yea and with Commissioner Whalen absent.

ITEM-10: **DONAX AVE TM – PROJECT NO. 447834**

City Council District: 8

Plan Area: Otay Mesa-Nestor

Staff: Paul Godwin

Speaker slips in favor of the project submitted by William Lewallen, Rob Lewallen and David Reed.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER HOFMAN MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING THE STAFF'S RECOMMENDATIONS TO APPROVE TENTATIVE MAP NO. 1575590; AND APPROVE SITE DEVELOPMENT PERMIT NO. 1575588. Commissioner Whalen seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea and with Commissioner Haase absent.

ITEM-11: ***UNITAS – PROJECT NO. 375001**

City Council District: 1

Plan Area: Pacific Highlands Ranch

Staff: Francisco Mendoza

Speaker slips in favor of the project submitted by Melissa Krause and Brad Sager.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER AUSTIN MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING THE STAFF'S RECOMMENDATIONS TO ADOPT FINDINGS THAT THE INFORMATION CONTAINED WITHIN THE FINDINGS TO THE PACIFIC HIGHLANDS RANCH SUBAREA III PLAN MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) FOR THE UNITAS PROJECT NO. 375001 HAS BEEN COMPLETED IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND THE UNITAS FINDINGS TO THE PACIFIC HIGHLANDS RANCH SUBAREA III PLAN MASTER EIR (LDR NO. 96-7918 / SCH NO. 97111077) REFLECT THE INDEPENDENT JUDGMENT OF THE CITY OF SAN DIEGO AS LEAD AGENCY; STATING FOR THE RECORD THAT SAID FINDINGS TO THE PACIFIC HIGHLANDS RANCH SUBAREA III PLAN MEIR HAVE BEEN REVIEWED AND CONSIDERED PRIOR TO APPROVING THE PROJECT; AND APPROVE VESTING TENTATIVE MAP NO. 1424164, PLANNED DEVELOPMENT PERMIT NO.1328845, AND EASEMENT VACATION NO. 1328846. Commissioner Hofman seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea and with Commissioner Haase absent.

ITEM-12: **UPDATES TO THE PERMANENT RULES OF THE PLANNING COMMISSION**

City Council District: N/A

Plan Area: N/A

Staff: PJ FitzGerald

No speaker slips in favor to the item were submitted.

No speaker slips in opposition to the item were submitted.

COMMISSION ACTION:

COMMISSIONER AUSTIN MADE THE MOTION TO APPROVE THE STAFF'S RECOMMENDATION TO APPROVE THE AMENDMENTS TO THE RULES AS PRESENTED AND TO DISCUSS OTHER ITEMS ON MAY 11, 2017. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson and Otsuji voting yea and with Commissioner Whalen absent.