PLANNING COMMISSION OF THE CITY OF SAN DIEGO MINUTES OF REGULAR SCHEDULED MEETING OF MAY 25, 2017 IN COUNCIL CHAMBERS – 12TH FLOOR CITY ADMINISTRATION BUILDING 202 C STREET, SAN DIEGO, CA 92101

CHRONOLOGY OF THE MEETING:

Chairperson Stephen Haase called the meeting to order at 9:06 a.m. Chairperson Stephen Haase adjourned the meeting at 12:16 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – present Vice-Chairperson Sue Peerson – present Commissioner James Whalen – present Commissioner Douglas Austin – present Commissioner William Hofman – present Commissioner Granowitz – present Dennis Otsuji - present

<u>Staff</u>

Keely Halsey, City Attorney – present Jeff Murphy, Planning Department – present 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ITEM-2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN: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: **CONSENT AGENDA.**

ITEM - 3A: PHASE II CARROLL CANYON PROJECT - COMMUNITY PLAN AMENDMENT

INITIATION - PROJECT NO. 541541

City Council District: 6 Plan Area: Mira Mesa

Staff: Lisa Lind

No speaker slips in favor of the project were submitted.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER WHALEN TO INITIATE THE PLAN AMENDMENT PROCESS. Commissioner Hofman seconded the motion. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.

ITEM - 3B: SEAWORLD 2018 ATTRACTION - PROJECT NO. 520681

City Council District: 2 Plan Area: Mission Bay Park

Staff: Martha Blake

Speaker slips in favor of the project submitted by Marilyn Hannes, Corrine Brindley, Darlene Walter, Robert Heyer and David Watson.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER WHALEN TO RECOMMEND THAT THE CITY COUNCIL REVIEW THE SEAWORLD ELECTRIC EEL RIDE/2018 ATTRACTION AND FIND IT TO BE CONSISTENT WITH THE SEAWORLD MASTER PLAN. Commissioner Hofman seconded

the motion. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.

ITEM - 3C: LATERRA AT PHR - PROJECT NO. 388894

City Council District: 1 Plan Area: Pacific Highlands Ranch

Staff: Francisco Mendoza

Speaker slips in favor of the project submitted by Kurt Bausback and Brad Sager.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER WHALEN TO AFFIRM THE FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT THAT THE PROJECT WAS ADEQUATELY ANALYZED IN THE PACIFIC HIGHLANDS RANCH SUBAREA III PLAN MASTER ENVIRONMENTAL IMPACT REPORT AND RELATED FINDINGS; AND ADOPT THE PROJECT SPECIFIC MITIGATION, MONITORING AND REPORTING PROGRAM; APPROVE VESTING TENTATIVE MAP NO. 1434093, AMENDING VESTING TENTATIVE MAP NO.433521; APPROVE PLANNED DEVELOPMENT PERMIT NO. 1434095, AMENDING PLANNED DEVELOPMENT PERMIT NO. 12852; AND APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1434098. Commissioner Hofman seconded the motion. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.

ITEM-4: APPROVAL OF THE AGENDA:

Accepted as presented.

ITEM-5: **DIRECTOR'S REPORT:**

Planning Director Jeff Murphy commented that everyone is well aware of the Budget Hearings; the Planning Department anticipated that by July, they'll be able to show the Planning Commission its work program. The work program focuses a lot on the Mayor's Housing Initiatives and one of those initiatives will be considered today, which is a Companion Units. The Planning Department will be able to show the whole lists of Initiatives that will be proposed when they present their work program before the Planning Commission. Additionally, he also mentioned that they are making progress on hiring the Deputy Director position and this is Nancy Bragado's old position; he hopes within the next month or so, they'll be able to make a formal announcement.

ITEM-6: **COMMISSION COMMENT:**

Commissioner Austin commented that some time ago, the Planning Commission was considering the Mobility Plan and he mentioned something about the safety or lack thereof on Carmel Valley Road west of the freeway. He doesn't know exactly what happened there; when he was riding a bicycle riders he noticed that there were little crosses there and it looks like somebody has been killed. He mentioned that he heard back once that they're going to look into that and he doesn't know if there's anything else had happened. He asked the staff if there's anything he can do to follow up and just need to know where to go with that.

Commissioner Haase commented that he has an item for the next discussion of the Permanent Rules regarding the construction of the Agenda. Currently, it is a staff driven effort and there is no consultation with the Chair on that. The reason he brought this up, over the last several years, as they look at the advance Agenda, the Commissioner's attendance might have an influence on how items are put on the Agenda to ensure that they get the maximum participation of the Commission. The Planning Commission currently has rules on how the item is placed on the Agenda, but there may be times that the Commission might need to rearrange the Agenda. If the Commission can do it in advance, it might be efficient with respect to the Commissioners' attendance. This is really a referral to staff for the next time the Commission discusses the Permanent Rules to explore that idea in providing the Chair the ability to consult with staff and look at all those factors that come into the Agenda building. He had the opportunity to spend his Saturday morning at the COW (Community Orientation Workshop). He also thanked Brian Schoenfisch and the staff for their great job and it was enlightening for him to go back to that process again.

ITEM-7: **Expedite**

CAMPUS POINT MASTER PLAN - PROJECT NO. 336364

City Council District: 1 Plan Area: University

Staff: Jeffrey A. Peterson

Speaker slips in favor of the project submitted by Mike Barbera, Steven T. Schrader, Stephanie Whitmore, Justin Schaefli, Neil Hytinen, Rocio Gertler, Brian Oliver, Darell Fullbright, Ben Tranel and Janay Kruger.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER HOFMAN MADE THE MOTION TO APPROVE THE STAFF'S RECOMMENDATIONS TO RECOMMEND THE CITY COUNCIL CERTIFY SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT NO. 336364 /SCH NO. 2014091073, ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT THE MITIGATION, MONITORING, AND REPORTING PROGRAM; ADOPT THE AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN NO. 1450819; APPROVE SITE DEVELOPMENT PERMIT

NO. 1176281; APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT NO.1388122. THIS MOTION TO RECOMMEND APPROVAL INCLUDED THREE CONDITIONS: 1) 10-PERCENT OF THE ELECTRIC VEHICLE CHARGING STATIONS WILL BE FAST TRACK CHARGING STATIONS; 2) THE APPLICANT IS TO STUDY THE FEASIBILITY OF PROVIDING ADDITIONAL TRAILS ALONG THE PERIPHERY AND THROUGHOUT THE SITE PRIOR TO THE CITY COUNCIL HEARING; AND 3) THE TRANSPORTATION DEMAND MANAGEMENT (TDM) WILL BE MONITORED FOR 10 YEARS. THOUGH NOT A CONDITION, IT WAS DISCUSSED AND UNDERSTOOD BY THE PLANNING COMMISSIONERS THAT THE APPLICANT'S COMMITMENT TO REDUCE HEIGHT OF THE PROPOSED NEW BUILDING CP3 TO A 10-STORY/FIVE-STORY HEIGHT CONFIGURATION WOULD BE PROCESSED AS PART OF THEIR MINISTERIAL BUILDING PERMIT (PROCESS ONE), SINCE THE DESIGN WOULD BE LESS THAN WHAT IS BEING APPROVED. Commissioner Austin seconded the motion. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.

Break: 10:55 a.m. - 11:07 a.m.

ITEM-8: ORDINANCE AMENDING THE MUNICIPAL CODE & LOCAL COASTAL PROGRAM TO MODIFY COMPANION UNIT REGULATIONS – PROJECT NO. 210003876

City Council District: All Plan Area: City-wide

Staff: Edith Gutierrez

Speaker slips in favor of the project submitted by David Moty, Rhea Kuhlman, Andre Beauparlant, Armin Kuhlman, Mary Lydon and Artemis Spyridonidis.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER PEERSON MADE THE MOTION TO APPROVE THE STAFF'S RECOMMENDATION TO RECOMMEND CITY COUNCIL APPROVAL OF THE PROPOSED AMENDMENTS MODIFYING THE COMPANION UNIT REGULATIONS, INCLUDING ADDING A JUNIOR UNIT CATEGORY AND REGULATIONS WITH THREE CONDITIONS: 1) TO THE EXTENT LEGALLY POSSIBLE; MINIMIZE PARKING IN THE FRONT YARD, EXCESSIVE HARDSCAPING AND WIDE CURB CUTS 2) REQUIRE A MINIMUM 30-DAY RENTAL PERIOD 3) SITE MUST BE OWNER OCCUPIED FOR BOTH COMPANION UNITS AND JUNIOR UNITS. Commissioner Hofman seconded the motion. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.