

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JUNE 8, 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 9:02 a.m. Chairperson Stephen Haase adjourned the meeting at 2:00 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – present
Vice-Chairperson Sue Peerson – present
Commissioner James Whalen – present / left at 1:37 p.m.
Commissioner Douglas Austin – absent
Commissioner William Hofman – present
Commissioner Granowitz – present
Dennis Otsuji – present / left at 1:42 p.m.

Staff

Corrine Neuffer, City Attorney – present
Brian Schoenfisch, Planning Department – present / left at 12:36 p.m.
Tait Galloway, Planning Department – present / arrived at 12:36 p.m.
PJ FitzGerald, Development Services Department – present
Louis Schultz, Development Services Department – present / left at 12:54 p.m.
Carmina Trajano, Recorder – present

ANNOUNCEMENTS/PUBLIC COMMENT

Erin Cullen commented on Morena Blvd. Specific Plan.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

CONSENT AGENDA

None.

APPROVAL OF THE AGENDA

Accepted as presented.

DIRECTOR'S REPORT

Brian Schoenfisch commented that last week, he mentioned a couple of awards that the Planning Department received and have more good news this week; a project that came before the Planning Commission just over a year ago, the City's Affordable Housing Density Bonus Ordinance was honored by the San Diego Housing Federation with a Ruby Award last week. He stated that it's a great honor and he recognized all those involved with the Affordable Housing Density Bonus particularly Dan Normandin, the Planning Department and Deputy City Attorney Shannon Thomas, who worked hard on the ordinance. He mentioned that it's a big success; it's only been its first year of implementation and there's already been an increase in use of the density bonus program.

COMMISSION COMMENT

Commissioner Hofman would like to inform the Planning Commission and the City, that the City of San Diego was ranked at number four (4) on the list of The Most Eco-Conscious Cities. This was a study and rankings were conducted by Save on Energy, which studied and ranked 200 cities nationwide. And rank just above San Diego was New York City, Los Angeles and San Francisco. The methodology used was the evaluation of 9 aspects that indicated discipline of environmental conservation, including public parks, conduciveness to walking and biking, number of electric vehicle charging stations, recycling centers, the average carbon footprint in tons of carbon dioxide per household and commuting distance. It was a very extensive study and each aspect was weighted to go into an overall formula for the rankings. He felt that this is quite a feather in the caps of the City staff who developed all the programs we have in place to become a very eco-conscious City. He commended the staff, the City Council, and the citizen of the City of San Diego who have all worked to

make us all a more environmentally great City. He also would like to give credit to the Planning Commission, past and present who had helped implement this program.

Commissioner Haase commented that he had the opportunity to meet with the Planning Director and Planning staff to discuss opportunities for the Commission to be more involve with policy through workshops and other mechanisms. And part of the focus, was to come up with process as Community Plan Updates comes through; what are the milestones that the Commission would be involved with, such as the Initiation of those updates as they move to the public review process and work with the community and ultimately when they go before Planning Commission for recommendation to the City Council. It was a productive meeting and came up with good ideas on how to effectively participate in major policy decision and land use decision to be made for the entire City. He appreciates the staff who were in the meeting, including Brian and Jeff.

DISCUSSION ITEMS

ITEM-1: ***Continued from May 11, 2017***

LEGACY INTERNATIONAL CENTER – PROJECT NO. 332401

City Council District: 7

Plan Area: Mission Valley

Staff: Morris E. Dye

Speaker slips in favor of the project submitted by Jim Penner, Vincent Mudd, Suzanne Ives, Chris Morron, Greg Shields, Tony Young and Feben Yohannes.

Speaker slips in opposition to the project submitted by Rebekah Hook-Held.

COMMISSION ACTION:

COMMISSIONER WHALEN MADE THE MOTION TO APPROVE THE STAFF'S RECOMMENDATIONS TO RECOMMEND THE CITY COUNCIL CERTIFY ENVIRONMENTAL IMPACT REPORT (EIR) NO. 332401, STATE CLEARING HOUSE (SCH) NO. 2014081053, AND ADOPT MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) AND FINDINGS; APPROVE GENERAL PLAN AMENDMENT, MISSION VALLEY COMMUNITY PLAN (MVCP) AMENDMENT/ATLAS SPECIFIC PLAN AMENDMENT NO. 1888127; ADOPT REZONE ORDINANCE NO. 1897177; RECOMMEND THE CITY COUNCIL APPROVE VESTING TENTATIVE MAP WITH EASEMENT VACATIONS NO. 1162656; APPROVE SITE DEVELOPMENT PERMIT NO. 1162629; RECOMMEND THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT NO. 1162655; APPROVE PLANNED DEVELOPMENT PERMIT NO. 1162654 WITH THE FOLLOWING ADDITIONS: THAT THE PROPOSED RETAILING WALL NO. 16 TO BE LOCATED BEHIND THE PROPOSED HOTEL NOT BE CONSTRUCTED UNLESS THE HOTEL IS CONSTRUCTED TO ENSURE NO VISUAL IMPACT FROM A RETAINING WALL STANDING ALONE; THAT THE APPLICANT DEVELOP AN IMPROVED PEDESTRIAN CONNECTION TO THE BUS STOP LOCATED ALONG THE SOUTHERN SIDE OF HOTEL CIRCLE SOUTH ADJACENT TO THE PROJECT SITE; THAT THE APPLICANT ENSURE SHADE AND WEATHER PROTECTION FOR

PUBLIC TRANSIT RIDERS BY WORKING WITH THE METROPOLITAN TRANSIT SYSTEM (MTS) TO DEVELOP AN ARCHITECTURAL CANOPY STRUCTURE FOR THE BUS STOP LOCATED ALONG THE SOUTHERN SIDE OF HOTEL CIRCLE SOUTH ADJACENT TO THE PROJECT SITE, SATISFACTORY TO THE CITY ENGINEER; AND THAT THE APPLICANT MAINTAIN A MINIMUM 10 PERCENT OF ALL ELECTRIC VEHICLE CHARGING STATIONS AS FAST CHARGING STATIONS AND ADD ANOTHER 15 FAST CHARGING STATIONS WITHIN FIVE YEARS OF PROJECT IMPLEMENTATION. Seconded by Commissioner Hofman. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Granowitz, Peerson, Otsuji and Whalen voting yea and with Commissioner Austin absent.

Break: 11:04 a.m. – 11:14 a.m.

ITEM-2: **REQUEST FOR INITIATION OF COMMUNITY PLAN AMENDMENT FOR THE JUNIPERS**

City Council District: 5

Plan Area: Rancho Penasquitos

Staff: Sara Toma

Speaker slips in favor of the project submitted by Phil Roth, Khoa Nguyen, Casey Felaser, Jeff Warmoth, Arlene Tendick, Max Frank, Jeff Raglands, Sara Ellis and Colin Olsen.

Speaker slips in opposition to the project submitted by Shari Collins.

COMMISSION ACTION:

COMMISSIONER WHALEN MADE THE MOTION TO APPROVE THE STAFF'S RECOMMENDATION TO INITIATE THE PLAN AMENDMENT PROCESS WITH THE FOLLOWING DIRECTIONS:

- DETERMINE THE APPROPRIATE LAND USE DESIGNATION AND INTENSITY FOR THE SITE DETERMINE THE APPROPRIATE DENSITY FOR THE SITE
- EVALUATE TRAFFIC GENERATION AND CIRCULATION
- EVALUATE THE ACCESSIBILITY OF TRANSIT
- EVALUATE THE ABILITY OF THE PROJECT TO INCORPORATE OF SUSTAINABLE DESIGN FEATURES DETERMINE THE APPROPRIATE ZONE TO IMPLEMENT THE PROPOSED USE AND PROVIDE COMPATIBLE DEVELOPMENT REGULATIONS
- EVALUATE URBAN DESIGN ISSUES WITHIN THE SITE WITH REGARD TO NEIGHBORHOOD INTERFACE AND PEDESTRIAN ACCESS AND CIRCULATION
- DETERMINE APPROPRIATE PUBLIC FACILITIES AND INCLUDE RECREATIONAL AMENITIES WITHIN THE SITE
- EVALUATE THE PROVISION OF PEDESTRIAN AMENITIES AND STREETScape IMPROVEMENTS ASSOCIATED WITH NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
- EVALUATE THE NEED AND ABILITY TO PROVIDE AFFORDABLE HOUSING IN THE COMMUNITY EVALUATE INGRESS AND EGRESS
- DETERMINE PROJECT CONSISTENCY WITH CLIMATE ACTION PLAN

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

Lunch Break: 12:02 p.m. – 12:36 p.m

ITEM-3: **CLAIREMONT COMMUNITY PLAN UPDATE WORKSHOP**

City Council District: 2 & 6 Plan Area: Clairemont Mesa

Staff: Marlon Pangilinan

Speaker slips in favor of the item submitted by George Henderson, Tom Salinwanchik, Glenn Schmidt and Margaret Schmidt.

Speaker slips in opposition to the item submitted by Sophie Wolfrom.

COMMISSION ACTION:

NO ACTION TAKEN, WORKSHOP ITEM ONLY.

NOTE: DIRECTION AND INPUT PROVIDED TO STAFF IN REGARDS TO COMMUNITY PLAN UPDATE TOPICS RELATED TO LAND USE AND DENSITY, URBAN DESIGN, BUILDING HEIGHT, MOBILITY, SUSTAINABILITY, AND OPPORTUNITIES FOR GROWTH AND REVITALIZATION.

ADJOURNMENT

The meeting was adjourned by Chairperson Stephen Haase at 2:00 p.m.