PLANNING COMMISSION OF THE CITY OF SAN DIEGO MINUTES OF REGULAR SCHEDULED MEETING OF JUNE 15, 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 9:04 a.m. Chairperson Stephen Haase adjourned the meeting at 12:07 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – present Vice-Chairperson Sue Peerson – absent Commissioner James Whalen – present / left at 11:38 a.m. Commissioner Douglas Austin – present / left at 11:38 a.m. Commissioner William Hofman – present Commissioner Granowitz – present Dennis Otsuji - present

<u>Staff</u> Shannon Thomas, City Attorney – present Jeff Murphy, Planning Department – present PJ Fitzgerald, Development Services Department – present Louis Schultz, Development Services Department – present Carmina Trajano, Recorder – present

ANNOUNCEMENTS/PUBLIC COMMENT

None.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

CONSENT AGENDA

None.

APPROVAL OF THE AGENDA

Accepted as presented

DIRECTOR'S REPORT

None.

COMMISSION COMMENT

None.

APPROVAL OF THE MINUTES FROM APRIL 13, 2017 AND APRIL 20, 2017

COMMISSIONER AUSTIN MADE THE MOTION TO APPROVE THE MINUTES FROM APRIL 13, 2017. Seconded by Commissioner Hofman. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Granowitz, Otsuji and Whalen voting yea and with Commissioner Peerson absent.

COMMISSIONER AUSTIN MADE THE MOTION TO APPROVE THE MINUTES FROM APRIL 20, 2017. Seconded by Commissioner Hofman. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Granowitz, Otsuji and Whalen voting yea and with Commissioner Peerson absent.

DISCUSSION ITEMS

ITEM-1: **Expedite**

TOWN AND COUNTRY - PROJECT NO. 424475

City Council District: 7 Plan Area: Mission Valley

Staff: Jeffrey A. Peterson

Speaker slips in favor of the project submitted by Todd Majcher, Kristie Whitman, Juan Vigil, Dave Homa, Stephanie Hinckley, Greg Mills, Colin Parent, Rob Hutsel, Vitoria Bell, Paul McCabe, Paul Robinson, Steve Hoard, Matt Walker, Gary Wood, April Shute, Michael Mc Nerney, Manuel Rivera, Emily Bansee, Tyler McDonald, Reuben Medina and Tom Bisesi.

Speaker slips in opposition to the project submitted by Rick Bates and Yadira Arellano

COMMISSION ACTION:

COMMISSIONER WHALEN MADE THE MOTION TO APPROVE THE STAFF'S RECOMMENDATIONS TO RECOMMEND THE CITY COUNCIL CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 424475/SCH NO. 2015121066, ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT THE MITIGATION, MONITORING, AND REPORTING PROGRAM; ADOPT THE AMENDMENT TO THE ATLAS SPECIFIC PLAN, THE MISSION VALLEY COMMUNITY PLAN, AND GENERAL PLAN NO. 1499940; ADOPT THE REZONE NO. 1904698; APPROVE MASTER PLANNED DEVELOPMENT NO. 1499941; APPROVE SITE DEVELOPMENT PERMIT NO. 1499942; APPROVE CONDITIONAL USE PERMIT NO. 1904584; APPROVE VESTING TENTATIVE MAP NO. 1499943 AND EASEMENT VACATION NO. 1499945. Seconded by Commissioner Hofman. This motion to recommend approval included two conditions: 1. Unbundle the parking for the new units in the Residential District, and 2. Staff and the applicant to study the feasibility of widening the landscape buffer area between the river park area and the access road prior to the City Council Hearing. The motion passed by a vote of 5-0-2 with Commissioners Haase, Hofman, Granowitz, Otsuji and Whalen voting yea and with Commissioner Austin recusing and with Commissioner Peerson absent.

Break: 10:44 a.m. – 10:51 a.m.

ITEM-2: Continued from June 1, 2017

AT&T RUFFNER - PROJECT NO. 522120

City Council District: 6 Plan Area: Kearny Mesa

Staff: Travis Cleveland

Speaker slips in favor of the project submitted by Ignacio De La Torre and Jamo Stephenson.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER WHALEN MADE THE MOTION TO APPROVE THE STAFF'S RECOMMENDATION TO APPROVE PLANNED DEVELOPMENT PERMIT (PDP) NO. 1956452. Seconded by Commissioner Granowitz. The motion passed by a vote of 4-2-1 with Commissioners Haase, Granowitz, Otsuji and Whalen voting yea and with Commissioners Hofman and Austin voting nay and with Commissioner Peerson absent.

ITEM-3: AFFORDABLE/IN-FILL HOUSING AND SUSTAINABLE BUILDINGS DEVELOPMENT REGULATIONS - PROJECT NO. 210003876

City Council District: All Plan Area: City-wide

Staff: Edith Gutierrez

Speaker slips in favor of the project submitted by Matt Adams and Mary Lydon.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER AUSTIN MADE THE MOTION TO APPROVE THE STAFF'S RECOMMENDATION TO RECOMMEND APPROVAL OF THE PROPOSED LAND DEVELOPMENT CODE (LDC) AMENDMENTS TO THE CITY COUNCIL. Seconded by Commissioner Hofman. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Granowitz, Otsuji and Whalen voting yea and with Commissioner Peerson absent.

Break: 11:38 a.m. – 11:40 a.m.

ITEM-4: THE BANYAN PROJECT - KEARNY MESA COMMUNITY PLAN AMENDMENT INITIATION FOR 8225 AERO DRIVE - PROJECT NO. 549574

City Council District: 7 Plan Area: Kearny Mesa

Staff: Lisa Lind

Speaker slips in favor of the project submitted by Sherm Harmer, Michael Dunham, Jake Schwartz and Dave Dilday.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

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

- CONSIDER SAVING TREES ON THE SITE WHICH HAVE BEEN MAINTAINED AND INCLUDE SOME OUTSTANDING SPECIMENS; AND
- CONSIDER ACCOMMODATION FOR DIFFERENT TYPES OF TRANSPORTATION, MAKE IT VERY BIKE FRIENDLY, AND PAY ATTENTION TO ELECTRICAL VEHICLE CHARGING.

Seconded by Commissioner Otsuji. The motion passed by a vote of 4-0-3 with Commissioners Haase, Hofman, Granowitz and Otsuji voting yea and with Commissioner Austin recusing and with Commissioners Peerson and Whalen absent.

ADJOURNMENT

The meeting was adjourned by Chairperson Stephen Haase at 12:07 p.m.