

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
FEBRUARY 15, 2018
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 9:28 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – present
Vice-Chairperson Sue Peerson – absent
Commissioner James Whalen – present
Commissioner Douglas Austin – present
Commissioner William Hofman – present
Commissioner Granowitz – present / arrived at 9:03 a.m.
Dennis Otsuji – present

Staff

Shannon Thomas, City Attorney – present
Laura Black, Planning Department – present
Michelle Sokolowski, Development Services Department – present
Tony Khalil, Development Services Department – present
Carmina Trajano, Recorder – present

ANNOUNCEMENTS/PUBLIC COMMENT

None.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

CONSENT AGENDA

ITEM-1: ***Expedite***

MONTALVO RESIDENCE - PROJECT NO. 444915

City Council District: 2

Plan Area: Peninsula

Staff: William Zounes

Speaker slips in favor of the project submitted by Robert Bateman, Marc Cochetto and Scot Frontis.

Speaker slips in opposition to the project submitted by Elizabeth Cessena (submitted late).

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER AUSTIN APPROVING THE STAFF'S RECOMMENDATION TO APPROVE TENTATIVE MAP NO. 1774182; AND APPROVE SITE DEVELOPMENT PERMIT NO. 1724520. 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.

ITEM-2: **PASEO MEWS - PROJECT NO. 524566**

City Council District: 2

Plan Area: Pacific Beach

Staff: Paul Godwin

Speaker slips in favor of the project submitted by James Alcorn.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER AUSTIN APPROVING THE STAFF'S RECOMMENDATION TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 524566 AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM; AND APPROVE

PLANNED DEVELOPMENT PERMIT NO. 1852302 AND COASTAL DEVELOPMENT PERMIT NO. 1847893. 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.

APPROVAL OF THE AGENDA

ITEM # 3 - 4211 AND 4213 UTAH ST. TM – PROJECT NO. 500603 was pulled from the Consent Agenda for discussion.

DIRECTOR'S REPORT

Laura Black would like to update the Commission with a couple of items, Director Jeff Murphy left the City on February 2nd and Alyssa Muto has been appointed as the Interim Director for the Planning Department who was in the audience. She will be the Interim Director until the nationwide search for the new Director is completed. She congratulated Commissioners Austin and Whalen for their reappointments on Tuesday at City Council and thanked them for their service and for their continued service on the Commission. Three items were approved before the California Coastal Commission on February 8th; the Companion Units and Junior Unit, the Affordable Housing Infill and Sustainable Development and the Marijuana Production Facilities Ordinance; all three are now effective in the Coastal Overlay Zone.

Alyssa Muto commented that as everyone knows, she's been fulfilling the role of the Deputy Director of the Environment and Policy Analysis Division in the Planning Department for the last two years; working with the Mobility Planners, CEQA, Park Planning, PODS, Historic and MSCP. She stated that they've been able to work with their Long Range Planners and Facilities Financing to bring forth the Community Plan Updates, most recently the Vernal Pool HCP, a number of Historic Districts and various other initiatives. She is really looking forward to continuing on implementing the work program that has been set up for the Planning Department, including some of the initiatives that are consistent with and implement the Housing SD Initiative.

Michelle Sokolowski commented that she's been with the City for over 30 years; she started with the original Planning Department and been through a lot of changes since then. She is now in the Development Services Department, which she's been in pretty much the entire time as well and had several different roles; she was a Department Project Manager and was in Code Enforcement for a bit. She is currently in the Project Submittal and Management Division and she was an Assistant Deputy Director since August. She is now the Interim Deputy Director for Elyse Lowe's old position, who left to work for the Mayor's Office; she mentioned that she is learning a whole lot and it's nice to be on the Commission.

COMMISSION COMMENT

Commissioner Whalen commented that he finally got a couple of dates to offer to staff for the New Stormwater Permit Workshop. If May 3rd or May 10th works for the Commission, it's nicely timed with the Water Board's proposed reissuance of the new Stormwater Permit and they have an administrative draft that might be coming out in April. That will give the Commission the opportunity to bring all four agencies here and go over the myriad issues that have come up since the last permit; at least from where he was sitting, the alternative compliance, pollutant trading, making sure our agency partner and friends are on board. He stated that they are going to try to get some information on whether stream rehab can qualify as a mitigation. He thinks the building industry will come up with a white paper to talk about enough details so that staff has something there to react to. He asked the Commission if those dates are okay that they should coordinate with Eric Mosolgo and to make sure they can get the agencies people's calendar organized.

Commissioner Granowitz commented that one of the things that came to CPGs yesterday and would like to bring it to the Commission's attention. The City Auditor is doing a review of CPGs and has requested a variety of documentation for a decade's worth and it's asking for it all to be available by February 28th. She stated that the chatter out in her world was that people are pretty freaked out, because they are in the middle of trying to prepare for their elections which is a big job. She also mentioned that if she was the Chair of the Planning Committee right now and knew that she only have two weeks to get ten years' worth of documentation into somebody and she's only a volunteer and they don't give any explanation of whether there is payment if you have to xerox lots of documents; while she agreed that CPG should be audited, she thought the way this was ruled out is quite problematic and said that once a Planning Chair always a Planning Chair.

Commissioner Haase commented that Circulate San Diego has issued a report on our Planning Groups and possible recommendations to improve the Democratic process and it ties into a bunch of things. He is collaborating with Commissioner Austin on another workshop that the Commission have been talking about for a while now, which is the Housing workshop and will be meeting here very shortly. They are putting ideas together using the same workshop format that the Commission have been using and will have a discussion on what things can be added on the agenda, specifically on that workshop item.

APPROVAL OF THE MINUTES FROM JANUARY 25, 2018

COMMISSIONER HOFMAN MADE THE MOTION TO APPROVE THE MINUTES FROM JANUARY 25, 2018. Seconded by Commissioner Granowitz. 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 ITEM

ITEM-3: **4211 AND 4213 UTAH ST. TM - PROJECT NO. 500603**
City Council District: 3 Plan Area: Greater North Park

Staff: Derrick Johnson

Speaker slips in favor of the project submitted by Maggie Roland.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

MOTION BY COMMISSIONER HOFMAN APPROVING THE STAFF'S RECOMMENDATION TO APPROVE TENTATIVE MAP NO. 1760807. Seconded by Commissioner Austin. The motion passed by a vote of 6-0-1 with Commissioners Haase, Hofman, Austin, Granowitz, Otsuji and Whalen voting yea and with Commissioners Peerson absent.