# PLANNING COMMISSION OF THE CITY OF SAN DIEGO MINUTES OF REGULAR SCHEDULED MEETING OF FEBRUARY 22, 2018 IN COUNCIL CHAMBERS – 12<sup>TH</sup> 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 11:24 a.m.

#### ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – present / arrived at 9:45 a.m. Vice-Chairperson Sue Peerson – present / left at 9:45 a.m. Commissioner James Whalen – absent Commissioner Douglas Austin – present Commissioner William Hofman – present Commissioner Granowitz – present Dennis Otsuji – present

# **Staff**

Corrine Neuffer, City Attorney – present
Laura Black, Planning Department – present
Michelle Sokolowski, 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#### REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN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**

ITEM-1: AT&T MESA COLLEGE - PROJECT NO. 566494

City Council District: 6 Plan Area: Clairemont Mesa

Staff: Simon Tse

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 AUSTIN APPROVING THE STAFF'S RECOMMENDATION TO RECOMMEND APPROVAL OF PLANNED DEVELOPMENT PERMIT (PDP) NO. 2091137, SITE DEVELOPMENT PERMIT (SDP) NO. 2091138, AND NEIGHBORHOOD USE PERMIT (NUP) NO. 2091139. Seconded by Commissioner Granowitz. The motion passed by a vote of 4-0-3 with Commissioners Hofman, Austin, Granowitz, and Peerson voting yea and with Commissioner Otsuji recusing and with Commissioners Haase and Whalen absent.

# ITEM-2: AT&T DAIRY MART - PROJECT NO. 558454

City Council District: 8 Plan Area: San Ysidro

Staff: Simon Tse

Speaker slips in favor of the project submitted by Morgan Norville.

No speaker slips in opposition to the project were submitted.

# **COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER AUSTIN APPROVING THE STAFF'S RECOMMENDATION TO APPROVE PLANNED DEVELOPMENT PERMIT (PDP) NO. 2091262 AND NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 2091263. Seconded by Commissioner Granowitz. The motion passed by a vote of 5-0-2 with Commissioners

Hofman, Austin, Granowitz, Peerson and Otsuji voting yea and with Commissioners Haase and Whalen absent.

## **APPROVAL OF THE AGENDA**

MOTION BY COMMISSIONER HOFMAN TO MOVE ITEM NO. 4 BLUM TENTATIVE MAP – PROJECT NO. 430967 AS THE FIRST DISCUSSION ITEM. Seconded by Commissioner Granowitz. The motion passed by a vote of 5-0-2 with Commissioners Hofman, Austin, Granowitz, Peerson and Otsuji voting yea and with Commissioners Haase and Whalen absent.

# **DIRECTOR'S REPORT**

None.

## **COMMISSION COMMENT**

Commissioner Granowitz congratulated Commissioner Peerson on her Alley event and stated that it was wonderful to see what students and the community was able to do under her leadership. She thought it was fantastic and hopes that the Planning Commission could have a presentation on what Commissioner Peerson did and can pull that together with the placemaking ordinance that's going before the City Council.

Commissioner Peerson thanked Commissioner Granowitz for attending the Alleys in Action event, on Saturday, February 17<sup>th</sup> in Normal Heights and mentioned that there was an article in the Union Tribune on Sunday. She stated that she will talk to Chairman Haase and see how the Planning Commission can have a presentation as well as discuss the placemaking ordinance. She thanked the Community Partners, UCSD, Bioregional Center, Adams Avenue Association and Art FORM; this really came together quite nicely and she hopes that they can replicate this in other places in San Diego where there's alleys.

# **APPROVAL OF THE MINUTES**

None.

## **DISCUSSION ITEMS**

ITEM-1: **Expedite** 

\* MERGE 56 - PROJECT NO. 360009

City Council District: 5 & 6 Plan Area: Del Mar Mesa, Torrey Highlands & Rancho Penasquitos

Staff: Jeffrey A. Peterson

Speaker slips in favor of the project submitted by Gary Lewitt, John Eardensohn, Randi Coopersmith, Scott Maas, John Keating, Keith Rhodes, Pam Blackwill, Steven Kettler, Thomas Clark, Darsana Patel, Jennifer Stahlhammer, Jennifer Montgomery, Paul Metcalf, Tony Parker, Kim Baranek and John Arenz.

Speaker slips in opposition to the project submitted by Frank Landis, Catherine Chappas, Elizabeth Mather, Josh Bourgeois, Kay Stewart and Douglas Chermak.

#### **COMMISSION ACTION:**

MOTION BY COMMISSIONER HOFMAN APPROVING THE STAFF'S RECOMMENDATION TO RECOMMEND THE CITY COUNCIL CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 360009/SCH NO. 2014071065, ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT THE MITIGATION, MONITORING, AND REPORTING PROGRAM; ADOPT AN AMENDMENT TO THE GENERAL PLAN AND THETORREY HIGHLANDS - SUBAREA IV AND THE RANCHO PEÑASQUITOS COMMUNITY PLANS NO.1266869; APPROVE REZONE ORDINANCE NO. 1266781; AND APPROVE PLANNED DEVELOPMENT PERMIT NO. 1266871; APPROVE CONDITIONAL USE PERMIT NO. 1266881; APPROVE SITE DEVELOPMENT PERMIT NO. 1266883; AND APPROVE VESTING TENTATIVE MAP NO. 1266869, EASEMENT VACATION NO. 2076453, AND PUBLIC RIGHT-OF-WAY VACATION NO. 2076458. Seconded by Commissioner Otsuji. The motion passed by a vote of 5-0-2 with Commissioners Haase, Hofman, Austin, Granowitz and Otsuji voting yea and with Commissioner Peerson recusing and with Commissioner Whalen absent.

# ITEM-2: Appeal of Hearing Officer's decision on December 13, 2017

# **BLUM TENTATIVE MAP - PROJECT NO. 430967**

City Council District: 9 Plan Area: College

Staff: Derrick Johnson

Speaker slips in favor of the project submitted by Dr. Steven Blum and Tracy Elliot Yawn.

Speaker slips in opposition to the project submitted by Mike Schaffer and Andre Beauparlant.

#### **COMMISSION ACTION:**

MOTION BY COMMISSIONER HOFMAN APPROVING THE STAFF'S RECOMMENDATION TO DENY THE APPEAL, UPHOLD THE HEARING OFFICER'S DECISION, AND APPROVE TENTATIVE MAP NO. 1507672. Seconded by Commissioner Austin. The motion passed by a vote of 5-0-2 with Commissioners Hofman, Austin, Granowitz, Peerson and Otsuji voting yea and with Commissioners Haase and Whalen absent.

Break: 9:38 a.m. - 9:51 a.m.