PLANNING COMMISSION OF THE CITY OF SAN DIEGO MINUTES OF REGULAR SCHEDULED MEETING OF MARCH 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 9:04 a.m. Chairperson Stephen Haase adjourned the meeting at 11:24 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – present Vice-Chairperson Sue Peerson – present Commissioner James Whalen – present / left at 10:45 a.m. Commissioner Douglas Austin – present / left at 10:59 a.m. Commissioner William Hofman – present Commissioner Granowitz – present Dennis Otsuji – present

Staff

Corrine Neuffer, City Attorney – present Laura Black, 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REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN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

ITEM # 3 - City of San Diego Parks Master Plan was moved as the second discussion item.

DIRECTOR'S REPORT

Laura Black, Deputy Director of the Planning Department reported that she is pleased to announce that they have a new Planning Director that will be starting on March 26th; Mike Hansen who was in the Mayor's Office from 2015-2017. She would like to inform the Commission of his start date and staff will be working with him to see when he can come before the Planning Commission to introduce himself. She also mentioned that two items were heard before the City Council on March 6th; the 11th Code Update and the Affordable Housing Regulations and both were approved by the City Council. Those introductory hearings were last week and the second reading is on March 20th; they hope that those regulations will be effective outside Coastal within mid-April time frame.

PJ Fitzgerald, Assistant Deputy Director of the Development Services Department commented that she would like to update the Planning Commission on some recent projects that were approved by the City Council in the last two weeks. She mentioned that four projects moved forward and two did not have specific recommendations from the Planning Commission; the Pacific Highlands Ranch and the Carroll Canyon Mixed Use Projects. And the other two had specific recommendations and there were a lot of discussions amongst the Commission; one of them was the Pacific Village Project approved by Council with a vote of 8-1 and the Planning Commission motions recommended approval with the recommendations that the developer to consider how to continue making a firm commitment towards relocation program of onsite residence, and the applicant and some community parties entered into an MOU to agree to continue that relocation assistance and also committed to providing twelve additional offsite units. And on the Illumina Project that was heard before the City Council on Tuesday afternoon, the Commission had a robust discussion about the height and it was proposed with a 10-stories; the community preferred a 7 or 8-story version and the Council approve a 7-story project.

COMMISSION COMMENT

Commissioner Haase commented that one of their longtime City Planner has continued to support the City; Betsy McCullough has been accepted as a fellow of the American Institute of Certified Planners. She will be inducted at the National Planning Conference in New Orleans in April. He would like to give a shout out to Betsy and mentioned that some of them who are going will be there to celebrate her induction into that group and would like to share this information to everyone.

APPROVAL OF THE MINUTES FROM FEBRUARY 15, 2018, FEBRUARY 22, 2018 AND MARCH 1, 2018

COMMISSIONER WHALEN MADE THE MOTION TO APPROVE THE MINUTES FROM FEBRUARY 15, 2018 WITH AMENDMENT ON PAGE 4 UNDER COMMISSION COMMENT FOR COMMISSIONER WHALEN'S COMMENT BETWEEN SECOND AND THIRD LINE OF THE PARAGRAPH WHERE IT SAYS, "IT'S NICELY TIME WITH THE WATER BOARD'S PROPOSED REISSUANCE OF THE NEW ONE" AND SHOULD READ "IT'S NICELY TIMED WITH THE WATER BOARD'S PROPOSED REISSUANCE OF THE NEW STORMWATER PERMIT". Seconded by Commissioner Hofman. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.

COMMISSIONER WHALEN MADE THE MOTION TO APPROVE THE MINUTES FROM FEBRUARY 22, 2018 WITH AMENDMENT ON THE ATTENDANCE, COMMISSIONER WHALEN WAS MARKED PRESENT AND SHOULD BE ABSENT. Seconded by Commissioner Hofman. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.

COMMISSIONER WHALEN MADE THE MOTION TO APPROVE THE MINUTES FROM MARCH 1, 2018. Seconded by Commissioner Hofman. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.

DISCUSSION ITEMS

ITEM-1: **Expedite**

ECO BLÖK RESIDENCES - PROJECT NO. 530514

City Council District: 2 Plan Area: Pacific Beach

Staff: Jeffrey A. Peterson

Speaker slips in favor of the project submitted by Ian Gill, Tim Golba, Allison Rolphe, Tommy Edmunds, Jim Reynolds, Lornf Polger, Matt Quinn, Giovanni Posillico, Neil Hadley and Donna Jones.

Speaker slips in opposition to the project submitted by Roy Katzen, Chris Brewster, Paula Gandolfo, Kristen Victor and Elizabeth Ballinger.

COMMISSION ACTION:

MOTION BY COMMISSIONER HOFMAN APPROVING THE STAFF'S RECOMMENDATION TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 530514, AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM; APPROVE COASTAL DEVELOPMENT PERMIT NO. 2081351; AND APPROVE SITE DEVELOPMENT PERMIT NO. 2099448 WITH REVISIONS THAT ARE INCLUDED IN THE MEMORANDUM DATED MARCH 14, 2018. Seconded by Commissioner Whalen. The motion passed by a vote of 7-0 with Commissioners Haase, Hofman, Austin, Granowitz, Peerson, Otsuji and Whalen voting yea.

Break time: 10:26 a.m. - 10:32 a.m.

ITEM-2: UPTOWN COMMUNITY PLAN AMENDMENT

City Council District: 3 Plan Area: Uptown

Staff: Marlon Pangilinan

Speaker slips in favor of the project submitted by Richard Ledford and William Ellig.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

MOTION BY COMMISSIONER HOFMAN APPROVING THE STAFF'S RECOMMENDATION TO RECOMMEND THE CITY COUNCIL ADOPT ADDENDUM TO PEIR 380611/SCH NO. 2016061023 AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM; APPROVE A RESOLUTION AMENDING THE UPTOWNCOMMUNITY PLAN AND AMENDING THE GENERAL PLAN; APPROVE OF AN ORDINANCE REZONING 2.1 ACRES (3.7 ACRES INCLUDING PUBLIC RIGHT-OF-WAY) FROM RM-3-9 TO RM-4-10 AND 0.69 ACRES (1.2 ACRESINCLUDING PUBLIC RIGHT-OF-WAY) FROM CC-3-8 TO CC-3-9 FOR THE ST. PAUL'S SENIORS SITE WITHINTHE BANKERS HILL NEIGHBORHOOD OF UPTOWN COMMUNITY PLANNING AREA; APPROVE OF AN ORDINANCE REZONING 1.1 ACRES (1.8 ACRES INCLUDING PUBLIC RIGHT-OF-WAY) FROM CC-3-8 TO CC-3-9 FOR THE UNIVERSITY AVENUE AND PARKBOULEVARD SITE WITHIN HILLCREST NEIGHBORHOOD OF THE UPTOWN COMMUNITY PLANNINGAREA; APPROVE OF AN ORDINANCE AMENDING THE LANDDEVELOPMENT CODE CHAPTER 13, ARTICLE 2, DIVISION 14 AND AMENDING THE CITY'S CERTIFIEDLOCAL COASTAL PROGRAM (DE MINIMIS AMENDMENT). Seconded by Commissioner Otsuji. The motion passed by a vote of 5-0-2 with Commissioners Haase, Hofman, Granowitz, Peerson and Otsuji voting yea and with Commissioner Austin recusing and with Commissioner Whalen absent.

ITEM-3: CITY OF SAN DIEGO PARKS MASTER PLAN

City Council District: All Plan Area: All

Staff: Robin Shifflet

No speaker slips in favor of the item were submitted.

No speaker slips in opposition to the item were submitted.

COMMISSION ACTION:

No action taken, Information Item only.