# PLANNING COMMISSION OF THE CITY OF SAN DIEGO MINUTES OF REGULAR SCHEDULED MEETING OF APRIL 26, 2018 IN COUNCIL CHAMBERS – 12<sup>TH</sup> FLOOR CITY ADMINISTRATION BUILDING 202 C STREET, SAN DIEGO, CA 92101

# **CHRONOLOGY OF THE MEETING:**

Vice-Chairperson Sue Peerson called the meeting to order at 9:02 a.m. Vice-Chairperson Sue Peerson adjourned the meeting at 12:40 p.m.

#### ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – absent Vice-Chairperson Sue Peerson – present Commissioner James Whalen – present Commissioner Douglas Austin – present Commissioner William Hofman – present Commissioner Granowitz – present Dennis Otsuji – absent

# **Staff**

Shannon Thomas, City Attorney – present
Mike Hansen, Planning Department – present
PJ FitzGerald, Development Services Department – present
Louis Shultz, Development Services Department – present / left at 10:53 a.m.
Walter Gefrom, Development Services Department – present / arrived at 11:35 a.m.
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## REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN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**

Mike Hansen, Planning Director announced that today is Dan's Normadin's last Planning Commission Hearing and he is retiring in about a month. He has worked for so many items in such a long period of time for the Planning Department and Development Services. He stated that he will miss Dan; he's been a great part of the team and has worked with a lot of different items with him. He just wants to thank him for his hard work.

PJ Fitzgerald, Assistant Deputy Director of the Development Services Department noted that today is "Bring Your Daughters and Sons Day to Work" in the City of San Diego. She mentioned that there were a couple of guests who were in the backstage, but do not need to bring them out. She acknowledged Riley Schultz, who is the daughter of our City Engineer Louis Schultz; Erin, Eiley & Ethan Trajano who are the children of our amazing Planning Commission Secretary Carmina who sits back here and keeps everything straight. She just wants to welcome them to the Planning Commission Meeting.

# **COMMISSION COMMENT**

Commissioner Whalen commented on the Planning Commission Workshop that the Commission have been talking about having for the stormwater integration into the other systems we have at the City. He stated that he's been a little concerned about the stall progress in setting the date, but he believed that we are looking at July 19<sup>th</sup> now. He just wants to note that the longer we delay on integrating alternative compliance into our processes and systems in San Diego, the harder it will be for the City to address a multi-billion-dollar obligation to clean up a stormwater with the existing facilities and roads. By not promoting alternative compliance, the City is missing the opportunity to have developers help pay for it, which everybody wants that. The Midway Pacific Highway Plan is an

example of where this could have been done and it hasn't been. He is looking forward to getting the dates set and will be working with staff to work it out; and will start inviting the Water and the Habitat Agencies which is the Army Corp of Engineers, the Regional Water Quality Control Board, the Fish & Wild Life Service and the Department of Fish & Wild Life.

#### APPROVAL OF THE MINUTES FROM MARCH 15, 2018 AND MARCH 22, 2018

MOTION BY COMMISSIONER HOFMAN TO APPROVE THE MINUTES FROM MARCH 15, 2018 AND MARCH 22, 2018. Seconded by Commissioner Whalen. The motion passed by a vote of 5-0-2 with Commissioners Hofman, Austin, Granowitz, Peerson and Whalen voting yea and with Commissioners Haase and Otsuji absent.

## **DISCUSSION ITEMS**

# ITEM-1: MIDDLE INCOME HOUSING REGULATIONS - PROJECT NO. 11003837

City Council District: All Plan Area: Citywide

Staff: Dan Normandin

Speaker slips in favor of the project submitted by Tim Hutter.

Speaker slips in opposition to the project submitted by John Ziebarth.

# **COMMISSION ACTION:**

MOTION BY COMMISSIONER AUSTIN APPROVING THE STAFF'S RECOMMENDATION TO RECOMMEND APPROVAL OF THE PROPOSED LAND DEVELOPMENT CODE AMENDMENTS TO THE CITY COUNCIL. Seconded by Commissioner Whalen. The motion passed by a vote of 5-0-2 with Commissioners Hofman, Austin, Granowitz, Peerson, and Whalen voting yea and with Commissioners Haase and Otsuji absent.

Break time: 9:46 a.m. - 9:53 a.m.

# ITEM-2: MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN UPDATE - PROJECT NO. 561546

City Council District: 2 Plan Area: Midway-Pacific Highway

Staff: Vickie White & Tait Galloway

Speaker slips in favor of the item submitted by Nicole Burgess, Russell Murfey, John Ziebarth, Judi Tentor, Sam Moore, Cathy Kenton, Steve Laub, Jim Thomas, Jim Seman and Chris Penrose.

Speaker slips in opposition to the item submitted by Lindsey Stanley, Ben Zintak, Bob Harrington, Angela Bunch, Dorian Siemens, Jim Kallett and Bridget Savant.

Break time: 11:19 a.m. - 11:25 a.m.

# **COMMISSION ACTION:**

MOTION BY COMMISSIONER WHALEN APPROVING THE STAFF'S RECOMMENDATION TO RECOMMEND TO THE CITY COUNCIL CERTIFICATION OF PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 561546/SCH. NO. 2015111013; APPROVAL OF A RESOLUTION AMENDING THE MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN, AMENDING THE GENERAL PLAN, AND AMENDING THE CITY'S CERTIFIED LOCAL COASTAL PROGRAM; APPROVAL OF AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE [WHICH WILL INCLUDE AMENDMENTS TO CHAPTER 13 ARTICLE 1 DIVISION 5 (COMMERCIAL BASE ZONES); CHAPTER 13 ARTICLE 2 DIVISION 9 (RESIDENTIAL TANDEM PARKING OVERLAY ZONE); CHAPTER 13 ARTICLE 2 DIVISION 14 (COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE); AND CHAPTER 14 ARTICLE 2 DIVISION 5 (PARKING REGULATIONS)] AND AMENDING THE CITY'S CERTIFIED LOCAL COASTAL PROGRAM; APPROVAL OF AN ORDINANCE REZONING LAND WITHIN THE MIDWAY-PACIFIC HIGHWAY COMMUNITY CONSISTENT WITH THE MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN WITH TWO AMENDMENTS: 1.) FOR STAFF TO ANALYZE THE OPPORTUNITY TO CHANGE THE LAND USE DESIGNATION FOR THE QUEEN ANNE AND MIDWAY-FRONTIER PROPERTIES TO MIXED COMMERCIAL RESIDENTIAL (0-73 DWELLING UNITS PER ACRE) AND REZONE THE PROPERTIES TO CC-3-8, INCLUDING ALL DUE DILIGENCE AND ENVIRONMENTAL REVIEW; 2.) FOR STAFF TO ANALYZE THE PROPOSED REDESIGN OF HANCOCK STREET BETWEEN WITHERBY STREET AND NOELL STREET TO INCLUDE A CLASS III BICYCLE FACILITY AND BACK-IN ANGLED PARKING, INCLUDING ADA COMPLIANCE. Seconded by Commissioner Granowitz. The motion passed by a vote of 5-0-2 with Commissioners Hofman, Austin, Granowitz, Peerson, and Whalen voting yea and with Commissioners Haase and Otsuji absent.

# **ADDITIONAL RECOMMENDATIONS:**

## MOTION # 1

MOTION BY COMMISSIONER AUSTIN TO RECOMMEND TO CITY COUNCIL TO STUDY POTENTIAL AMENDMENT TO THE COASTAL HEIGHT LIMIT OVERLAY ZONE IN MIDWAY-PACIFIC HIGHWAY TO INCREASE THE PERMITTED MAXIMUM BUILDING HEIGHT SO THAT THE COMMUNITY CAN ACHIEVE ITS FULL POTENTIAL UNDER THE PROPOSED COMMUNITY PLAN. Seconded by Commissioner Whalen. The motion passed by a vote of 5-0-2 with Commissioners Hofman, Austin, Granowitz, Peerson, and Whalen voting yea and with Commissioners Haase and Otsuji absent.

### MOTION # 2

MOTION BY COMMISSIONER GRANOWITZ TO DIRECT STAFF TO INCLUDE WITHIN THE URBAN DESIGN ELEMENT MORE DETAIL AND ROBUST EXPLANATION OF THE COMMUNITY CHARACTER THAT THIS PLAN AIMS TO ACHIEVE. Seconded by Commissioner Hofman. The motion passed by a vote of 5-0-2 with Commissioners Hofman, Austin, Granowitz, Peerson, and Whalen voting yea and with Commissioners Haase and Otsuji absent.