

Community Planners Committee

Planning Department • City of San Diego
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CPC DRAFT MINUTES FOR MEETING OF TUESDAY, SEPTEMBER 26, 2023

MEMBERS PRESENT:

Sally Smull, Chollas Valley/Encanto (CVE)	Andrea Schlageter, Ocean Beach (OB) - Chair
Marcellus Anderson, City Heights (CH)	Korla Equinta, Peninsula (PEN)
Nick Reed, Clairemont (CLMT) – Vice Chair	Becky Rapp, Rancho Bernardo (RB)
Tom Silva, College Area (CA)	Jon Becker, Rancho Penasquitos, (RPQ)
Bob Link, Downtown (DT)	Catharine Stempel, Serra Mesa (SM)
Laura Riebau, Eastern Area (EA)	Victoria LaBruzzo, Scripps-Miramar Ranch (SMR)
David Moty, Ken-Tal (KT)	Guy Preusse, Skyline-Paradise Hills (SPH)
Howard Wayne, Linda Vista (LV)	Liz Shopes, Torrey Pines
Deborah Watkins, Mission Beach (MB)	Chris Nielsen, University (UN)
David Smith, Navajo (NAV)	Stu Gross, Uptown (UP)
Paul Coogan, Normal Heights (NH) – Secretary	

VOTING INELIGIBILITY/RECUSALS: None. The following groups currently have single absences: CLMT and RPQ.

Double absences: BL, DT, MM, NP, RB, and SPH

Triple absences or more: CMR, CV, DMM, KM, MPH, NH, OT, OMN, PB, CMR/SS, SP/LH, SY, SE, TS, TP and TH.

City Staff/Representatives: Marlon Pangilinan, Planning Department.

AGENDA ITEMS:

1. CALL TO ORDER/MODIFICATIONS TO THE AGENDA:

Chair Andrea Schlageter called the meeting to order at 6:18 p.m. and roll call was conducted. Modifications made to the agenda to discuss the items in the following order #8, #4, #5, #6 and #7.

2. NON-AGENDA PUBLIC COMMENT:

Non-Agenda public comment included announcements that the American Institute Architects Association will be hosting a panel on SB 10 and the Protect Our Communities Foundation will be creating a public utility program to address the issue of the high cost of utilities.

BOARD COMMENT:

Comments provided by the CPC members included questions related to clarification on the Brown Act posting of 72 hours, when planning group election would take

place with respect to the timing of City Council recognizing planning groups, suggestions on landscaping, and that Clairemont Chair Nick Reed will be stepping down from his current role as Clairemont Community Planning Group chair and Vice-Chair of CPC after his current term.

3. APPROVAL OF THE AUGUST 22, 2023 MINUTES:

Approval of the August 22, 2023 minutes with revision to add Mary Young as the representative for CVE at the August meeting. Motion by CLMT. Seconded by NH: Yea: CLMT, CA, DT, EA, KT, LV, NH, OB, PEN, RB, SPH, UN and UP.

Nay: None.

Abstain: CVE, CH, MB, RPQ, SMR, SM and TP

Minutes approved as revised: 13-0-7

4. FORMATION OF A CODE UPDATE AD-HOC COMMITTEE - (ACTION ITEM):

Liz Saidkhanian, Development Project Manager III along with other staff with the City Planning Department provided an overview on the next round of the code updates to the Land Development Code along with a request for the creation of a CPC Code Update Ad-Hoc Committee to review upcoming code updates so that the CPC can provide a recommendation in November for the current round to code updates.

The following comments and concerns were provided and expressed by the CPC members and the public in attendance:

- The CPC will not be meeting in December so providing a recommendation on the current of code updates in November will be tight. CPC members expressed concerns with people needing to learn everything related to the code updates. CPG representatives need time to share updates and gather feedback from their members. The presented timeline for providing recommendations to the CPC might not be enough.
- In the past it was mentioned that individuals from the building/development industry as part of the Code Monitoring Team and Technical Advisory Team to provide input on code updates.
- Comment was raised about what effect public input would have on the process and that staff should work closely with the community.

Volunteers to form a Code Update Ad-Hoc Committee included: David Smith (NAV), Nick Reed (CLMT), Chris Nielsen (UN), David Moty (KT) and Stu McGraw (UP). The Ad-Hoc Committee meeting would be chaired by Nick Reed with the date and time for a virtual meeting to be provided and shared.

5. 2025 – 2029 CONSOLIDATED PLAN FOR HUD PROGRAMS – (INFORMATION ITEM):

Michele Marano, Community Development Coordinator from the Economic Development Department provided an overview on the 2025-2029 Consolidated Plan for HUD Programs and mentioned that staff is seeking input to ensure that their plans reflect “on-the-ground” conditions that are not always captured in quantitative data and better position the City to address identified challenges. Marano encouraged CPC members to:

- Attend the [Community Forums](#) in October and take the [Consolidated Plan Survey](#).
- Share the Community Forum information and the survey link with the individuals in their community and within their professional networks.
- Consider hosting community feedback sessions on their own.
- Join the [CDBG/Consolidated Plan mailing list](#) to receive future updates on this planning process.

Comments from CPC members included:

- A recommendation to include transportation information on direct support services (e.g., seniors) and available transit for public events.

6. HAP 2.0 – (ACTION ITEM):

Chair Schlageter provided an overview of prior motions for the CPC with the objective of reaffirming their motion before HAP 2.0 (Housing Action Package) goes before City Council for consideration.

Comments and concerns from CPC members and members of the public included:

- Opposing the option for offsite development of affordable units in HAP 2.0 and adding the moderate-income condition to offsite development as affordable housing units are supposed to also be in high resource areas or at least tied to rehabilitating existing buildings.
- SB10 took a lot of attention from the rest of what HAP 2.0 is proposing as there is still a lot of issues such as the very high FARs (Floor to Area Ratio) or FAR bonuses that are proposed as an incentive without seeing if they make sense in the context of the neighborhood. Perhaps DIF conditions should be changed to address.
- Eliminating parking requirements will be disastrous if there is nowhere to park. Development needs to be more realistic to include parking.
- HAP 2.0 seems to be a focus on and a concentration of housing development for the rental market and not on for-sale units.
- It was mentioned that the Scripps Ranch Planning Group voted 19-1-0 to reject the entire HAP 2.0 package.
- It was commented that there is a high volume of ADUs being built in the Chollas Valley community which has raised concerns about developments

- being built that might not meet the criteria to be considered actual ADUs.
- Whether affordable housing is built in high or low resources areas it should be the same quality.
 - It appears that RHNA (Regional Housing Needs Assessment) Very Low Income targets are not going to be met. We need to be building more units for families.

Motion by PEN. Seconded by RPQ: Oppose offsite affordable housing as an option for Complete Communities, have affordable units in higher resources areas equivalent to the inclusionary ordinance requirements, oppose FAR increase in Community Communities that disregard mass and scale adjacent to the street and that this motion does not negate other opinions expressed by CPC on HAP 2.0.

Yea: CVE, CH, CA, DT, EA, KT, LV, MB, NH, OB, PEN, RB, RPQ, SMR, SM, TP, UN and UP
Nay: None.

Abstain: CLMT and SPH

7. LETTER FROM UPTOWN PLANNING – (DISCUSSION ITEM):

Chair Schlageter read a June 26, 2023 letter from the Uptown Planners regarding their concerns with the City Planning Department with respect to their autonomy. Lu Rehling from the Uptown Planners explained the issues from the June 26th letter.

Rehling shared that the complaint against the Uptown Planners which initiated the issue addressed in the letter was not the concern, but the actions carried out after the complaints were received. Rehling claimed that the complaint could have been addressed if sufficient notice and proper direction had been given by the City Planning Department to comply and respond to the complaint and that the nature of their request from the CPC is to help ensure a fair, adequate, and appropriate process.

Board Comments:

Discussion took place with the CPC submitting a response to address/support the Uptown Planners' request. CPC tabled the request for further discussion.

8. BLUEPRINT SD AD-HOC COMMITTEE UPDATE – (INFORMATION ITEM):

1. Continued update from the Ad-Hoc Committee. The Ad Hoc Committee went over their process for reviewing and providing recommendations on Blueprint SD. They requested that CPC members review the recommendations provided by the Ad Hoc Committee. CPC members are to provide any additional recommendations or

proposed revisions to the Ad-Hoc Committee Chair. A proposed in-person meeting is to be scheduled in October 2023.

The Ad-Hoc Committee requested the City staff representative to forward a request to have a meeting with relevant City Planning Department staff to go over the Ad-Hoc Committee's notes in a small group, in-person meeting targeted in October.

Public Comment:

It was commented that Blueprint SD is a citywide upzone that is designed to take away the power from planning groups.

9. REPORTS TO THE CPC

Chair's Report:

- Chair Schlageter mentioned sharing the upcoming agenda for CPC members to include items for discussion.

Staff Report:

- Staff requested that members forward any ideas for stipend expenditures.
- It was also mentioned that procedures from adopted bylaws can be carried over to the new operating procedures for planning group recognition so long as they do not conflict with Council Policy 600-24 and the Brown Act that an optional operating procedures template is being reviewed by the City Attorney's Office.

CPC Member Comments:

- Although the Planning Commission voted not to send SB 10 forward, they only voted to study it, so we need to keep the pressure on.

ADJOURNMENT TO NEXT REGULAR MEETING: Tuesday, Oct. 24, 2023.

The meeting was adjourned by Chair Schlageter at 8:18 P.M.