

# Community Planners Committee

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## CPC DRAFT MINUTES FOR MEETING OF MARCH 22, 2022

### MEMBERS PRESENT:

Philomena Moreno, Barrio Logan (BL)	Deborah Watkins, Mission Beach (MB)
Eric Edelman, Carmel Mtn. Ranch (CMR)	Brian Gile, Navajo (NAV)
Barry Schultz, Carmel Valley (CV)	Jim Baross, Normal Heights (NH)
Mary Young, Chollas Valley (CVE)	Andrea Schlageter, Ocean Beach (OB)
Naveen Waney, Clairemont (CLMT)	Mark Freed, Otay Mesa (OM)
Russ Connelly, City Heights (CH)	Korla Eaquina, Peninsula (PEN)
Tom Silva, College Area (COL)	Robin Kaufman, Rancho Bernardo (RB)
Mario Ingrassi, Eastern (EAS)	Jon Becker, Rancho Penasquitos (RP)
Paul Schumacher, Golden Hill (GH)	Wally Wulfeck, Scripps Ranch (SR)
Diane Kane, La Jolla (LJ)	Catherine Stempel, Serra Mesa (SM)
David Moty, Ken-Tal (KT)	Myron Taylor, Southeastern (SE)
Howard Wayne, Linda Vista (LV)	Mike Ogilvie, Tierrasanta (TIRSN)
Dike Anyiwo, Midway (MW)	Brad Remy, Torrey Pines (TP)
Jeff Stevens, Mira Mesa (MM)	Chris Nielsen, University (UN)
Michele Addington, Mission Valley (MV)	Tom Mullaney, Uptown, (UT)

**VOTING INELIGIBILITY/RECUSALS:** Barrio Logan and San Ysidro.

**City Staff/Representatives:** Tony Kempton and Sameera Rao.

**Guests:** Sandy Wetzels-Smith, Jim Varnadore, Sonja Robinson, Stu Gross and Sally Smull.

### 1. CALL TO ORDER/INTRODUCTIONS:

Chair Wally Wulfeck called the meeting to order at 6:00 pm. Roll Call: BL, CMR, CVE, CV, CH, CLMT, COL, EAS, GH, KT, LJ, LV, MW, MM, MB, MV, NAV, NH, OB, OM, PB, PEN, RB, RP, SM, SR, SE, TP, TIRSN, UN, and UT.

### 2. NON-AGENDA PUBLIC COMMENT:

Member said he met with the Mayor regarding unsanitary food vendors in Balboa Park on Sundays. In response, Mayor said he will be restricting access for parks and beaches.

**3. APPROVAL OF THE MINUTES OF 02-22-22** – Ayes: CMR, CV, CVE, CH, CLMT, COL, GH), KT, LJ, LV, MW, MM, MB, MV, NAV, NH, OB, PEN, RB, RP, SR, SE, TP, UN, UT, EAS and BL. Nays: 0, Abstain: OM and TIRSN.

#### **4. MODIFICATIONS AND APPROVAL OF AGENDA.**

Approved without modification.

**5. LOCAL CLEAN ENERGY (ACTION ITEM)** - (Bill Powers, Sonja Robinson, Protect our Communities Foundation). This presentation covers the benefits of local rooftop solar, San Diego Community Power, and the NEM decision from the CPUC. Powers started by stating local clean energy is now more democratic. Powers said 75% of electricity is provided by private utilities. Renewable energy projects drive the utilities now. Components of the electricity supply include high voltage wires, low voltage distribution wires. Most cost is for distribution of electricity. Deregulation occurred in the late 1990's. A crisis occurred when unregulated firms withheld power. Robinson said peak demand has declined over time including in SDGE territory. As peak use declines cost has increased beginning in 2010. The Public Utilities Commission (PUC) tries to balance profit with public needs. San Diego says the highest utility rates in country. Wildfires led to upgrades in the system. No regulator currently looks out for the public. Solar power will obsolete the current system and local lean energy supports it. Solar farms and rooftop panels are the model for future power and renewable energy. Cost for solar is coming down making it more attractive for homeowners to put solar panels on their roofs. Solar panels are a threat to SDGE and they are raising the cost of roof top solar. Rooftop solar is for low income, as well as moderate and upper-income households. Utilities oppose net metering and rooftop solar. With solar in east county, the utilities can turn off distribution lines during wind episodes and still have electricity for households, though utilities oppose this. Political will is needed to expand rooftop solar and do away with power line distribution. Affordable housing could be a good source for including solar rooftops in the permitting process. Community-owned utilities are another option to private utilities. A public power utility is being studied for a stronger local economy in San Diego. A task force is to be established for oversight to the public power utility.

#### **Board Comment:**

- Member asked if local control is preferred. Presenter said to ask their CPG what their programs are for local solar. SD Community Power is for local control, lower rates.
- Member asked if solar is required on new residential construction. Presenter said yes.
- Member asked if there was a safe and good place to get honest information about installing solar. Presenter said he had some information to share.
- Member requested presenter to make their pitch to local groups in College area.

- Guest asked if there was some specific thing to ask when contacting the Mayor. Presenter said to contact Boards and Commissions and ask for status of oversight commission/task force.
- Member asked how SDGE can change terms of contract for SDGE net metering. Presenter replied that terms won't change if she changes to SD Community Power.
- Chair said motion unnecessary, but for members to contact the City Council and Mayor.

**Motion:** None taken.

**6. BUILD BETTER SAN DIEGO (ACTION ITEM)** - (Sameera Rao, Acting Program Manager, Public Spaces Division, Planning Department). Build Better SD is a citywide initiative to enable the faster delivery of public spaces and buildings equitably and sustainably across San Diego. Please see: <https://www.sandiego.gov/buildbettersd>  
Sameera Rao said BBSD is for faster delivery of infrastructure to SD. BBSD includes infrastructure where most needed - regional transportation funding, updating LDC for recommendations. The method for Development Impact Fees (DIF) did not address infrastructure needs beyond new development. Infill development is the current model to charge DIF. DIF structure was updated (AB-62) to base fees on square footage. Big contrast between FBA and underserved communities (221M\$). Existing funding will stay in communities where it was collected. A citywide funding model through BBSD will meet all needs in the future. BBSD will allow spending of 221m\$ currently not available to build infrastructure quicker in areas with greatest needs. Most growth is near transit and infrastructure needs to respond to that. A survey is available on BBSD webpage. Over 200 people have responded so far. People wanted spaces to accommodate sports. The RTCP is part of the mobility fee for projects and prioritizes biking that aligns with the Climate Action Plan. Current Fees are outdated. LDC will be updated for payment of housing fees, DIF fees locked in at time of permit issuance.

**Board Comment:**

- Member asked where uncollected DIF funds go. Presenter said to the lower funded community.
- Once BBSD is adopted projects will be prioritized citywide. Communities with limited funds will be able to draw from citywide funds collected.
- Member asked if the city-wide fund will not become a slush fund for special projects. Presenter said CPU's will still identify community projects. BBSD is just streamlining the process, not just identifying pet projects.
- Member asked how projects are identified through greatest need. CP 800-14 is used to prioritize projects.

- Member asked if census tracts of community boundaries would be used in prioritizing projects. Presenter said she would have to get back on that.
- Member said FBA worked in Mira Mesa because the plan identified projects (PFFP) and costs and the fees were based on the project costs. He was skeptical that going to citywide funding will work as well as FBA. Presenter said costs are developed in a similar manner for BBSD.
- Member said DIF fees for La Jolla are too low and haven't been raised in 20 years. The 50% loophole for a Coastal Development Permit needs to be revised.
- Member said the BBSD would create a mayoral slush fund for pet projects, where prioritization is murky. Impact fee studies will continue to calculate project costs. Planning will still work with CPG's on prioritization of projects.
- Member said communities who are good negotiators will be getting more funds than underserved communities who are not as skilled at negotiating.
- Member said fees will be collected based on asset type and distributed based on percentages from nexus studies.
- Member asked what the projected difference in DIF for this year is and next. Presenter said it will be similar (16M\$).
- Some members thought BBSD was an attempt to bypass CPG's and that communities should create their own impact fees.

**Motion:** Tom Mullaney moved that CPC request this program not be approved until CPG's review (1-2 months), Tom Silva seconded. Ayes: CMR, CH, CLMT, COL, EAS, GH, KT, LJ, LV, MW, MM, MB, MV, NAV, NH, OB, OM, PEN, RB, RP, SR, SE, TP, UN, UT and CVE. Nays: 0, Abstain: 0

**7. COUNCIL POLICY 600-24 on COMMUNITY PLANNING GROUPS, AND COUNCIL POLICY 600-9 on the COMMUNITY PLANNERS COMMITTEE (ACTION ITEM) -**

Discussion of draft revisions to Council Policies 600-24 and 600-9. Please see:

<https://onbase.sandiego.gov/OnBaseAgendaOnline/Meetings/ViewMeeting?id=4910&doctype=1#> (Click on ITEM-2 of the Land Use and Housing Committee agenda for the supporting documents.) Chair said there was misinformation regarding reform of CPG's and promises made to Council members that were retracted. He referred to a UT article by David Gerrick on this committee meeting of LU&H. He advocated amending City Charter to strengthen CPG's

**Public Comments:**

- Guest said the CPC represented just one demographic (old white men). He wanted to see more representation.
- Guest said diversity is desirable. He said the City is not transparent (ministerial approvals). He asked who would advocate for good design in projects.

**Board Comments:**

Member said not getting people to show up at their elections is a fallacy

**Motion:** None taken.

**REPORTS TO CPC:**

- Staff Report – None
- Subcommittee Report – None
- CPC Member Comments – None
- Chair Report – None

**ADJOURNMENT TO NEXT REGULAR MEETING: TUESDAY, April 26, 2022**

The meeting was adjourned by Chair Wally Wulfeck at 8:29 PM.