

Community Planners Committee

Planning Department • City of San Diego
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CPC DRAFT MINUTES FOR MEETING OF JULY 28, 2020

MEMBERS PRESENT:

Barry Schultz, Carmel Valley, (CV)	Andrea Schlageter, Ocean Beach (OB)
Russ Connelly, City Heights (CH)	Ann Dahlkamp, Old Town (OT)
Nicholas Reed, Clairemont (CLMT)	Mark Freed, Otay Mesa (OM)
Jose Reynoso, College Area (COL)	Karl Rand, Pacific Beach (PB)
Bill Orabone, Downtown (DWNTN)	Korla Eaquinta, Peninsula (PEN)
Mario Ingrasi, Eastern (EAS)	Vicki Touchstone, Rancho Bernardo (RB)
Kathy Vandenheuvel, Golden Hill (GH)	John Becker, Rancho Penasquitos (RP)
Deborah Sharpe, Ken/Tal (KT)	Marc Lindshield, San Pasqual/Lake Hodges (SP/LH)
Matt Mangano, La Jolla (LJ)	Wally Wulfeck, Scripps Ranch (SR)
Howard Wayne, Linda Vista, (LV)	Myron Taylor, Southeastern (SE)
Dike Anyiwo, Midway, (MW)	Emily Whittemore, Tierrasanta, (TIRSN)
Jeff Stevens, Mira Mesa (MM)	Eduardo Savagliano Torrey Pines (TP)
Lorayne Burley, Miramar Ranch North (MRN)	Chris Nielsen, University (UN)
Debbie Watkins, Mission Beach, (MB)	
Michele Addington, Mission Valley (MV)	
Jim Baross, Normal Heights, (NH)	
Matt Stucky, North Park (NP)	

VOTING INELIGIBILITY/RECUSALS: Barrio Logan, Del Mar Mesa, Kearny Mesa, Navajo, Normal Heights, Otay Mesa Nestor, San Ysidro, Torrey Hills, Uptown

Guests: Tom Mullaney, Judi Strang, Kelly McCormick, Sandra Wetzels-Smith, Steven Whitburn, Diane Kane

City Staff/Representatives: Tony Kempton

NOTE: *The sign-in sheets provided at the entrance to the meeting are used to list CPC Representatives, guest speakers, and staff present at the meeting.*

1. CALL TO ORDER/INTRODUCTIONS:

Chair Wally Wulfeck called the meeting to order at 6:30 pm. Roll Call: CH, CV, CLMT, COL, DWNTN, GH, KT, LJ, LV, MM, MRN, MV, NP, OT, OB, PEN, PB, RB, RP, SP/LH, SR, SE, TP, UN.

2. NON-AGENDA PUBLIC COMMENT: 2 minutes per issue.

Judy Strang described how marijuana facilities are proliferating. Kelly McCormick spoke on the 12th Update to the Municipal Code, which she said favored marijuana industry. Steven Whitburn, District 3 City Council candidate, introduced himself. Sandy Wetzel-Smith asked if there was any way to register attendance. Staff responded that visitors would be listed on the chat log. Diane Kane said she is forwarding a code revision to the Development Services Department adding a visible sign on properties for noticing purposes that is larger than the current 8.5" X 11". Eduardo requested a future meeting to address SDG&E undergrounding. Wally agreed to agendize for a future meeting, though an SDG&E rep had previously presented to CPC on the topic. Dike said that the Council has docketed the ballot for the height limit in the Midway plan area and requested to be agendized to present on this topic at a future meeting. Russ advocated using the chat log to account for non-member attendance at CPC meetings. Kathleen Lippitt said the public continues to express grave concerns over policy changes that favor marijuana processing facilities. She said these changes allow marijuana facilities to locate directly across the street from residential use and reduce review to Process 2.

3. MODIFICATIONS AND APPROVAL OF AGENDA.

Approved without modification.

4. APPROVAL OF THE MINUTES OF JUNE 30, 2020, JULY 7, 2020. Continued.

5. HOUSING LEGISLATION CODE UPDATE PACKAGE (Action Item).

Kelley Stanco, Development Project Manager presented the updates that the City is proposing code updates to comply with state legislation passed in 2019:

- The amendments are mandated to comply with state law
- There are 4 categories, homeless housing, affordable housing, accessory dwelling units and miscellaneous
- Homeless housing
 - Low barrier navigation centers are a proposed separately regulated use for people entering transitional housing, permitted by-right in multi-family zones
 - Emergency shelters as a limited use in all community commercial zones
 - Transitional facilities as a limited use in RM 5-12 zone
- Affordable housing
 - Density bonus (pre-bonus) for 100% affordable
 - Density bonus (total units) for 100% affordable
 - Density bonus for low-income student housing
 - Micro unit density bonus
 - Calculation of bonus on FAR-based density sites
- Accessory dwelling units
 - New ADU regulations to replace companion/junior units regs

- Implementation of state ADU and JADU legislation
- Affordable ADU incentives
- Parking-regulatory relief
- Miscellaneous
 - Employee housing
 - Efficiency dwelling units
 - Development incentives for small lot development
 - Allow residential development in accordance with the land use plan by right
 - Housing crisis act of 2019
- Next Steps
 - July 28, 2020 CPC - recommendation from CPC
 - August 17, 2020 - recommendation from Planning Commission
 - October 2020 - LU&H
 - October/November 2020 - City Council decision

Board Comment:

- Board requested changes added by City, but not required by state law. Changes include following: bonus for fully affordable housing projects, not requiring parking for ADU's, development incentives for small lot development, allowing residential development regarding density in accordance with the land use plan instead of zone, clarification regarding tiny homes-do not count as ADU's.
- How do these changes relate to attached vs detached ADU's with CDP's? Presenter said detached ADU's would not be exempt from a CDP but staff is looking at allowing attached ADU's without CDP.
- Members wanted clarification on how many units could be built on a single-family lot. Presenter clarified that, beside the original dwelling an ADU could be built, plus a junior ADU (if FAR not maxed out) plus a tiny house.
- Member complained that this would ghettoize single-family neighborhoods.
- Clarification was offered that there is no requirement for applicants to attend cpg's when their project is being voted on.
- Members said approval of these changes makes anticipating number of du's impossible and ramifications are hard to know.
- Member. Said more du's could impact fire and police services. Staff replied that impacts on services will be analyzed at all levels, including ministerial.
- Member said front yards can become parking lots if parking is not provided in new development.

Motion:

Move to recommend support of code amendments (NP) second by CLMT).

Motion to support amendment (member requested) to remove small lot item

from motion Ayes: CV, CH, COL, EAS, GH, KT, LJ, LV, MM, MRN, MB, NH, PEN, RB, RP, SP/LH, TIRSN. , Nays: CLMT, DWNTON, MW, MV, OB, OM, SE, TP, UN. . Abstain: PB SR.

Motion:

Move to support main motion. Ayes: CV, CLMT, COL, DWNTN, EAS, GH, KT, LV, MM, MRN, MV, NH, NP, OB, OM, SE, TP, UN, MW Nays: CH, LJ, MB, RP, TIRSN Abstain: SP/LH, SR.

Board Comment:

- Member said mobility choices removes amenities to Tier 4 communities, as amenities go to areas where the greatest VMT reductions can be realized.
- Board member requested subsidies for electric bikes to come out of mobility development fees so everyone in the City could benefit.
- Member said that lack of bike path facilities would not add substantially to bikes role in reducing VMT.
- Member criticized Complete Communities as doing more harm than good. Even the former staff Park Planners have opposed the Program.
- Member requested a document be sent to all members detailing the issues.
- Member requested reviewing the Complete Communities program on the August CPC agenda.
- Member requested strikeout/underline for Parks Master Plan.

6. COMPLETE COMMUNITIES: PARKS MASTER PLAN, MOBILITY CHOICES, HOUSING SOLUTIONS, INFRASTRUCTURE NOW Continued to August 25 CPC meeting.

7. REPORTS TO CPC:

- Staff Report – Laura Black reported on new digital recommendations for projects updating page 3 of Bulletin 620. The Planning Department is keeping a tally of these. The City released its Housing Update Report and will be presenting to a City Council committee this coming fall.
- Subcommittee Reports - None
- Chair’s Report – Chair reminded members that an agenda must be posted at a physical location 72 hours prior to the meeting.
- CPC Member Comments – Notice for SP/LH CPG meeting was not posted for last meeting. PEN notices can’t be posted at the Library but chair suggested taping the agenda. Another member suggested taking a photo for proof.

ADJOURNMENT TO NEXT REGULAR MEETING: AUGUST 25, 2020: The meeting was adjourned by Chair Wally Wulfeck at 8:30 PM.