

# Community Planners Committee

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## **CPC DRAFT MINUTES FOR MEETING OF MAY 22, 2018**

### **MEMBERS PRESENT:**

Tom Ryan, Barrio Logan (BL)  
Russ Connelly, City Heights (CH)  
Nicholas Reed, Clairemont (CL)  
Michel D'Ambrosia, College, (COL)  
Pat Stark, Downtown (DWNTN)  
Linda Godoy, Eastern (EAS)  
David Swarens, Greater Golden Hill (GH)  
David Moty, Kensington/Talmadge (KT)  
John Shannon, La Jolla (LJ)  
Cathy Kenton, Midway (MW)  
Jeffrey L. Stevens, Mira Mesa (MM)  
Debbie Watkins, Mission Beach (MB)

John Nugent, Mission Valley (MV)  
Daniel Smith, Navajo (NAV)  
Tim Taylor, North Park (NP)  
Jason Legros, Pacific Beach (PB)  
Robert Goldyn, Peninsula (PEN)  
Vicki Touchstone, Rancho Bernardo (RB)  
Jon Becker, Rancho Peñasquitos (RP)  
Wally Wulfeck, Scripps Ranch (SR)  
Guy Preuss, Skyline/Paradise Hills (SPH)  
Dawn Nielsen, Tierrasanta (TIRSN)  
Chris Nielsen, University (UN)  
Leo Wilson, Uptown (UT)

**VOTING INELIGIBILITY/RECUSALS:** Barrio Logan, Carmel Mountain Ranch, Del Mar Mesa, East Elliot, Encanto, Kearny Mesa, Miramar Ranch North, Normal Heights, Ocean Beach, Old Town, Otay Mesa Nestor, San Pasqual/Lake Hodges, San Ysidro, Serra Mesa, Tierrasanta, Torrey Hills, Torrey Pines, University.

**Guests:** Sandra Wetzel-Smith, Jose Reynoso, Jim Varnadore, Michele Addington, Marilyn Reed, Sean Torres, Miguel Avalos, Robert Wesdrelt, John Horst, Ellen Bevier, Kathleen Lippett

**City Staff/Representatives:** Nancy Graham, Tony Kempton, Patricia Duenas

**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:**

Chair David Moty called the meeting to order at 7:00 pm and proceeded with roll call.

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

Marilyn Reed of the Navajo CPG requested that CPC consider changes to an amendment to the Companion Unit Ordinance including: not requiring that the owner occupy the unit, some regulation be enacted establishing rental levels for the units, that units not be allowed to be built on the front lawn/yard of a residence. Scott Chipman of San Diegans for Safe Neighborhoods said marijuana samples tested by UC Davis found e-coli and pesticides present. He said Mexican cartels are setting up operations in northern California and that 70% of dispensaries in Colorado were recommending marijuana use by pregnant women for morning sickness. Chipman asserted that the promised tax on marijuana has not materialized because Proposition 64 recommends eliminating the tax to assist the marijuana industry in competing with the black market. Kathleen Lippett said several marijuana dispensaries have been operating for months without permits and have been allowed to operate while they were

applying for CUP's. Lippett said that the City sided with the marijuana industry's plan whereby manufacturing, distribution and sales is the desired model and that only one permit would be necessary for the different operations, leading to a proliferation of these businesses. Lippett said that marijuana facilities can be located adjacent to housing, which lowers property values because of odors and the prospect of robbery. Cathy Kenton of Midway cpg requested an alternate location for CPC meetings due to traffic/commute concerns. She also suggested that those communities who are anticipating plan updates should work closely with their councilmember, as the councilmember for Midway expressed concerns at a hearing on the Midway update somewhat late in the process, necessitating modifications and delaying adoption of the plan already in the update process over 11 years. Daniel Smith of Navajo complimented the City on the progress regarding the new Grantville Trolley Station/Alvarado Creek Revitalization Study.

**3. MODIFICATIONS AND APPROVAL OF AGENDA:**

With no objections, chair Moty approved the agenda.

Chair Report: Moty inserted his report early in the meeting to say that Mike Hansen requested that CPC members compile a list of questions for him to respond to when he appears at a future CPC meeting. Moty requested that members use tonight's meeting to prepare their list. Suggestions will be recorded during Member Comment at the end of the meeting.

**4. APPROVAL OF THE MINUTES OF APRIL 24, 2018:**

Jim Varnadore his name in the minutes is a mistake, and the quotes should be attributed to Tom Mullaney. Debra Watkins said her last name was misspelled as Watson. Russ Connelly said it was Bill Harris that discussed the San Diego River levee system, not Christine Rothman, as stated in minutes. Ayes: EAS, PEN, LJ, DWNTN, CH, CL, MB, UP, RP, GH, RB, MV, SR, CO, NP, SPH. Abstaining: NAV, TIRSN, PB, COLL.

**5. CPC OFFICER ELECTIONS – Action Item**

Election Committee: Jeff Stevens/Victoria Touchstone provided ballots to CPC representatives to vote for CPC chair, vice chair, and secretary. Newly elected officers were seated at the conclusion of the meeting.

**6. LIVE/WORK QUARTERS – Action Item**

**Edith Gutierrez, Development project Manager, Planning Department and Barrett Tetlow, Chief of Staff, District 7 presented modifications to the City's Live/Work Quarters regulations.** Gutierrez shared that on March 22 the City Council approved the 11<sup>th</sup> code update which had 47 issue items. Council approved 46 of the 47 items, including the amendments to Live/Work allowing them in two more zones but requested added incentives for housing, workplace alternatives, and the use of existing industrial/commercial buildings. The proposed incentives are scheduled for Council on July 31, 2018. Tetlow expanded on the proposed incentives, stating that shopkeeper units were expanded citywide in 2015 and showed examples. Tetlow indicated the difference between shopkeeper units and live/work is that shopkeeper units can be built from the ground up with working units on the ground floor while live/work units are conversions of existing buildings with more flexibility regarding location of working space (in the rear, above as well as in front). For conversions, non-residential and residential units share parking. Other modifications include expanding the zones where live/work is allowed, reducing minimum FAR from .75 to .5, increasing maximum flexibility from 30% to 49%, non-residential use must be performed by the resident, and no reduction in parking. Both TAC and CMT approved the modifications on

May 9, 2018.

Board Comment:

Comment varied from concern over definitions of shopkeeper vs. live/work units to what zones they were regulated by. The presenter said shopkeeper units are built from the ground up with the working units on the ground floor. Live/work units involve conversions of existing buildings with more flexibility regarding location of working space (in the rear, above as well as in front). For conversions, non-residential and residential units share parking. A member asked how big a unit could be. The presenter said that the size of the live/work units is governed by the allowed density and the uses are governed by the zone. One member was skeptical over whether the requirement that artisans retain their residence within the residential part of the live/work unit was enforceable. One member asked if it was possible to increase the residential portion of a unit from 25% to 49% through the base zone. The presenter replied that only a ministerial permit would be required. One member asked whether live/work regulations only apply in residential zones. The presenter said they apply in commercial and industrial small (IS) zones. The presenter said the proposed amendment would add a CO and CV zone to existing CC and other commercial zones. Motion to approve amendments by CL, second by SPH, Ayes: NAV, EAS, PEN, TIRSN, LJ, DWNTN, CH, CL, MB, UT, RP, MM, GH, RB, PB, MV, SR, COLL, NP, SPH. Abstaining: KT

**7. SPECIAL FLOOD HAZARD AREA ORDINANCE – Information Item**

Sean Torres, Senior Civil Engineer, Transportation & Storm Water Department made the presentation. Torres said a Community Assisted Visit (CAV) report was issued by FEMA on November 3, 2017. The report was an audit of San Diego's flood plain management practices. Based on the report it was determined that there were deficiencies in San Diego's flood plain regulations and they were required to be responded to by February 1, 2018. Torres has since sent a response package to FEMA detailing how the flood plain deficiencies would be addressed. Torres met with CMT and TAC on April 11. Both CMT and TAC provided input on how to address the deficiencies. An action item is scheduled with CMT for June 13, 2018 and with CPC on June 26, 2018 as well.

Board Comment:

Comment tended to focus on concerns over how new flood plain maps, necessitated by deficiencies in San Diego's flood plain regulations, might affect homeowner's insurance rates. The same CPC member asked if any likely insurance costs could be incurred to homeowners in the flood plain as a result of adoption of the new regulation amendments. The presenter said that map preparation was dependent on FEMA and that no changes to the flood plain map were made as a result of the Community Assisted Visit report. One member asked how structural improvements within the floodplain are being addressed, as required by the report. The presenter said his department is reaching out to homeowners to request verification that their improvements are consistent with FEMA regulations. A question was asked what CMT and TAC's concerns were. The presenter said the concern was how new flood plain language would fit into the Municipal Code.

**8. HN1M DESIGN CHARRETTES – Information Item**

Phil Bona, project leader for "Housing the Next 1 Million" presented results of seminars and design charrettes hosted under the auspices of the HN1M group during 2017. Bona shared that in 2007 SANDAG anticipated most growth to occur east of the I-15 but that this forecast was reversed in 2011 with most growth anticipated to occur in the already urbanized areas. In 2017 Bona began looking toward 2050 and studying preparedness for bringing 1 million

people to San Diego along with the housing crisis, without sacrificing quality of life. Bona indicated 400,000 more dwelling units are needed by 2050 to meet the anticipated demand for work force housing. Bona then presented some examples of the types of non-high rise development that could support greater densities and possibly still blend in with existing communities. Several members expressed dissatisfaction with the conceptual 3 and 4-story buildings Bona said could accommodate the 400,000 more dwelling units anticipated. Bona offered training for community members to educate others to vision their community's future.

#### Board Comment

Dissatisfaction with what some members termed "propagandizing" was expressed, as well as concerns where funding would come from. Discussion focused primarily on housing affordability of new development and existing and future infrastructure deficits. Some members questioned the facts presented by Bona, where others indicated support for his efforts.

#### Public Comment:

Audience comment focused mostly on the importance of the issue as well as the need for housing that families can afford in formats large enough to accommodate large or multigenerational families, as well as parking. Moty questioned if San Diego can ever be truly affordable and indicated that any increase in housing must be accompanied by supporting infrastructure.

### 9. **CPC OFFICERS ELECTION**

Vicki Touchstone announced the results of the CPC Officers Election: Out of 22 members voting 21 were cast for David Moty-Chair, 21 for Wally Wulfeck-Vice Chair and 21 for Vicki Touchstone-Secretary.

### 10. **REPORTS TO CPC:**

- Staff Report: Nancy Graham reported that Lisa Lind will fill in while she is on maternity leave. Middle income housing regulations have gone to Committee and will go to Council without a recommendation. She received several Grand Jury responses and has sent acknowledgements. Although the deadline was today Nancy will continue to accept responses tomorrow.
- CPC Member Comments: In response to the Grand Jury report and Mike Hansen, David Swarens (GH) said developing enhanced relationships with planning groups to support collaboration with the City would be a big goal, citing the symbiosis with City staff during his community's plan update. Jeff Stevens (MM) seconded the sentiment, citing Casa Mira View as an example of how working with the City to put the desired zoning in place resulted in a good outcome. Stevens also asked whether university students could be utilized in plan updates. Nicholas Reed (CL) wanted more outreach by the City to publicize planning groups. Russ Connelly (CH) asked for a current list of prioritized plan updates and a schedule of planner attendance at planning group meetings. Tom Ryan (BL) asked rhetorically if there was any San Diego community in more need of a plan update than Barrio Logan. Jim Varnadore (public) requested that Mike Hansen's resume be made available and questioned whether the planning group responses to the Grand Jury report will be taken seriously.
- Subcommittee Report: None

### **ADJOURNMENT TO NEXT REGULAR MEETING: JUNE 26, 2018**

The meeting was adjourned by Chair David Moty at 8:54 PM