

# Community Planners Committee

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## **CPC DRAFT MINUTES FOR MEETING OF JANUARY 22, 2019**

### **MEMBERS PRESENT:**

Eric Edelman, Carmel Mtn. Rnch. (CMR)  
Barry Schultz, Carmel Valley (CV)  
Russ Connelly, City Heights (CH)  
Nicholas Reed, Clairemont (CL)  
Jose Reynoso, Colleege, (COL)  
Pat Stark, Downtown (DWNTN)  
Linda Godoy, Eastern (EAS)  
David Swarens, Greater Golden Hill (GH)  
David Moty, Kensington/Talmadge (KT)  
Jeffrey Stevens, Mira Mesa (MM)  
Jonathan Frankel, Mission Valley (MV)  
Daniel Smith, Navajo (NV)  
Gary Weber, Normal Heights (NH)  
Rene Vidales, North Park (NP)

Kevin Hastings, Ocean Beach (OB)  
Mark Freed, Otay Mesa (OM)  
Henish Pulickal, Pacific Beach (PB)  
Robert Goldyn, Peninsula (PEN)  
Jon Becker, Rancho Penasquitos (RP)  
Vicki Touchstone, Rancho Bernardo (RB)  
Wally Wulfeck, Scripps Ranch (SR)  
Bryce Niceswanger, Serra Mesa (SM)  
Guy Preuss, Skyline/Paradise Hills (SPH)  
Myron Taylor, Southeastern (SE)  
Emily Whittemore, Tierrasanta (TIRSN)  
Brad Ringy, Torrey Pines (TP)  
Chris Nielsen, University (UN)  
Leo Wilson, Uptown (UT)

**VOTING INELIGIBILITY/RECUSALS:** Barrio Logan, Carmel Mountain Ranch, Del Mar Mesa, East Elliot, Chollas Valley (Encanto), Keamy Mesa, Mission Beach, Old Town, Otay Mesa Nestor, San Pasqual/Lake Hodges, San Ysidro, Southeastern, Torrey Hills, Torrey Pines.

**Guests:** Sandy Wetzel-Smith, Mike Hansen, Laura Black, Alyssa Muto, Claudia Brizuela, Kathleen Lippitt, Ed Nodland, Jim Elko, Marissa Tucker, Aria Doonaki, Pike Anyiwa, Ellen Bevier, Marcela Escobar-Eck, Brer Marsh, Philip Bona, Peter Hill, Stephen Russell, Mario Ingrasei, George Ghossain, Samir Hajjiri

**City Staff/Representatives:** Lisa Lind, Tony Kempton, Alfonso Gastelum

**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.**

Robert Leif suggested changing the building code regarding fire resistant building materials. Ed Nodland from Housing for the Next 1 Million (HN1M) said Phil Bona held workshops in 2017 and the focus for 2019 is on building awareness and community engagement throughout San Diego for the next one million residents coming into San Diego. Nodland provided a newsletter regarding HN1M activities and a website people could visit, HN1M.org. Phil Bona asked if the CPC would meet with HN1M and professionals and students regarding community issues. Bona cited the Center for Urban Research and a Regenerative Environment as a resource holding a meeting February 2, 2019. Scott Chipman of San

Diegans for Safe Neighborhoods said state requirements are stricter than local regulations regarding marijuana businesses. He said the CPG's deserve the respect of meeting directly with owners of marijuana businesses planning on doing business in their communities.

Kathleen Lippit commented that since the LDC was amended to accommodate the marijuana industry these facilities have spread and the applicants have failed to work with local CPG's. Lippit said required noticing of neighbors and distance requirements between facilities have not been enforced.

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

With no objections, Chair David Moty approved the agenda.

**4. APPROVAL OF THE MINUTES OF OCTOBER 23, 2018:**

David Swarens corrected page 3 to read, "recently adopted CPU for Old Town" instead of "for my community plan". Motion to approve CM, second CH. Ayes: SM, NH, GH, UN, DWNTN, PEN, LV, NP, CL, SR, UT, CH, MV, TIRSN, RP, RB, MM, SE, COL, EAS, SKPH. Abstaining: PB, OB, KT, NV.

**5. TRANSIT PRIORITY AREA PARKING STANDARDS – Action Item**

Alyssa Muto, Deputy Director for Environment & Policy Analysis, Planning Department presented proposed reduction in parking standards and the addition of required transit-oriented amenities for new development in the City's Transit Priority Areas (TPA). Code changes are proposed for 142.05, 113.01 of the Land Development Code, and to the Centre City and Marina District Planned Development Ordinances.

**Public Comment:**

Marissa Tucker said subsidizing of cars and traffic is causing people to leave California. She supported the alternatives offered in the TPA. Maya Rosas of Circulate San Diego supports the TPA proposals presented. The recommendations will increase options for people to live near transit. She said the TPA recommendations will create more walkable communities and urged CPC to support the TPA recommendations. Aria Doonaki supported the TPA recommendations. He said Seattle was a pioneer in taking steps to increase transit, walkability and other TPA goals. He urged San Diego to be a city for people first, not cars, and for affordability. Robert Leif advocated for vehicles with airbags. Marcella Escobar-Eck grew up riding transit, and advocated a shift from housing cars to housing people. She urged support for the transportation options recommended by TPA. Stephen Russell of San Diego Housing Federation said San Diego is providing housing for only the top one-third of income earners. The lower income people are being priced out of the market and forced to double or triple up. Mario Ingrasei complained that transit projects are either delayed or not getting built.

**CPC Subcommittee Recommendations:**

CPC recommended a pilot program of 5 years before full implementation, including production of an annual report reporting the following baseline information: 1) TPA projects built; 2) Transit amenities included; 3) Information on car ownership by residents of TPA buildings; 4) Calculation of number/proportion of newly built "No Parking" projects. CPC recommended measurement of whether stated and implied goals were achieved: 1) Greater housing affordability for residents, buyers and tenants; 2) Reduced auto trips and congestion; 3) Reduced car ownership by residents of buildings built to TPA standards. Evaluation of impacts was recommended, specifically: 1) Survey projects built under the standards, and identification of the percentage of tenants/buyers who have cars compared to the parking provided, or not provided, on site; 2) Determine if developers are building just enough

parking, or not enough with impacts being absorbed by the surrounding community. If the surrounding community is already parking impacted, measure if the situation worsened. 3) Investigate impacts of service vehicles which can't find parking necessary to their tasks (increased double parking), and lack of visitor parking. Mitigation was proposed, including: 1) Increase parking enforcement in TPA areas, particularly in evening, (7pm-12am); 2) Evaluate reforming the Permit Parking program so that it mitigates parking impacts from, and discourages automobile ownership among residents of buildings built to TPA standards; 3) Investigate provision of onsite service vehicle parking if needed; 4) Investigate provision of visitor parking if needed. Miscellaneous recommendations include: 1) Recommend correlation of Infrastructure Transit Amenities to needs identified through the CIP Prioritization process; 2) Recommend preventing oversaturation of particular public transit amenities beyond their usefulness to a community; 3) Exclude beach parking impact areas.

**Board Comment:**

Comments ranged from caution against wholesale reduced/prohibited parking in transit-oriented development to outright support for the TPA recommendations. The main issues that emerged regarding the proposal included inadequate transit and inadequate density to support transit. One member said San Diego was built for the auto and that the current transit system takes too long to be useful for commuting to work and for many shopping trips, though he supported the direction for transit-oriented development identified in city planning documents as needed. Sentiment was expressed that reduced parking would make housing more affordable and the member suggested that any savings accrued from not providing parking in development go to the tenant, not the developer as tangible proof of affordability. Some felt that the proliferation of Uber, Lyft and other ride-share services was a viable means to reduce auto dependence when auto maintenance costs are taken into consideration. One member cited a park and ride in her community for which there was transit connection, so people needed their cars just to get to the transit station. One member doubted the range of parking costs mentioned by the presenter and questioned the one-half mile range for a TPA being greater than that for the cities cited in the presentation as models for San Diego. One member, citing lack of transit, said not providing parking would be a disincentive to people that would otherwise drive a distance to an event/business/restaurant that provided parking. One member advised that the free market, with driverless cars, etc., would shift people away from cars and after that would be the best time to enact the TPA recommendations. The method of calculating under-utilized parking for the TPA recommendations was criticized by one member who suggested a study to determine how people are really using their cars.

**Motion:**

Support the sub-committee recommendations regarding evaluating the TPA recommendations after a five-year pilot program to assess its validity (UT). Second (CL): Ayes: GH, UN, DWNTN, PN, CV, NP, CL, UT, CH, RP, OM, RB, MM, NAV, COL, EAS, Nays: SM, NH PB, OB, MV, TIRSN, SPH, SR. Abstain: KT.

**6. COMMUNITY PLANNING GROUPS: GRAND JURY RESPONSE & CITY AUDITOR'S REPORT – Information Item**

Laura Black, Deputy Director for Long Range Planning, Planning Department, reported that an Audit Committee meeting is scheduled for January 30, 2019 at 9:00 a.m. Laura also provided a report from the Planning Department. The new name for Long Range Planning is the Community Planning and Implementation Division. A mixed-use zoning update will be released to the CMT and TAC on February 13 with a tentative recommendation from CPC in March. Six workshops are scheduled for 2019. First is February 28 covering project review

and CEQA. Next COW is scheduled for May 18 in the Silver Room. PCOW (CPG chairs) workshop is scheduled for June 27. Laura said a Brown Act compliance training will be added in July. Laura said the division is looking into video-taping future trainings.

**Public Comment:**

Maya Rosas from Circulate San Diego recommended that CPG's add a staff member to make sure that CPG's receive needed information and for Brown Act training. Robert Leif said because the Brown Act was written prior to the advent of computers it is obsolete. He advocated for readable forms from the City.

**Board Comment:**

David Moty said the Auditor's recommendation for renter seats was challenging to monitor. Vicki Touchstone suggested the CPG's be involved in developing forms used by the City. Daniel Smith complained that many City projects don't get completed. Nicholas Reed complimented City Planning staff for community support. Russ Connelly said he thought the Auditor was blaming the volunteer CPG's for everything that was going wrong. Wally Wulfeck advocated for CPG's to form relationships with Council District staff, who can help effect change.

**7. REPORTS TO CPC:**

- Staff Report: See Item 6.
- Chair Report: Moty requested volunteers for the LDC 12<sup>th</sup> Update committee. Those volunteering: CL, SR, CH, OM, RB, SPH, GH.
- Subcommittee Report: None.
- CPC Member Comments: None.

**ADJOURNMENT TO NEXT REGULAR MEETING: FEBRUARY 26, 2019**

The meeting was adjourned by Chair David Moty at 9:23 PM