

# Community Planners Committee

Planning Department • City of San Diego  
9485 Aero Drive • San Diego, CA 92123  
SDPlanninggroups@sandiego.gov • (619) 235-5200

## **CPC DRAFT MINUTES FOR MEETING OF AUGUST 27, 2019**

### **MEMBERS PRESENT:**

Barry Schultz, Carmel Valley (CV)	Andrea Schlageter, Ocean Beach (OB)
Karina Velasquez, Chollas Valley (CHV)	Ann Dahlkamp, Old Town (OT)
Russ Connelly, City Heights (CH)	Mark Freed, Otay Mesa (OM)
Nicholas Reed, Clairemont (CLMT)	Jason Legros, Pacific Beach (PB)
Ellen Bevier, College (COL)	Vicki Touchstone, Rancho Bernardo (RB)
Kathy Vandenheuvel, Greater Golden Hill (GH)	Jon Becker, Rancho Penasquitos (RP)
Deborah Sharpe, Kensington/Talmadge (KT)	Wally Wulfeck, Scripps Ranch (SR)
David Gordon, La Jolla (LJ)	Bryce Niceswanger, Serra Mesa (SM)
Dike Anyiwo, Midway (MW)	Guy Preuss, Skyline/Paradise Hills (SPH)
Jeff Stevens, Mira Mesa (MM)	Myron Taylor, Southeastern (SE)
Lorayne Burley, Miramar Ranch North (MRN)	Emily Whittemore, Tierrasanta (TIRSN)
Debbie Watkins, Mission Beach (MB)	Susan Lyon, Torrey Pines (TP)
Michele Addington, Mission Valley (MV)	Chris Nielsen, University (UN)
Tim Taylor, North Park (NP)	

**VOTING INELIGIBILITY/RECUSALS:** Barrio Logan, Carmel Mountain Ranch, Chollas Valley (Encanto), Del Mar Mesa, Kearny Mesa, Otay Mesa Nestor, San Ysidro, Torrey Hills, Uptown.

**Guests:** Randy Steffler, Steve Pruett, Sandra Wetzel-Smith, Mike Ogilvie, Ashley Martinez,

**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:**

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

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

Ted Anasis, Manager Planning and Environmental Affairs Department, San Diego County Regional Airport Authority spoke on the upcoming release of their draft environmental impact report for the San Diego Airport Regional Development Plan. This is a revised report originally released in 2018. The 45-day comment period begins in September and several presentations are planned to community planning groups adjacent

to the airport. Mr. Anasis offered to make a presentation on the planned development to the CPC at a future time. Chair Wulfeck said he would schedule a future date for the presentation.

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

Chair Wulfeck announced there were no modifications to the agenda.

**4. APPROVAL OF THE MINUTES OF JULY 23, 2019:**

For the record Andrea Schlageter said that Kevin Hastings attended the July 23, 2019 CPC for Ocean Beach, but did not sign in. CL motioned to approve minutes as amended. UN seconded. Ayes: CV, CLMT, COL, KT, MM, MV, NP, OB, OM, PB, RB, RP, SR, SM, SPH, TIRSN, UN. Nays: 0. Abstain: CH, CHV, GH, LJ, MW, MRN, MB, OT, SE, TP. Motion passed.

**5. HOUSING ELEMENT UPDATE & UPCOMING WORKSHOPS – Information Item**

Vickie White, Senior Planner, City of San Diego Planning Department, reported on the update of the Housing Element of the General Plan for the period of 2021-2029. The Housing Element provides city-wide policies for housing and homelessness. The Housing Element is required by state law to be updated every eight years. Prior to each eight-year cycle the state works with regional planning agencies to determine the housing needs for each region to address changes in population and existing housing inventory and to set targets based on those needs. SANDAG is currently working to finalize the housing targets for our local governments based on the region-wide total and Planning Department staff is beginning the process of updating the Housing Element to comply with state law. Opportunities for public input are being organized to obtain information helpful in addressing housing needs. Five workshops will be held in September and October in various city locations to reach as many people as possible. An alternative on-line workshop will also be available.

Board Comment:

Member comment ranged from blaming local government regulatory red tape and fees for the shortage of affordable housing to displacement of people by high-priced new housing. A member asked whether methods to make the regulatory process less bureaucratic were added in the update of the Housing Element. White responded that the City resolved to do what it could to increase affordable housing. Among these include review of the Municipal Code to see if some regulatory requirements could be reduced or delayed. Reducing fees is difficult though, as they finance infrastructure. White said the displacement of people by new, higher priced housing was also being addressed.

**6. REGULATION OF SIDEWALK VENDING - Information Item**

Conrad Wear, Policy and Council Affairs, Office of the Mayor, presented an ordinance to regulate the time, place, and manner during which an individual may participate in sidewalk vending. Prior to last year it was a criminal penalty (misdemeanor) to be in violation of sidewalk vending laws. SB 946 changed it to a civil penalty. A goal of the

law is to protect economic entrepreneurship throughout the state. SB 946 allows the city to regulate vending at special events, swap meets, farmer's markets, and parks, ensuring ADA access. The law regulates operations in residential and non-residential areas based on stationary and roving vendors. Wear said his office is seeking community input prior to City Attorney review.

**Board Comment:**

Member comment ranged from how to judge distance requirements to the prohibition on noise for things like ice-cream vendors to adding resident complaints as a reason for permit revocation. One member said that residents in mixed-use projects should have the same protections as residential residents. Added code enforcement staff was an issue raised. One member advocated for distance requirements from mixed-use developments. A member suggested that a better alternative to permitting street vending, and the issues surrounding it, would be to provide assistance to help start small businesses to occupy the empty storefronts plaguing some communities.

**7. DOCKLESS MOBILITY DATA SHARING- Action Item**

Steve Pruett, Member, Pacific Beach Planning Group discussed a request that all Personal Mobility Providers in San Diego be required to provide detailed usage data to the City of San Diego and Community Planning Groups. Pruett offered a draft motion for the CPC to encourage the City in gathering data and utilizing data with regards to micro mobility. The opportunity for micro mobility is to resolve the first mile/last mile issue regarding connecting commuters to mass transit and helping the City reach Climate Action goals. The challenge is to resolve issues regarding congested sidewalks, reckless users, abandoned scooters, bikes and addressing health and safety risks to visitors and residents. Several cities have already adopted data standards, according to Pruett.

**Board Comment:**

In response to a question regarding what constituted dockless mobility, Pruett mentioned Uber, Lyft, drone services, scooters and bikes. Pruett said seventeen cities are already collecting information and that the data collected allows cities to see what is occurring with various mobility options. Pruett advised starting with micro mobility to assess whether their use is for first mile/last mile or entertainment purposes. The issue of funding for compilation of the data was raised. Pruett said contracts with mobility providers could be written to stipulate that the mobility providers gather the data. Overall reaction to this idea was supportive. One member said the City's traffic and engineering departments could use the data to help lay out transit routes. One member suggested Pruett contact SANDAG, as they are forming metrics currently to gather this type of data. Pruett offered to re-draft the motion and return to CPC for a vote.

Motion: Table item to return next month with a more concise motion (S/PH), second (CLMT) with friendly amendment to identify type of data requested from contractors. Chair tabled until next meeting without a vote.

**8. REPORTS TO CPC:**

- Staff – None
- Subcommittee Report – Member discussed how planning groups could respond to City Auditor’s report on issues concerning planning group operations. A revised response is ready to be distributed to the CPC membership describing what the CPC thinks is realistic in terms of administrative reforms and data collection that would implement the City auditor’s recommendations. The response would next go to Director of Planning Mike Hansen for his suggestions. A member clarified the impact of joint use acreage, it being added to park acreage and affecting Development Impact Fees.
- Chair Report – Chair Wulfeck said he has visited ten planning groups and observed that their issues are all different. He said consolidation of planning groups would be wrong headed because of the loss of community differences and uniqueness. Wulfeck mentioned an upcoming meeting with councilmember Gomez to discuss various CPC topics, including rules and regulations of planning groups.
- CPC Member Comments - The second reading of the Morena Corridor Specific Plan and Balboa Avenue Station Plan will be at City Council on September 10, 2019. Chair Wulfeck was invited to the September Clairemont Mesa CPG meeting.

**ADJOURNMENT TO NEXT REGULAR MEETING: SEPTEMBER 24, 2019:** The meeting was adjourned by Chair Wally Wulfeck at 8:34 PM.