

Community Planners Committee

City Planning & Community Investment • City of San Diego

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CPC MINUTES OF THE MEETING OF MARCH 25, 2008

MEMBERS PRESENT:

Jim Haughey, Carmel Mountain Ranch
John Fiske, Carmel Valley
Jim Varnadore, City Heights
Brooke Peterson, Clairemont Mesa
Doug Case, College Area
Laura Riebau, Eastern Area
Bruce Williams, Encanto
Buzz Gibbs, Kearny Mesa
Tom Hebrank, Kensington/Talmadge
Rick Bussell, Linda Vista
William Kenton, Midway
Jeff Stevens, Mira Mesa
Susan Redelings, Normal Heights
Landry Watson, Ocean Beach
Mel Ingalls, Otay Mesa
Rocky Sgro, Otay Mesa/Nestor

Kathy Mateer, Pacific Beach
Cal Jones, Peninsula
Ellen Willis, Rancho Bernardo
Charles Sellers, Rancho Penasquitos
Craig Balben, Sabre Springs
Mike Freedman, San Ysidro
Tamar Silverstein, Scripps Ranch
Doug Wescott, Serra Mesa
Guy Preuss, Skyline/Paradise Hills
Reynaldo Pisano, Southeastern San Diego
Lee Campbell, Tierrasanta
Dash Meeks, Torrey Hills
Morton Printz, Torrey Pines
Linda Colley, University
Leo Wilson, Uptown

VOTING ELIGIBILITY/RECUSALS: None.

NON ELIGIBLE REPRESENTATIVE PRESENT: None.

OTHERS PRESENT: Sheila Hardin, Scott Andrews, Bruce Coons, Janet O’Dea, Ron May, Mike Copus and Eric Germain.

City Staff: Nicholas O’Donnell, Betsy McCullough, Cathy Winterrowd and Marianne Greene.

Guests: None.

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 Leo Wilson called the meeting to order at 7:00 p.m. and proceeded with roll call.
2. **NON-AGENDA PUBLIC COMMENT:** The Chair recognized Eric Germain for his past service and dedication during his tenure on the Community Planners Committee.

Sheila Hardin, Community Relations Manager for CCDC, reported on the opening of a new public park in the Cortez neighborhood and also on forthcoming workshops on urban design, parking and affordable housing. Those interested in the workshops can visit www.ccdc.com for more information.

Scott Andrews of Save Everyones' Access, expressed concern that downtown parks are not adequate or big enough and that large development is increasingly taking over residential neighborhoods.

Mike Copus introduced himself as a candidate for US Congress in the 53rd District.

Guy Preuss suggested that a representative from Development Services Department attend a future CPC meeting to address the condominium conversion process.

3. **MODIFICATIONS TO AGENDA:** None.
4. **APPROVAL OF THE MINUTES OF FEBRUARY 26, 2008:** Laura Riebeau communicated a clarification to the substitute she made to Jim Varnadore's original motion, on the General Plan agenda item. Ms. Riebeau asked that the phrase "before additional density" be replaced with the phrase "with additional development". Landry Watson explained that his substitute motion on the General Plan agenda item was to hear the City's report on the draft General Plan. Morton Printz moved to approve the Minutes of February 26 2008, as amended. The motion was seconded and approved by voice consent.
5. **LISA WOLF, PROGRAM ANALYST, SAN DIEGO HOUSING COMMISSION (SDHC):** A brief overview was provided of the affordable housing fund, a funding source for low, very low and median income housing. Ms. Wolf said any public comments that are received on time will be included in the SDHCs Annual Report. The annual report will be presented to the SDHC on April 25 and then to City Council for adoption on May 20.
6. **WIDENING OF I-5 AND THE I-5 CONNECTOR:** Morton Printz reported on the proposed widening of I-5 and the I-5 connector and its impact to Torrey Pines and other surrounding communities. Many CPGs participated in the discussion about the impact of noise from widening of freeways through their communities and expressed difficulty in dealing with SANDAG and Caltrans. Mr. Printz moved that the CPC establish a transportation subcommittee, to meet and to charge them to develop a set of requirements that SANDAG, Caltrans and the City shall implement immediately and shall follow in terms of early, ongoing and continuous interaction with any community planning group affected by proposed or planned redesigned construction, modification or widening of any existing or new freeways or major transportation transit corridors. The motion was seconded by Mike Freedman. The motion was approved 28-0-2. Abstentions: Uptown and Midway.
7. **MILLS ACT UPDATE:** Cathy Winterrowd, Senior Planner, CPCI, Urban Form, gave a PowerPoint presentation on the Mills Act proposed changes. The Mills Act is a state program adopted by the San Diego City Council in 1995. The program provides incentive for property owners to receive a property tax reduction for designated historical properties in the City of San Diego. Potential changes to the Mills Act program are being reviewed by City staff. Changes that are under consideration are: a potential annual limit to the number of contracts allowed; additional eligibility requirements; changing the application deadline; a tailored agreement for each of the properties to achieve necessary rehabilitation or restoration; setting up a more formalized inspection program; increasing the fee for each new agreement from to cover the cost of staff time and instituting new fees to cover the cost of monitoring,

enforcement and designation work to cover costs of staff time. Several workshops will be held with the Historical Resources Board and Land Use and Housing Committee. Community input is encouraged recommendation refining process. Staff intends to present their recommendations to the City Council before the end of 2008.

Bruce Coons, Executive Director of Save Our Heritage Organisation (SOHO) and member of Old Town Planning Committee, expressed agreement of some of the proposed fee and inspection requirements, but he is adamantly opposed to any kind of cap on the number of Mills Act.

Janet O'Dea, owner of a historically designated home, said the Mills Act program has created a real beautification process where the contracts are in place. Ms. O'Dea believes the proposed eligibility requirements are going to take away the incentive that offers reinvestment into our communities. Ms. O'Dea would like to see a more comprehensive approach to the Mills Act program changes.

Ron May, President of Legacy 106, believes that if the City puts a limit on the number of Mills Acts, it will eliminate the program in San Diego.

Reynaldo Pisano said the Mills Act program is a strong financial incentive for maintaining historic homes and the proposed changes to the program would definitely impact his community. Mr. Pisano would like to see City staff obtain more community input before proceeding.

Leo Wilson said Uptown has one of the most historic neighborhoods in San Diego. He expressed opposition on a cap on the Mills Act contracts.

Mike Freedman commented the City of San Diego has more Mills Act properties and the most successful Mills Act program in the state.

In the discussion that followed, some members expressed criticism of the Mayor for not supporting historic preservation. The CPC resolved to establish a subcommittee in April on historical resources issues.

8. **CPC BYLAW AMENDMENT:** The committee discussed whether or not there was a requirement to put names of the voter on the written ballots for officers. Marianne Greene, Deputy City Attorney, said the Brown Act is very clear that the public has a right to know how its elected officials are voting on action items. Mr. Greene said voting for officers is an action item and the public has a right to know who you are voting for. The practice of having a secret ballot with just a check mark or a darkened oval without your name on that ballot when you're voting for your elected officers violates the Brown Act.

Mike Freedman moved to revise the language in Article 5, Section 3 to indicate that officers shall be elected by a plurality of the ballots cast by CPGs accorded voting rights. Each ballot shall be inscribed with the name of the person casting a vote, and shall be read and recorded in the minutes. The motion was seconded by Linda Colley. The motion failed 8-16-3. Opposed: Eastern Area, Sabre Springs, Ocean Beach, City Heights, University, Linda Vista, Otay Mesa, Carmel Mountain, Midway, Encanto, Southeastern San Diego, Torrey Hills, Pacific Beach, Scripps Ranch, San Ysidro and Peninsula. In Favor: Rancho Penasquitos, Serra Mesa,

Kearny Mesa, Torrey Pines, College, Mira Mesa, Rancho Bernardo and Normal Heights. Abstentions: Tierrasanta, Carmel Valley and Uptown. Carmel Valley abstained due to his interpretation that the Brown Act does not apply in this situation. Tierrasanta abstained because an affirmative vote would have been in conflict with how his CPG currently votes.

Mike Freedman moved to approve the various administrative consistency and formatting changes as presented in the staff email dated March 11, 2008. The motion was seconded and approved 19-1-3. Opposed: City Heights. Abstentions: Kearny Mesa, Scripps Ranch and Uptown.

At the April CPC meeting, the committee will discuss their bylaws to consider deleting Article XII, Section 2, to reinstate the resolutions that are mentioned in that section. This item requires that a 2-week prior notice be distributed to the CPC indicating the intent to discuss this particular section of the bylaws and indicating that any section can be discussed.

Jim Varnadore requested the CPC discuss the agenda setting policy at a future CPC meeting. Jeff Stevens discussed deleting Article XII, Section 2 from the bylaws, which applies to repealing to old CPC resolutions. Leo Wilson suggested that since the direction the CPC wants to take on this matter is unclear, the item should be scheduled for a future meeting.

8. REPORTS TO CPC:

- Staff Report: No report.
- Subcommittee Reports: No report.
- Chairperson's Report: No report.
- CPC Member Comments: None.

Future Agenda Items: Establishment of a subcommittee on historical resources issues; presentation by DSC on LDC changes; presentation from CCDC on proposed new Civic Center; and CPC Bylaws revisited.

It was moved and seconded to adjourn the meeting. The meeting was adjourned by Leo Wilson at 9:16 p.m.