

Community Planners Committee

Planning Department • City of San Diego • 202 C Street, 5th Floor, San Diego, CA 92101

COMMUNITY PLANNERS COMMITTEE MINUTES FOR THE MEETING OF FEBRUARY 22, 2005

ATTENDEES:

Paul Robinson, Centre City
Michael Sprague, City Heights
Dave Potter, Clairemont Mesa
Steve Laub, College Area
Laura Riebau, Eastern Area
Pat Shields, Greater Golden Hill
Mel Ingalls, Otay Mesa
Cynthia Conger, Peninsula

Joost Bende, Rancho Penasquitos
Robert Ilko, Scripps Ranch
Cindy Moore, Serra Mesa
Wanda Pruess, Skyline-Paradise Hills
Reynaldo Pisano, Southeastern San Diego
Lee Campbell, Tierrasanta
Stan Siegel, University
David Gardner, Uptown

GUESTS AND STAFF:

City Staff: Sabrina Curtin, Betsy McCullough, Marcela Escobar-Eck, Deborah Samir Hajjiri, Tait Galloway, Dan Joyce, Coleen Clementson, Monica Munoz, Maureen Gardiner, Anna McPherson, Jean Cameron, Marco Camacho

Guests: Jim Varnadore, Guy Pruess, Jackie Harris, Will Harvey, Tamar Silversten

NOTE:

All attendees, guest and staff are listed from sign-in sheets that were provided at the time of the meeting.

CALL TO ORDER:

Chairperson, Dave Potter called the meeting to order at 7:13.

Introductions were made and Committee members gave summaries of various actions taking place in their communities.

APPROVAL OF THE MINUTES:

Draft minutes for January 25, 2004. Passed 12-0-3

MODIFICATIONS TO AGENDA:

None

COMMUNICATIONS FROM THE PUBLIC:

Jim Varnadore

PLANNING DIRECTOR'S REPORT:

Betsy McCullough announced the next specialized workshop will be February 28, 2005 on Condo Conversions.

BUSINESS:

1. HOUSING COMMISSION FY 2006 ACTION PLAN: Information item

Jackie Harris, San Diego Housing Commission announced that a draft of the City of San Diego's FY06 Annual Action Plan is now available. It will be available for the public to review from February 15, 2005 through May 3, 2005. The purpose of the public review is to provide the public with an opportunity to comment on the expenditure of approximately \$29 million dollars in federal community development programs. The FY06 Action Plan is due to appear in front of City Council May 3, 2005, for final adoption.

2. PEDESTRAIN MASTER PLAN: Information item

Tait Galloway, Associate Planner, provided information on the Citywide Pedestrian Master Plan (PMP). The purpose of the PMP is to guide the way the City plans and implements pedestrian improvements by identifying and prioritizing pedestrian projects based on the community's input and expressed needs. The development of the Citywide PMP will assist in the implementation of the General Plan Strategic Framework Element to enhance both neighborhood quality and mobility options.

Appointed to the working group: Pat Shields, Greater Golden Hills and David Gardner, Uptown.



THE CITY OF SAN DIEGO

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3. GENERAL PLAN UPDATE WORKSHOP: Workshop

Coleen Clementson, along with Dan Joyce, Jean Cameron, and Anna McPherson presented a workshop on the General Plan Update. The workshop focused on policies specific to the Economic Prosperity, Recreation, Public Facilities and Safety, and Land Use Elements. The General Plan Update efforts involves incorporation and refining Strategic Framework Element and citywide community plan policies into the General Plan, consolidating the existing fourteen elements into nine, and formatting the document so that it is easy to read and web-friendly. After two years of implementation, it has become clear that further policy refinement and expansion is necessary to clarify intent and provide direction.

A workshop specific to the Economic Prosperity element is scheduled with the Planning Commission March 10, 2005. Future workshops will be scheduled with release of the draft General Plan in spring 2005.

4. DRAFT REVISIONS TO DENSITY BONUS REGULATIONS: Action item

Bill Levin, Senior Planner presented a draft version of the Density Bonus Regulation and Density Bonus Affordable Housing Guidelines and Procedures Manual. The ordinances and accompanying manual will be designed to allow implementation in areas of the City outside the Coastal Zone 30 days after the second reading at City Council, while implementation in areas within the Coastal Zone will require approval of the measures by the Coastal Commission.

Motion: CPC recommends that the City's revised Density Bonus Regulations reflect the State required Density Bonus requirements and not go beyond them. **Vote:** 11-1-0

5. PROPOSED AMENDMENT OF THE CITY'S LAND DEVELOPMENT CODE TO CLARIFY THE EXISTING DEFINITION OF "APPLICANT": Action item

Kevin Sullivan and Jim LoBue presented a proposal to amend the City's Land Development Code (LDC) to clarify that the definition of "Applicant". The proposed LDC amendment is intended to address redevelopment projects where some degree of land assembly is required. In many cases, the Agency Board may wish to support a redevelopment project, but the developer of the project has not finished acquiring all of the property necessary to build the project. After holding a public hearing, the Agency Board may elect to enter into a Disposition and Development Agreement to assist the project with financial subsidies and/or with assembling property.

Motion: CPC recommends that the City Council deny the change in the word "Applicant". **Vote:** 9-6-1

6. APPOINTMENT OF CPC REPRESENTATIVE TO PARKING ADVISORY BOARD, PEDESTRIAN MASTER PLAN WORKING GROUP, HOUSING ELEMENT WORKING GROUP, SCHOOL PEDESTRIAN SAFETY TASK GROUP:

Motion: Being back in March. More information is needed about the task force. **Vote:** *unanimously*

REPORTS TO CPC:

- **Staff Report:** Betsy McCullough explained why Oversized Vehicle was pulled from the agenda and continued to March. CPC subcommittee did complete its work on the 600-24 and will come before you in March to take action on.
- **Subcommittee Report:** News Rack
- **Chair Report:** Dave announced that he will be stepping down as Chair to the CPC

Meeting adjourned 10:23 p.m. by Dave Potter.

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