

Community Planners Committee

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CPC MINUTES OF THE MEETING OF MARCH 27, 2007

MEMBERS PRESENT:

Stefanie Harris, City Heights
Sheri Mongeau, Clairemont Mesa
Doug Case, College Area
Bruce Williams, Encanto Neighborhoods
Chris Blatt, Greater Golden Hill
Vicki Granowitz, Greater North Park
Buzz Gibbs, Kearny Mesa
Tim Golba, La Jolla
William Kenton, Midway
Jeff Stevens, Mira Mesa
Tracy Reed, Miramar Ranch North
Matthew Adams, Navajo
Jim Baross, Normal Heights
Frank Busic, Old Town (7:10 p.m.)
Mel Ingalls, Otay Mesa

Jan Johnston, Otay Mesa/Nestor
Kathy Mateer, Pacific Beach
Cynthia Conger, Peninsula (7:25 p.m.)
Robin Kaufman, Rancho Bernardo
Jooste Bende, Rancho Penasquitos
Mike Freedman, San Ysidro
Tamar Silverstein, Scripps Ranch
Doug Wescott, Serra Mesa
Guy Preuss, Skyline/Paradise Hills
Reynaldo Pisano, Southeastern San Diego
Eric Germain, Tierrasanta
Dash Meeks, Torrey Hills (7:15 p.m.)
Linda Colley, University
Leo Wilson, Uptown

VOTING ELIGIBILITY/RECUSALS: None.

NON ELIGIBLE REPRESENTATIVE PRESENT: None.

OTHERS PRESENT: None.

City Staff: Betsy McCullough, Jackie Dominguez, Nancy Bragado, Bill Anderson, Marlon Pangilinan, Mary Wright, Sara Osborn, Cecilia Williams and Dave Potter.

Guests: Deanna Spehn, Policy Director for State Senator Christine Kehoe.

NOTE: *The sign-in sheets that are provided at the entrance to the meeting are used to list CPC Representatives, guest speakers and staff present at the meeting.*

- CALL TO ORDER:** Acting Chair Leo Wilson called the meeting to order at 7:00 p.m. and proceeded with roll call.
- NON-AGENDA PUBLIC COMMENT:** Deanna Spehn, Policy Director for State Senator Christine Kehoe, gave an update on Senate Bill 10, the San Diego County Regional Airport Authority Reform Act of 2007. Senator Kehoe introduced the bill in December of 2006. Significant amendments were introduced in January and currently Ms. Spehn, representing Senator Kehoe's office, along with the staffs of the Airport Authority and SANDAG are in the negotiation phase and are working out the details.
- MODIFICATIONS TO AGENDA:** None.



4. **APPROVAL OF THE MINUTES OF FEBRUARY 27, 2007:** Mike Freedman stated that Abbe Wolfsheimer's surname should be amended to Stutz, on page 3, paragraphs 3 and 6. It was moved, seconded and unanimously approved to accept the Minutes of February 27, 2007 as amended.
5. **REPORT FROM STAFF ON THE STATUS OF AMENDMENTS TO COUNCIL POLICY 600-24:** Mary Wright discussed the draft revisions to Council Policy 600-24 and the Bylaws Shell. Planning staff is currently working with the City Attorney's office to incorporate the Brown Act provisions of the open meeting law into the Council Policy and Bylaws Shell. The Council Policy, and Bylaws Shell as an attachment, is scheduled to go before the City Council on May 1, 2007. Ms. Wright said community planning groups will have six months from the date the City Council approves the new revisions to bring their bylaws into compliance. The Chair directed staff to add this item to the April agenda.
6. **GENERAL PLAN UPDATE:** General Plan Program Manager Nancy Bragado discussed work staff has completed over the past several years on General Plan via a PowerPoint presentation. There was a draft out in April 2005 and in July 2005, so a number of events that have taken place between then and now. The CPC has been a very active participant in the review process of the plan update. Many of the revisions in the October 2006 draft reflect the CPCs input. It is anticipated that staff will go to a Planning Commission hearing in early August, Land Use and Housing Committee in September and City Council as soon as possible after that. Release of the environmental document, based on the Final Public Review Draft, is expected in Spring 2007. There will no longer be a separate Strategic Framework Element after the General Plan Update is complete; the Land Use and Community Planning Element features the City of Villages Strategy, taken from the adopted Strategic Framework Element.

The Chair encouraged members to stay focused on the concepts of the elements since the CPC is beyond the period of changing particular language or words.

- **LAND USE AND COMMUNITY PLANNING ELEMENT:** Bill Anderson said this is the first time we have had a Land Use Element in the General Plan that addresses the City as a whole, as opposed to an accumulation of all the community plans. This is the area of the General Plan where we link the City to the region and the region's land use policies, including the transportation system, natural system, open space system, growth and facilities. This section also discusses City-wide land use policies, because we have different land uses that cross communities that really are City-wide resources. This section of the General Plan does not set policy for specific sites; that is accomplished at the community plan level. As community plans are updated, they will have to be consistent with the General Plan, the Land Use Element, as well as all the other elements. The purpose of this element and the General Plan is that it establishes policies for growth, focusing on the quality, relationships, connections, the options of scale, but not numbers. It is neutral on the rate of growth, depending on the market, and on demographic trends.

Lee Campbell of Tierrasanta commented that the General Plan appears to be very general, not specific and the community plan is going to have all the requirements in it. Mr. Campbell said there is some confusion throughout the General Plan with the use of the words “neighborhoods” and “communities.”

Marcie Beckett of Pacific Beach distributed a four-page document outlining her concerns regarding the General Plan Final Public Draft. Her main concern was that the General Plan needs to allow communities to lower their future plan densities, if necessary, to maintain or enhance quality of life. Ms. Beckett also said we need to make sure that our mixed-use zones have a minimum for commercial that ensures vibrant, useful, needed commercial.

Tom Mullaney of Friends of San Diego discussed the concept of smart growth. Mr. Mullaney said there is no State mandate for communities to up-zone. He believes the Land Use Element is unbalanced; any reference to community and village centers has to be added on, where consistent with public facilities adequacy and other goals of the General Plan.

Eric Germain distributed a 12-page document proposing changes to the General Plan. The underlying theme of Mr. Germain’s proposed changes to the Land Use Element, is that Community and Neighborhood Village Centers cannot be imposed on an unwilling community. The Chair recognized that the first five of Mr. Germain’s proposed changes refer to the same issue, that is each community should have the choice of whether or not a village would be appropriate. Eric Germain moved to amend the Land Use and Community Element, to add the five proposed changes, as referenced on his handout (attached). The motion was seconded by Guy Preuss and Tracy Reed. The motion was approved 17-6-1.

Mr. Germain noted an error on LU 5, Page LU-21, Section C, Community Planning, to correct the typo that refers the reader to Figure 5, by providing the reader with Figure 5.

Mr. Germain moved to add the following language to LU 8, Page LU-32, Section G, Airport Land Use Compatibility: “Operate City-owned airports in a manner consistent with established policies that serve to mitigate airport impact on the neighboring communities and that have been agreed to by the neighboring communities.” The motion was seconded by Guy Preuss and Tracy Reed. The motion failed 12-13-1.

It was moved and seconded to amend Mr. Germain’s motion on LU 8, Page LU-32, Section G, Airport Land Use Compatibility, to delete the text “and that have been agreed to by the neighboring communities.” The motion was approved 19-6-1.

Kathy Mateer moved that no new villages, transportation quarters or added density will be put in until public facilities are in place to support it. The motion was seconded by Jeff Stevens and Cynthia Conger. The motion was approved 23-0-1.

The CPC discussed Marci Beckett's recommendation, on Page LU-21, on how communities must preserve or increase plan density. It was moved to delete the word "increase" when describing plan density. The motion as seconded by Eric Germain and Linda Colley. The motion failed 8-14-2.

It was moved and seconded to accept the Land Use and Community Planning Element as amended. The motion was approved 23-1-1.

- **MOBILITY ELEMENT**: Discussion on the Mobility Element was deferred until May.
- **URBAN DESIGN ELEMENT**: Cecilia Williams discussed key provisions of the Urban Design Element including respecting the City's natural features and distinctive neighborhoods, creating diverse, walkable, mixed-use villages and designing vibrant public spaces and prominent civic architecture, including the provision of public art. The policies are intended to be used in development project review. It is also intended that the Urban Design policies in the General Plan would be further supplemented with more community-specific policies once community plans are updated.

Eric Germain moved to delete the entire section, UD, Ch1, Page UD-30 through UD-33, Section F, Public Art and Cultural Amenities. The motion was seconded by Jeff Stevens. The motion failed 6-16-1.

Kathy Mateer moved to revise the text, under UD-5, regarding increases on density, to amend the first paragraph from "increases on density" to "changes in density." The motion was seconded by Cynthia Conger. The motion was approved 19-1-2.

Kathy Mateer made the following related motions: Kathy Mateer moved to add the following text under UD-6, the first paragraph, last line: "and where a community plan allows." Under UD-19, UD-B-7, motion to delete text "to ensure adequate street maintenance, public landscape maintenance" and add text "to assist." The motions fail for lack of a second.

Kathy Mateer moved to add the following text the end of both sentences of UD-22, UD-C-1, d.1, and d.2: "to minimize negative impacts on the community." The motion was seconded and approved 14-8-1.

It was moved and seconded to adopt the Urban Design Element as amended. The motion was approved 22-0-1.

7. **REPORTS TO CPC:**

- **Staff Report:** Betsy McCullough said the COW, originally scheduled for April 28th, may be rescheduled depending upon when CP 600-24 goes to Council.
- **Subcommittee Report:** Leo Wilson said the Indemnification Subcommittee met and drafted a letter to the City Council to pass a resolution for indemnification to begin the process.
- **Chairperson's Report:** None.
- **CPC Member Comments:** Mel Ingalls reported that the Airport Land Use Compatibility program is working on the urban airports and San Diego International airport. The Chair requested the airport representatives put some information in writing to be distributed with the next CPC agenda.

Jooste Bende reported that he would be resigning as the Chair of his planning board. Ms. McCullough reminded the CPGs that their groups must take action to designate a representative or alternate to the CPC if someone other than the Chair of your group will be representing at the CPC meetings.

The next Regular Meeting of the CPC will be held on April 24, 2007, 7:00 p.m., at the Metropolitan Operations Center II, Auditorium, 9192 Topaz Way, Kearny Mesa, California.

The meeting was adjourned at 9:10 p.m. by Leo Wilson.

jd

Addendum to the CPC Minutes of March 27, 2007

1. Page LU-7, Section A, amend the first part of the paragraph entitled “Community and Neighborhood Village Centers” to read:

Community and Neighborhood Village Centers - Community and Neighborhood Village Centers should be located in **almost** every community plan area **in places where they are welcomed by the community or neighborhood**. They are community- and neighborhood-oriented areas with local commercial, office, and multifamily residential uses, including some structures with office or residential space above commercial space. *etc.*

2. Page LU-9, Section A, amend the start of the first paragraph to read:

Factors to consider when locating village sites include: community plan-identified capacity for growth, existing public facilities or an identified funding source for facilities, existing or an identified funding source for transit service, community character, **community endorsement** and environmental constraints. *etc.*

3. Page LU-9, Section A, policy LU-A.1, amend subpara c of the policy to read:

- c. Designate Neighborhood and Community Village Centers in community plans throughout the City **where such designation is supported by the affected community and neighborhood(s)**.

4. Page LU-20, Section C, Goals, add a fourth goal to read:

- ◆ **Community plans that reflect the unique character of a community and that enjoy the support of the recognized community planning group and the public at large.**

5. Page LU-23, Section C, policy LU-C.2, amend subpara c of the policy to read:

- c. Provide detailed, site-specific recommendations for village sites **that have been endorsed by the community**.