

# Community Planners Committee

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## CPC MINUTES OF THE MEETING OF MAY 22, 2007

### **MEMBERS PRESENT:**

Jim Haughey, Carmel Mountain Ranch  
Paul Robinson, Centre City  
Jim Varnadore, City Heights  
Brooke Peterson, Clairemont Mesa  
Doug Case, College Area  
Laura Riebeau, Eastern Area  
Bruce Williams, Encanto Neighborhoods  
Vicki Granowitz, Greater North Park  
Buzz Gibbs, Kearny Mesa  
Tim Golba, La Jolla  
Rick Bussell, Linda Vista  
William Kenton, Midway  
Jeff Stevens, Mira Mesa  
Tracy Reed, Miramar Ranch North  
Jim Baross, Normal Heights

Landry Watson, Ocean Beach  
Mel Ingalls, Otay Mesa  
Kathy Mateer, Pacific Beach  
Ellen Willis, Rancho Bernardo  
Charles Sellers, Rancho Penasquitos  
Mike Freedman, San Ysidro  
Doug Wescott, Serra Mesa  
Guy Preuss, Skyline/Paradise Hills  
Reynaldo Pisano, Southeastern San Diego  
Eric Germain, Tierrasanta  
Dash Meeks, Torrey Hills  
Morton Prinz, Torrey Pines (7:10 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, Garry Papers, Marco Camacho, Mary Wright, Cecilia Williams, Charlene Gabriel and Marcella Escobar-Eck.

**Guests:** Lee Campbell, Scott Andrews, Cal Jones, Rob Steppke, Mario Ingrassi and Tom Mullaney.

**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.*

- 1. CALL TO ORDER:** Acting Chair Leo Wilson called the meeting to order at 7:00 p.m. and proceeded with roll call.
- 2. NON-AGENDA PUBLIC COMMENT:** Scott Andrews of Save Everyones' Access, presented a copy of the latest updated map of the City's General Plan, entitled Village Propensity, dated October 2006. Mr. Andrews stated his concern that the City's intention is to recycle the City of Villages, to regrow existing neighborhoods with mixed-use, higher rise buildings.
- 3. MODIFICATIONS TO AGENDA:** None.



4. **APPROVAL OF THE MINUTES OF MARCH 27 AND APRIL 24, 2007:** The committee postponed approval of the Minutes of March 27, 2007, pending possible revisions. The Minutes of April 24, 2007 were not available for approval.
5. **PLANNING DIVISIONS' REORGANIZATION DETAIL AND REPORT ON COUNCIL POLICY 600-24 AMENDMENTS AND NEXT STEPS:** Bill Anderson took a moment to announce and congratulate Betsy McCullough for her nomination for the Distinguished Leadership Award for the California Chapter, San Diego Section of the American Planning Association.

Mr. Anderson discussed the Planning Divisions' budget strategy for a work program for the coming year. The City Planning Division has taken a 20% cut in staffing since early 2000 and has relinquished three vacant, unfilled positions as part of the five-year budget strategy to address City-wide fiscal issues. Mr. Anderson discussed the structure of the City Planning and Community Investment and the functions of the four Divisions, Economic Development, Redevelopment Agency, Urban Form and Community Planning, that make up the Department. The Planning Division is shifting it's focus to the community planning update program, to aggressively update community plans. This is the Planning Divisions highest priority, and staff resources will need to be shifted in order to accomplish this.

Mary Wright reported that Council Policy 600-24 and the Bylaws Shell was approved today at City Council, under the following conditions:

- The City Council will hear all deviations requested by the Community Planning Groups (CPGs) on or before November 20, 2007.
- Staff will develop a process for on-going amendments with the City Attorney and the Community Planners Committee.
- Language will be amended to reflect that the CPGs *may* investigate violations by planning group members, but if the CPGs are not comfortable with investigating, the City Attorney will assist them.
- All votes that are not unanimous will be recorded as a roll call vote.

Ms. Wright said the Bylaws Shell will be distributed to CPGs next week and must be revised within six months from today.

6. **MINI DORMS PRESENTATION:** Doug Case of the College Area presented a report on mini dorms. Mini dorms are prevalent in the College Area, but affect communities throughout San Diego. Mr. Case defined mini-dorms as single family dwelling units occupied by multiple adults, that create nuisance rental properties. Some concerns caused by mini dorms that are currently being addressed are excess noise, party violations disturbing neighborhood peace and physical changes to single dwelling unit neighborhoods changing the neighborhood character. A recent mini-dorm forum sponsored by Council Members Jim Madaffer and Kevin Fualkoner and City Attorney Mike Aguirre proposed a three-part solution; remodel abuse reform, a proposed rooming

house ordinance and nuisance violations and code enforcement programs. Changes to the City's Land Development Code will be heard at City Council on July 9.

7. **GENERAL PLAN REVIEW**: Ms. Bragado reminded the CPC that June 11, 2007 is the last day to submit comments on the draft Program Environmental Impact Report. Also, three public meetings will be held on the General Plan: May 23 at Valencia Park/Malcolm X Library; May 30 at Mira Mesa Branch Library and June 9, 2007 at Mission Valley Library.

- **STRATEGIC FRAMEWORK SECTION**: Ms. Bragado said that the Strategic Framework Section serves as an introduction to the draft General Plan. It does not contain policies; the policies in the adopted Strategic Framework Element were incorporated into the multiple elements of the draft General Plan. The Strategic Framework Section describes the City of Villages strategies and also presents guiding principals, which have also been translated into policies in the various General Plan elements. The Strategic Framework Section provides summaries of each General Plan Element and an overview of implementation actions describing such things as the need to update community plans, and to have a finance strategy.
- **PUBLIC FACILITIES SERVICES AND SAFETY ELEMENT**: Marco Camacho presented an overview of this Element. The purpose of the Public Facilities Services and Safety Element is to guide the provision of public facilities and services needed to serve the existing population and new growth. The Element addresses the provision of facilities and services that have a direct influence on the location of land uses. The Element also identifies the continued role of private development to contribute it's fair share for public facilities. The detailed Public Facilities Financing Plan strategy will include various options through which public and private entities will play an important role in their implementation.

Tom Mullaney presented three recommendations to the CPC: That the CPC request City Planning staff define mechanisms available to communities to ensure adequate public facilities at the time in need; that the CPC ensure public facilities are developed concurrent with need and that public facilities attributable to new development be provided by new development, not by existing residents and that the priority system be completely revised or deleted, so that priority does not go to village sites.

Eric Germain distributed a document proposing the addition of a new page, SF-7, proposing a Community Bill of Rights and four specific policies, to protect each community from policies that force changes or alterations on a community in ways not supported by the community and against the community's will.

Mike Freedman said the General Plan must be a *general* plan that lays out a basic, broad vision. The visions can be adjusted at the community plan level.

Leo Wilson reported that the General Plan Subcommittee was deadlocked on the economic policy. The resolution that came out of the Subcommittee was to maintain a neutral position in the Public Facilities Section, and no indication of how these would be funded.

Eric Germain moved to incorporate a Community Bill of Rights, as follows:

The policies of the City of San Diego General Plan should be recognized as goals and aspirations, as aims and objectives, but not as hard requirements that all must be achieved. Some policies reflect priorities of greater concern while others reflect lower priority goals. This context must be maintained as policies are reviewed and implemented.

City of San Diego General Plan also includes many goals and policies that can be misinterpreted if assessed in isolation. To preclude mistaken interpretation or unintended application of this General Plan, the following overriding principles are added in order to provide clarity to future readers.

A suggestion was made to revise the motion to delete the word “overriding” from the last sentence. Mr. Germain accepted the revision to the motion. The motion was seconded by Guy Preuss. The motion was approved 18-10-1.

Eric Germain moved that the committee accept his proposal to add text under Policies, SF-1, as follows: The General Plan shall not be used as a means to compel a community to accept a reduced quality of life, or a significant change to its essential character. Such changes to a community shall only be approved when endorsed by a majority of the citizens of a community.

Laura Riebeau suggested the entire second sentence be deleted from the motion. Mr. Germain accepted the deletion to the motion. The motion was seconded by Guy Preuss. The motion was approved 25-3-1.

Eric Germain moved that the committee accept his proposal to add text, under Policies, SF-2, as follows: The General Plan shall not be construed as encouraging or recommending growth in city spending that would require a need for increased taxes, increased fees or the creation of new taxes or fees, without first looking at other alternatives or absent the advice and consent of the taxpayers. The motion was seconded by Guy Preuss. The motion failed 10-17-2. Mr. Germain said that he would bring this proposal back to the committee, in reduced form, at the next CPC meeting.

Eric Germain moved that the committee accept his proposal to add text, under Policies, SF-3, as follows: The General Plan shall not be construed as encouraging growth in the size or scope of government, whether measured in terms of governmental departments, City staff or City-managed bureaucracy. Tracy Reed

moved to delete all text after the first comma, “whether measured in terms of governmental departments, city staff or city managed bureaucracy.” Mr. Germain accepted the revision to his motion. The motion was seconded by Guy Preuss. The motion was approved 20-8-1.

Eric Germain moved that the CPC accept his proposal to add text, under Policies, SF-4, as follows: The General Plan shall not be construed as encouraging excessive additional administrative impediments that serve to increase the cost of development, whether by adding new steps to the development process or by lengthening the bureaucratic processing delays faced by developers.

Laura Riebeau suggested the portion of the sentence after the comma be deleted, so that the text reads: “The General Plan shall not be construed as encouraging excessive additional administrative impediments that serve to increase the cost of development.” Mr. Germain accepted the revision. The motion was seconded by Guy Preuss. The motion was failed 13-15-1.

Laura Riebeau moved that the City Planning Staff define mechanisms available to the communities which will ensure that adequate public facilities will be available at the time of need. The motion was seconded by Eric Germain. The motion was approved 27-1-1.

Laura Riebeau moved that the following language be added to the Public Facilities Element, Goal 3-D: “Ensure that public facilities are developed concurrent with need and require that public facilities reasonably attributable to new development will be provided by new development and not by existing residents. The motion was seconded by Eric Germain and approved 28-0-1.

Laura Riebeau moved that the priority system for Public Facilities be completely revised or deleted, so that new development is not pitted against existing neighborhoods in a priority system. The motion was seconded by Jeff Stevens. The motion was approved 22-6-1.

Buzz Gibbs discussed revision of text in SF-14, to revise the text in the last sentence, from residential and most non-industrial uses to “residential and most non-employment uses.” Mr. Gibbs said the City’s interpretation of industrial is very narrow and language clarification was needed to protect the sector, but keep it for employment and not just industrial. Mr. Gibbs agreed to bring his recommendation back at a later meeting.

- **RECREATION ELEMENT:** By majority consent, the Recreation Element was postponed to a special meeting, to be held in June, at a date convenient for most members.

**8. REPORT FROM THE NOMINATING COMMITTEE:** Buzz Gibbs reported that there positions of Chair, Vice Chair and Secretary are open. Leo Wilson and Jim Varnadore have offered to serve as Chair. Jeff Stevens has offered to stay on as the Vice-Chair and Vickie Granowitz has offered to be the Secretary. The CPC will vote next month. Anyone who would like to be added to the ballot, please let the nominating committee know.

**9. REPORTS TO CPC:**

- **Staff Report:** Betsy McCullough reported CPC that all new members will need to attend the Community Orientation Workshop, scheduled for June 23, 2007. Notices are going out as we get new rosters in.
- **Subcommittee Report:** Paul Robinson of the Indemnification Subcommittee, reported that the Subcommittee agreed on revisions to the existing ordinance that make it clear if a Community Planning Group follows the City's policies when acting, the City Attorney will defend the CPG against all actions brought by third parties and the City will indemnify the CPG for all costs and judgments suffered by the CPG pursuant to those actions. The City Attorney was directed to redraft the ordinance consistent to the this statement.
- **Chairperson's Report:** The Chair discussed the availability of members to attend a special meeting on the General Plan, to discuss the last three elements, Recreation, Economic Prosperity and Mobility Elements. The Special Meeting was scheduled for June 19, 2007. At the Regular Meeting on June 26, 2007, the CPC will discuss the indemnification issue.
- **CPC Member Comments:** Guy Preuss said the County Tax Treasurer can furnish property tax receipts by census track. Mr. Preuss said this could be potentially powerful information to assist in communicating why funds should be spent in a particular community.

The next Regular Meeting of the CPC will be held on June 26, 2007, 7:00 p.m., at the Metropolitan Operations Center II, Auditorium, 9192 Topaz Way, Kearny Mesa, California.

The meeting was adjourned at 9:45 p.m. by Leo Wilson.

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