

Community Planners Committee

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CPC MINUTES OF THE SPECIAL MEETING OF JUNE 19, 2007

MEMBERS PRESENT:

Jim Varnadore, City Heights
Sheri Mongeau, Clairemont Mesa
Doug Case, College Area
Laura Riebeau, Eastern Area
Buzz Gibbs, Kearny Mesa
David Moty, Kensington/Talmadge
Tim Golba, La Jolla
Rick Bussell, Linda Vista
Jeff Stevens, Mira Mesa
Landry Watson, Ocean Beach

Kathy Mateer, Pacific Beach
Ellen Willis, Rancho Bernardo
Tamar Silverstein, Scripps Ranch
Cindy Moore, Serra Mesa
Guy Preuss, Skyline/Paradise Hills
Reynaldo Pisano, Southeastern San Diego
Eric Germain, Tierrasanta
Morton Printz, Torrey Pines (7:10 p.m.)
Linda Colley, University
Leo Wilson, Uptown

VOTING ELIGIBILITY/RECUSALS: None.

NON ELIGIBLE REPRESENTATIVE PRESENT: None.

OTHERS PRESENT: Scott Andrews, Tom Mullaney, Pam Foster, Sam Foster, Lee Campbell and Marcio Lungrasci.

City Staff: Betsy McCullough, Jackie Dominguez, Nancy Bragado, Bill Anderson, Jean Cameron, Garry Papers, Mary Wright, Pam Bernasconi and Deborah Sharpe.

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:** Acting Chair Leo Wilson called the meeting to order at 7:00 p.m. and proceeded with roll call.
2. **NON-AGENDA PUBLIC COMMENT:** None.
3. **MODIFICATIONS TO AGENDA:** None.
4. **GENERAL PLAN REVIEW:** Nancy Bragado reported that the General Plan has been presented to the CPC and/or the CPC General Plan Subcommittee in excess of 25 meetings. Comments from CPC and other groups, along with comments from the environmental impact report process are evaluated carefully. Staff will be making edits, where appropriate. The edits will be shown in track changes and the changes uploaded to our website at least two weeks prior to the August 2nd Planning Commission hearing.
 - a) **Recreation Element:** Deborah Sharpe of the Park and Recreation Department, reviewed some main points of the Recreation Element. Ms. Sharpe emphasized the



importance of obtaining a Parks Master Plan, to provide an inventory of our physical park assets and recreation programs, evaluate our park and recreational needs by community and address equitable access to recreational resources. A Parks Master Plan would also define how recreational equivalencies would be applied in each community to meet community and City-wide objectives. The concept of using recreational equivalencies to satisfy the population based park requirements is controversial. Equivalencies would be considered, only after the ability to provide standard population based park acreage and facilities in the form of neighborhood and community parks, recreation centers and aquatic centers, has been determined to be infeasible, due to limited land resources. The appropriateness of the proposed equivalencies would be evaluated on a case-by-case basis, with community input.

Laura Riebeau and other members expressed concern about the equivalencies concept. Jeff Stevens would prefer to see the equivalencies concept dropped out of the plan and additional language added to encourage creative use of neighborhood and community park resources. Rick Bussell said we should look around for other solutions. Linda Colley would support a Park Needs Assessment and City-wide Parks Master Plan first before considering the equivalencies.

Bill Anderson stated that San Diego has a shortage of neighborhood and community parks, in large part, because many of the housing communities built prior to 1980 did not have park standards or collect park fees to implement parks. One of the dilemmas the City has, is that land cannot be assembled in certain areas of the City without buying the land and displacing people. The City is doing what it can to use joint-use parks, recreation centers and enhancements to existing parks to increase their utilization. Mr. Anderson said a City-wide Parks Master Plan will cost 2 - 4.5 million dollars, will take 1 ½ - 2 years to prepare, and would delay the General Plan.

Eric Germain moved that the CPC recommend the General Plan be amended to state that the equivalencies should be to meet no more than the 25% of the total acres, instead of 50%. The motion was seconded by Kathy Mateer. The motion was approved 16-2-2. Opposed: Kearny Mesa and Southeastern San Diego. Abstentions: Kensington/Talmadge and Uptown.

Kathy Mateer moved that the CPC withhold endorsement of the Recreation Element until a Parks Needs Assessment and Parks Master Plan are completed. The motion was seconded by Rick Bussell. The motion was approved 11-7-2. Opposed: Clairemont Mesa, College Area, Kearny Mesa, La Jolla, Mira Mesa, Scripps Ranch and Serra Mesa. Abstentions: Kensington/Talmadge and Uptown.

- b) **Mobility Element**: Nancy Bragado reported that the central theme of the Mobility Element proposes multi-modal solutions to maintaining mobility in the City, looking at policies to support walkable communities, bicycle streets, transit, parking management and transportation management. SANDAG funnels all the state and federal transportation money that comes into our region, so its important that we work well

with SANDAG to ensure that our high priority projects get the funding and the implementation.

Eric Germain gave a PowerPoint presentation on the Mobility Element, proposing the following four motions:

- 1) The first motion is a three-part motion on maintenance standards. Part 1: Eric Germain moved to add a new goal, to page ME-20, Section C, Street and Freeway System, to read "*Well-maintained streets and a responsive road repair program.*" Part 2: Mr. Germain moved to add the words "*and Maintenance*" to the heading on page ME-21, Section C, Street and Freeway System, Discussion, so that the heading reads "Street Layout, Design, Operations *and Maintenance.*" Part 3: Mr. Germain moved to insert an additional bullet and paragraph to page ME-21, Section C, Street and Freeway System, Discussion, to read: "*A top priority is proper street maintenance: filling potholes, repaving damaged streets and fixing raised sidewalks. Maintenance of the road system is a critical City function with high visibility, because poorly maintained streets: 1) can cause vehicle damage, 2) can cause vehicle and pedestrian accidents, and 3) tend to accelerate further deterioration of the roadway. Service-level metrics should be established to assess the City's ability to maintain the roadways and its responsiveness to citizen complaints.*" The motion was seconded by Guy Preuss. The motion was approved 19-0-1. Abstention: Uptown.
- 2) Eric Germain moved to amend the paragraph on page ME-23, Section C, Street and Freeway System, ME-C.4, b., to read "Establish street maintenance as a priority, City service, that adequately maintains the transportation system." Additionally, insertion of the following text: 1) Establish minimum Levels of Service for road repair (repaving, sealing, pothole filling, curb and sidewalk repair, etc.) to ensure priority repairs are made without delay and less critical repairs are made in reasonable time. 2) Ensure that road repair concerns of lower priority are consolidated into efficient work packages, such that repair crews in the field: a) fix all reported issues in the nearby area and, b) unreported but equally significant road repair issues are also fixed by a repair crew in the area. 3) Establish road repair Levels of Service that can be measured and tracked over time, to verify City response times. City shall report regularly to the public on its ability to satisfy the minimum Levels of Service for street maintenance. 4) Establish lines of communication between City staff and the Communities (via the CPGs) to facilitate the reporting and prioritization of a community's more significant road repair concerns. Automate via the internet, an information exchange with communities in order to facilitate the widest understanding of the status of road repair and other intended changes to street design. The motion was seconded by Guy Preuss. The motion was approved 19-0-1. Abstention: Uptown.
- 3) Eric Germain moved to add a new goal, to page ME-16, Section B, Transit First, to read "*A transit system that pays for itself.*" The motion was seconded by Guy Preuss. The motion failed 4-15-1. Kearny Mesa, Linda Vista, Skyline/Paradise Hills and Tierrasanta were in favor of the motion. Abstention: Uptown.

- 4) Eric Germain moved to add the following text to page ME-43, Section H, Airports, Airport Site Selection: "In the interim, the City will coordinate with the Regional Airport Authority in its efforts to maximize the passenger and flight capacity of SDIA in the current footprint of Lindbergh Field." The motion was seconded by Laura Riebeau. The motion was approved 16-1-2. Opposed: City Heights. Abstentions: Skyline/Paradise Hills and Uptown.

Morton Printz moved to establish a body of stakeholders for the purpose of planning the City transportation infrastructure for the century, to achieve the goals and policies of the Mobility Element of the General Plan and to facilitate land use decisions. The motion was seconded by Jim Varnadore. The motion was approved 18-0-2. Abstentions: Scripps Ranch and Uptown.

Kathy Mateer moved that the CPC recommend the City encourage the use of alternative transportation, but it should not be done in a manner that is detrimental to vehicular travel. An efficient transportation system should encourage improvements in all the various transportation modes that exist, including vehicular, mass transit, bicycle and alternative forms of transportation. Eric Germain seconded the motion. The motion was approved 19-0-1. Abstention: Uptown.

Kathy Mateer moved that the CPC recommend that encouragement of mass transit and alternative transportation should not result in the reduction of existing parking standards and requirements in either residential or commercial areas. The motion was seconded by Guy Preuss. The motion was approved 19-0-1. Abstention: Uptown.

Kathy Mateer moved that the installation of bicycle lanes should not result in the elimination of on-street parking. The motion was seconded by Guy Preuss. The motion was approved 13-6-1. Opposed: Clairemont Mesa, Kearny Mesa, Mira Mesa, Rancho Bernardo, Serra Mesa and University. Abstention: Uptown.

Kathy Mateer moved that the CPC recommend that bus lanes or other alternate transportation lanes should not result in removal of lanes for vehicle traffic unless there is strong support from the local community impacted, and that the loss of lanes will not result in negative impacts to traffic flow and circulation. The motion was seconded by Guy Preuss. The motion was approved 17-2-1. Opposed: Clairemont Mesa and Kensington/Talmadge. Abstention: Uptown.

Kathy Mateer moved that the CPC recommend that Community Parking Districts should not be encouraged; instead, the portion of revenue generated by parking meters and parking management should be spent directly on needed public improvements. Communities should be encouraged to set up voluntary boards, possibly as subcommittees of recognized community planning groups, to oversee the appropriate use of revenues generated in Community Parking Districts - in no case should administrative costs exceed 10% of the total revenue generated. *Note: The Uptown Parking District, which is held up as a model of this sort of district, presently has an annual overhead of approximately 64%.* Guy Preuss moved to amend the motion to add the phrase "within the individual planning areas" to the end of the first sentence, so that the sentence reads: "instead, the portion of revenue generated by parking meters and parking management should be spent directly on needed public improvements *within the individual planning areas.*" Mr. Preuss said this will guarantee that the money will be used for public improvements within the

planning area. Kathy Mateer accepted the amendment. The motion, as amended, was seconded by Guy Preuss. The motion was approved 18-1-1. Opposed: College Area. Abstention: Uptown.

Kathy Mateer moved that the CPC recommend that absolutely no development should be permitted in the airport Approach Overlay Zone (AAOZ), which is a 50-foot safety buffer immediately below the FAA flight path to and from San Diego International Airport. The AAOZ was enacted by the City of San Diego based on a model ordinance drafted by the National Transportation Safety Board. The motion was seconded by Guy Preuss. The motion was approved 14-4-1. Opposed: Kearny Mesa, Kensington/Talmadge, La Jolla and Mira Mesa. Abstention: Uptown.

Economic Prosperity Element: Jean Cameron discussed policy edits that have been made to the Economic Prosperity Element, Prime Industrial Land section, to address some of the CPCs issues. 1) There must be a General Plan amendment, which would be reviewed under a higher standard, including determining a sites contribution to the regional economy, for conversion to residential, mixed-use, commercial, retail and services institutional. 2) Sensitive receptor and public assembly uses in Prime Industrial Land will not be permitted. 3) Addition of a policy to clarify and specify that a project can develop under the existing land use designation and zoning, regarding their uses and regulations, with the exception of--do not permit sensitive receptor and public assembly uses.

Buzz Gibbs moved that the CPC recommend the adoption of a new Land Use category, Light Industrial, Office Use Permitted, with the same list of approved uses as Light Industrial, plus allowing office uses, or amend the category Business Park, Office Use Permitted to allow warehousing, wholesale, distribution and storage. The motion was seconded by Jeff Stevens. The motion was approved 17-0-2. Abstentions: Rancho Bernardo and Uptown.

Eric Germain moved to place the following motion on the next Regular CPC meeting agenda: "SF-2: The General Plan shall not be construed as encouraging or recommending a growth in City spending." The motion is to be included in the Strategic Framework section of the General Plan. Mr. Germain's motion is revised version of a motion that failed at the May 22, 2007 CPC meeting. The motion was seconded by Laura Riebeau. The motion was approved 18-1-1. Opposed: Torrey Pines. Abstentions: Uptown.

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 9:25 p.m. by Leo Wilson.

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