

Community Planners Committee

City Planning & Community Investment • City of San Diego
202 C Street, 4th Floor • San Diego, CA 92101
CommunityPlannersCommittee@sandiego.gov • (619) 235-5200

CPC MINUTES OF THE MEETING OF NOVEMBER 7, 2007

MEMBERS PRESENT:

John Fiske, Carmel Valley
Bill Sauls, Centre City
Jim Varnadore, City Heights
Brooke Peterson, Clairemont
Doug Case, College Area
Laura Riebau, Eastern Area
Chris Blatt, Greater Golden Hill
Vicki Granowitz, Greater North Park
Buzz Gibbs, Kearny Mesa
Tom Hebring, Kensington/Talmadge
Tim Golba, La Jolla
Rick Bussell, Linda Vista

Jeff Stevens, Mira Mesa
Matthew Adams, Navajo
Landry Watson, Ocean Beach
Marcie Beckett, Pacific Beach
Ellen Willis, Rancho Bernardo
Guy Preuss, Skyline/Paradise Hills
Eric Germain, Tierrasanta
Morton Printz, Torrey Pines
Leo Wilson, Uptown

VOTING ELIGIBILITY/RECUSALS: None.

NON ELIGIBLE REPRESENTATIVE PRESENT: Bill Sauls, Centre City

OTHERS PRESENT:

City Staff: Mary Wright, Wanda Bursey, Marianne Greene, Bill Anderson, Nancy Bragado, Betsy McCullough, Cecilia Gallardo, Melissa Devine, Maureen Gardiner, Jean Cameron.

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:** Lee Campbell discussed the “20 Gallon Challenge” and offered insights into daily water usage and the average use per day per individual of 160 gal. The County and Mayor have challenged San Diegans to reduced water consumption by 20 gal per person per day. Mr. Campbell projected that San Diego’s consumption will increase by 31 percent in approximately 23 years and suggested that the challenge be increased to 43 gallons per person per day.

Cynthia Conger spoke on the density bonus regulations and their impacts, and on bond derivatives and the risks involved.

Pat Flannery spoke on density bonus regulations and the significance of site development permits. He referenced floor area ratio enforcements.

Rick Bussell spoke about density bonus relative to the Linda Vista Community Plan and also referenced media information. He wanted to enforce community height limitation and impacts.

Eric Germain spoke on the Mayor's request for another waiver from secondary wastewater treatment. He questioned whether funding should be spent to treat a sphere at the end of the pipe.

Guy Pruess announced an upcoming Smart Growth conference in Washington D.C.

3. MODIFICATION TO AGENDA:

Jim Varnadore made a motion to modify the agenda to move Item #5 Ad Hoc Subcommittee, to Item #4 and move the General Plan to Item #5. Approved by a voice vote.

4. AD HOC SUBCOMMITTEE: Marianne Greene reported on the Rooming House Ordinance. She stated that the Rooming House Ordinance is now on the City Attorney's website. CPC considered whether to form an Ad Hoc Subcommittee to address the Rooming House Ordinance and the Residential High Occupancy Permit. Recommendations of the Ad Hoc Subcommittee will not be official until they are approved by CPC. Marcie Beckett, Jim Varnadore and Doug Case will serve on the subcommittee. Motion to form an Ad Hoc Subcommittee by Marcie Beckett, and 2nd by Jim Varnadore. Approved: Yays: 19, Nays: 0, Abstentions: 1.

5. GENERAL PLAN: Bill Anderson and Nancy Bragado gave an overview of the General Plan Update and presented past and present edits and updates to the General Plan. Several members of the public then spoke including Scott Andrews, Tom Mullaney, Janet O'Dea, Cynthia Conger, John Zeibarth and Lee Campbell. CPC members then spoke and addressed a variety of issues associated with villages, densities, variances, density bonus, enforcement, etc. The following motions were made:

5a. Motion by Eric Germain and 2nd by Buzz Gibbs to amend PF-B3.3.b to add new bullet criteria to assess the prioritization of facilities in communities:

“Project enjoys the community's support as expressed to the recognized community planning group during a noticed public meeting.” Apply this same criteria to the determination of Village sites. Approved: Yays: 17; Nays: 0; Abstentions: 3.

5b. Motion by Eric Germain and 2nd Laura Ribeau to amend PF-A.2.c to delete 4th bullet (ex subpara) (f); “Adopting new, or increase existing, CIP funding sources for needed public facilities and infrastructure. Approved: Yays: 10; Nays: 8 (Gibbs, Printz, Varnadore, Stevens, Case, Peterson, Granowitz, Hebring); Abstentions: 2.

5c. Motion by Eric Germain and 2nd by Tim Golba to Delete EP-L3 in toto, requiring market and fiscal analysis for large retail establishments over 100,000 square feet of gross floor

area. Approved: Yays: 12; Nays: 5 (Printz, Case, Beckett, Peterson, Hebring); Abstentions: 2.

5d. Motion by Morton Printz and 2nd by Guy Preuss to:

- (1) Change SF-3, para 4, sentence 2 from: “SANDAG is the region’s transportation and planning agency (see also the Mobility Element discussion) comprised of member agencies from the region’s 19 local governments” to “SANDAG is the overall region’s transportation and planning agency (see the Mobility Element Discussion) comprised of member agencies from the region’s 19 local governments.”
- (2) Insert at end of SF-3, para 4: “The City of San Diego asserts its right to plan and implement transportation and transit changes which are unique and essential to the growth and evolution of a major urban center, and are critical to progressive land use planning and decisions.
- (3) Change ME-6, para 1, sentence 3 from: “City interests are represented in the development and adoption of SANDAG documents through the votes of our elected official serving on the SANDAG Board of Directors, staff participation on SANDAG advisory committees, and direct citizen participation in the process”, to “The City recognizes that regional planning necessitates close working relationships between City and SANDAG planners and that optimum transportation infrastructure planning must be coordinated through State agencies such as CALTRANS. To this end, staff participation on SANDAG advisory committees, are critical.”

Approved: Yays: 14; Nays: 3 – (Adams, Peterson, Hebring); Abstentions: 2 (Wilson, Fiske).

5e. Motion by Marcie Beckett, and 2nd by Eric Germain to revise the General Plan to incorporate changes proposed by Tom Mullaney (see attached handout). Approved. Yays: 12; Nays: 4 (Golba, Peterson, Adams, Hebring); Abstentions: 3. (Blatt, Printz, Sauls).

5f. Motion by Jim Varnadore, 2nd by Rick Bussell to delete the terms “where feasible”, “if feasible”, “as feasible”, and “as appropriate”, “if appropriate” and similar language. Not approved. Yays: 2 (Bussell, Varnadore); Nays: 13 (Peterson, Case, Riebau, Granowitz, Gibbs, Hebring, Golba, Stevens, Adams, Watson, Willis, Preuss, Germain). Abstentions: 3 (Blatt, Printz, Sauls).

5g. Motion by Landry Watson 2nd by Tim Golba to support General Plan as amended by various CPC motions. Approved. Yays: 13; Nays: 3 (Adams, Pruess, Hebring); Abstentions: 3 (Blatt, Printz, Sauls).

A motion to adjourn by Leo Wilson was approved by a voice vote. Meeting adjourned.