

COMMUNITY PLANNERS COMMITTEE MINUTES FOR THE MEETING OF March 25, 2003

ATTENDEE:

Joetta Mihalovich, Carmel Mtn. Ranch
Paul McNeil, Centre City
Jim Varnadore, City Heights
Dave Potter, Clairemont Mesa
Steve Laub, College Area
Gary Levitt, Del Mar Mesa
Jim Leighton, Eastern Area
Derryl Williams, Encanto
Steve Stratman, Greater Golden Hill
Richard Green, Greater North Park
Buzz Gibbs, Kearny Mesa
Claude-Anthony Marengo, La Jolla
Ed Cramer, Linda Vista
Dale Pursel, Midway

Jeff Stevens, Mira Mesa
John Pilch, Navajo
Gary Weber, Normal Heights
Mel Ingalls, Otay Mesa
Kathy Keehan, Rancho Bernardo
Michael Freedman, San Ysidro
Mike Asara, Scripps Ranch
Trevor Wells, Serra Mesa
Guy Preuss, Skyline-Paradise
Katherine Burton, Sorrento Hills
Lee Campbell, Tierrasanta
Fay Detsy-Weil, Torrey Pines
Alice Tana, University City
Alex Sachs, Uptown

GUESTS AND STAFF:

City Staff and presenters: Gail Goldberg, Betsy McCullough, Theresa Millette, Sabrina Peace, Rob Albrecht, Ann Kern, Bonnie Contreras, Ed Prendell, Mike Westlake, Anna Shepherd, Dan Stricker, Michelle Sokolowski
Guests: Maj. Jim Panknin, Bill Ferguson, Laura Riebeau, Mary Coakley, Ann Fathy, M.E. Straffhaus, Bob Wright, Megan Scherer, Kathleen Blavat, Sherri Lightner, Hays Witt, Michael Conrad

CALL TO ORDER:

Chairperson, Dave Potter called the meeting order at 7:09
Introductions were made and Committee members gave summaries of various actions taking place in their communities.

APPROVAL OF THE MINUTES FOR January 28, 2003.

Motion made and seconded to approve minutes with corrections. Passed unanimously.

COMMUNICATIONS FROM THE PUBLIC:

Need to consider adaptability when designing or building dwelling units

PLANNING DIRECTOR'S REPORT:

Gail Goldberg – Work Program for General Plan will be discussed at the April meeting. March 26 – First of 4 public forums to update public on General Plan Work Program. Memo has been distributed to communities for recommendations for Safe Routes to School Grant Funding. 8 Pilot Village applications were received by the March 14th deadline. Applications are within the following communities: North Park, Linda Vista, Mid City, Mira Mesa, San Ysidro, Southeastern, Encanto, and College Area. Info will be on website shortly. CPG's with pilot villages will be participating in process.

BUSINESS:

Major Pankin (USMC) from Miramar addressed military housing in San Diego area. 53 military housing areas in San Diego area. 8880 units in region – 6220 military units and 2660 that are public/private venture units. 2800 families are on waiting list. Navy is looking at 3 potential development sites that could provide 1200-1800 units.

1. FY04 ACTION PLAN FOR COMMUNITY DEVELOPMENT:

Rob Albrecht presented FY04 Action plan which is also an application for Federal funds (\$30M) from HUD.

Over \$18M will be used for the CDBG program. Bonnie Contreras addressed CDBG programs and funding process. Council hearing will be on May 13. Ann Kern addressed the Housing Trust Fund, a permanent, annually renewable source of funding to help meet the housing needs of very low-, low-, and mediana-income households.

Motion made (Varnadore) and seconded (Marengo) that the CPC urges the Housing Authority to broaden the sources of funding for the Housing Trust Fund; that the Housing Authority increase the revenue to the Housing Trust Fund by a factor of 5; that the CPC urges the Housing Commission from waiving the receipt of any fee from any of the sources present or future; and that current fees on new development stay the same. **Motion withdrawn**, as the Housing Trust Fund will return as an agenda item in April.

Motion made (Sachs) and seconded (Varnadore) to recommend the acceptance of the FY04 Action Plan for Community Development.

Vote: Passed 27-0-1.

2. AFFORDABLE/INFILL HOUSING EXPEDITE PROGRAM:

Mike Westlake returned and presented the proposed Affordable/In-Fill Housing Program, and introduced three items for recommendations: Council Policy 600-27, The Affordable/In-Fill Housing Expedite Program; an amendment to the Municipal Code to allow a permit application to expire due to inactivity; and an amendment to the Municipal Code to allow affordable housing projects to deviate from the city's development regulations.

CPC concerns: Deviations [Per Mike - No deviations from density (unless using affordable density bonus), FAR, height in Coastal Zone, ESL or historical regulations]; environmental issues; Eligibility Point D's 150 % AMI for both rental and for-sale units; parking deviations, 10 unit minimum - why not 4-6 unit projects?

Motion made (Varnadore) and seconded (Preuss) to recommend approval of Attachment 2 with language added regarding accommodating the host community preferences and reducing the percentage of the AMI income in policy D from 150 to 100, and changing the minimum of urban in-fill projects from 10 units to 6 units.

Vote: Passed 25-3-0.

Motion made (Preuss) and seconded (Laub) to recommend approval of Attachment 3 as submitted.

Vote: Passes 27-1-0.

Motion made (Preuss) and seconded (Leighton) to not support Attachment 4 as presented.

Vote: Passes 20-8-0.

3. COMPANION UNIT ORDINANCE:

Anna Shepherd gave a brief history of companion units' process and presented a revised draft companion unit ordinance. Staff, in addressing community concerns and input, removed parking exemptions within TAOZ, reduced max. unit size to 700 sf and 500 sf for units on lots less than 5000 sf, prohibited companion units on lots of less than 4000 sf, prohibited entrances on building street wall or front 50% of structure. Issues of occupancy enforcement will be within the purview of the Neighborhood Code Compliance Department.

CPC concerns: Annual report out of percentage of units within a community planning area; CC & R's; exclusion of PRD's; current inventory, both permitted and unpermitted; Coastal Development Permit still required within Coastal Zone; begin data collection as permits are processed; the process; what happens when 5% is reached; elimination of the single family zone; enforcement concerns; notification of permit application or annual log; accessory use vs. accessory structure; deviations; adverse effect on public services

4. REPORTS TO CPC

Staff Report:

COW will most likely occur in July – (McCullough)

Membership Data Form should be filled out and turned in next month – staff and public rosters should be submitted (Millette)

Subcommittee Report:

COMPACT – with new board members, please consider a rep to COMPACT (Ferguson)

Chair Report:

None

5. FUTURE AGENDA ITEMS

Companion Units

Apartment Parking Issue

Substantial Conformance Review

Inclusionary Housing Program

Density Bonus Ordinance

General Plan Work Program

Meeting adjourned 9:35 p.m. by Dave Potter.