

COMMUNITY PLANNERS COMMITTEE MINUTES FOR THE MEETING OF April 22, 2003

ATTENDEE:

Ann Fathy, Centre City
Michael Sprague, City Heights
Dave Potter, Clairemont Mesa
Steve Laub, College Area
Paul Metcalf, Del Mar Mesa
Laura Riebeau, Eastern Area
Aaron Foust, Encanto
Buzz Gibbs, Kearny Mesa
Claude-Anthony Marengo, La Jolla
Don Wetzel, Linda Vista
Dale Pursel, Midway
Jeff Stevens, Mira Mesa
John Pilch, Navajo

Gary Weber, Normal Heights
Tom Gawronski, Ocean Beach
Mel Ingalls, Otay Mesa
Jan Johnston, Otay Mesa-Nestor
Catherine Strohlein, Pacific Beach
Tracy Morgan Hollingworth, Peninsula
Kathy Keehan, Rancho Bernardo
Joost Bende, Rancho Penasquitos
Guy Preuss, Skyline-Paradise
Emilio Ramos, Southeastern
Deanna Spehn, Tierrasanta
Katherine Burton, Torrey Hills
Alice Tana, University City

GUESTS AND STAFF:

City Staff and presenters: Gail Goldberg, Betsy McCullough, Theresa Millette, Anna Shepherd, Mike Westlake, Bill Levin, Susan Tinsky, Marcela Escobar-Eck,

Guests: Bill Ferguson, Jim Varnadore, Reynaldo Pisano, Cynthia Conger, Patti Rank, Mignon Seherer, Sherri Lightner,

CALL TO ORDER:

Chairperson, Dave Potter called the meeting order at 7:08

Introductions were made and Committee members gave summaries of various actions taking place in their communities.

APPROVAL OF THE MINUTES FOR March 27, 2003.

Motion made and seconded to approve minutes. Passed unanimously.

COMMUNICATIONS FROM THE PUBLIC:

Control of public art, Miramar property

PLANNING DIRECTOR'S REPORT:

Gail Goldberg – General Plan Work Program discussion has been moved to May meeting. Existing Conditions – Uptown is pilot community. Maps have been introduced Pilot villages – short list announcement by the end of May. General Plan - new element outlines are on the department's website. Keith Greer has been appointed Deputy Director for the Planning Department.

BUSINESS:

1. COMPANION UNIT ORDINANCE:

Anna Shepherd provided review of draft regulations have no substantive changes since distribution last month. Guy Preuss reported that the LDC Monitoring Team has recommended general support for the draft ordinance. DSD will be able to track permit applications for companion units.

CPC concerns: Conflicts with CC&R's; coastal communities issues; PDO issues; minimum lot size should be 5000 sf; changing single family zoning to multi-family zoning; doesn't address affordability issue; strain on public facilities.

Motion made (Pruess) and seconded (Pursel) to recommend approval of the proposed ordinance with the following provision to be included: request that the Mayor and City Manager direct the "City Lobbyist" to work with our Sacramento Assembly and Senatorial delegation to introduce legislation removing the ministerial review only provisions of AB 1866; instead requiring full review by local planning area committees of all requests for accessory apartments or structures to be used as dwelling units when located on single family lots in designated single family zones. And further our delegations in Sacramento and Washington, D.C. monitor proposed legislation that will affect land use policy and notify city staff and planning groups when any such legislation is discovered; requesting planning group comment on said legislation.

Vote: Passed 18-6-1.

Motion made (Hollingworth) and seconded (Keehan) to recommend the reconsideration or amendment to the companion unit ordinance apply to lots of 5000 square feet or larger.

Vote: Passed 16-7-2.

Motion made (Keehan) and seconded by (Pruess) that there be a quarterly report from the Planning and Development Services Departments outlining the status of companion units.

Vote: Passed 20-5.

2. INCLUSIONARY HOUSING PROGRAM:

Susan Tinsky provided overview of implementation documents for Inclusionary Housing Program. 10% of all new residential development would be required to be affordable at 65% of AMI for rental units and 100% of AMI for “for sale” units. City wide except for units available for sale to 150% AMI or below, and developer has option to pay in-lieu fees. Ordinance allows developer to provide affordable units outside of community planning area, but site must contribute to community balance and be transit oriented.

CPC concerns: Condo conversions should be included; in-lieu fees should not allowed; development should stay within community planning area; infrastructure needs; exclusion of redevelopment areas; development allowed outside of CP area if appropriate.

Motion made (Fathy) and seconded (Stevens) to recommend approval of the Inclusionary Housing Program with the exemption of the CCDC Redevelopment area, the addition of condo conversions and rental rehabilitations, and with the inclusionary units built within the community planning group area.

Vote: Failed 8-16-1.

Motion made (Riebeau) and seconded (Fathy) to recommend adoption of the ordinance as submitted, include condo conversions, exclude CCDC Redevelopment area, make it a Process 5 for in-lieu fees, no exemptions unless projects are Process 5, and include that the inclusionary units be built in the community planning group area.

Vote: Failed 11-12-2.

3. AFFORDABLE/INFILL HOUSING EXPEDITE PROGRAM – DEVIATION DISCUSSION:

Mike Westlake returned to discuss deviations for the Affordable/Infill Housing Expedite Program. Deviations are incentives for developers to pursue project that may be difficult or cost prohibitive to build. Process ensures CPG participation.

CPC concerns: Parking; infrastructure; traffic mitigation

Motion made (Pruess) and seconded (Marengo) to recommend approval of deviation requirements of ordinance as submitted.

Vote: Passed 15-1-1

4. SUBSTANTIAL CONFORMANCE REVIEW:

Continued to the May meeting.

5. APPOINTMENT OF NOMINATING COMMITTEE:

Alice Tana and John Pilch will be the nominating committee.

6. REPORTS TO CPC

Staff Report:

Mini-COW will be held April 30; rosters need to be submitted – (Millette)

Membership Data Form should be filled out and turned in to maintain CPC voting rights (Millette)

Subcommittee Report:

COMPACT – needs membership support (Ferguson)

Chair Report:

None

7. FUTURE AGENDA ITEMS

Companion Units

Apartment Parking Issue

Substantial Conformance Review

Inclusionary Housing Program

Density Bonus Ordinance

General Plan Work Program

Meeting adjourned 9:32 p.m. by Dave Potter.