

## COMMUNITY PLANNERS COMMITTEE MINUTES FOR THE MEETING OF JUNE 24, 2003

### ATTENDEES:

Ann Fathy, Centre City  
Michael Sprague, City Heights  
Dave Potter, Clairemont Mesa  
Steve Laub, College Area  
Paul Metcalf, Del Mar Mesa  
Laura Riebau, Eastern Area  
Steve Stratman, Greater Golden Hill  
Robert Green, Greater North Park  
Allan Frostrom, Ken-Tal  
Orrin Gabsch, La Jolla  
Don Wetzel, Linda Vista  
Dave Fontilla, Midway  
Jeff Stevens, Mira Mesa  
John Pilch, Navajo  
Jeanne Farrell, Old Town

James Eblen, Otay Mesa-Nestor  
Mark Mitchell, Pacific Beach  
Cynthia Conger, Peninsula  
Kathy Keehan, Rancho Bernardo  
Joost Bende, Rancho Penasquitos  
Mike Freedman, San Ysidro  
Mike Asaro, Scripps Ranch  
Don Moore, Serra Mesa  
Guy Preuss, Skyline-Paradise  
Deanna Spehn, Tierrasanta  
Katherine Burton, Torrey Hills  
Faye Detsky-Weil, Torrey Pines  
George Lattimer, University City  
Paul de la Houssaye, Uptown

### GUESTS AND STAFF:

*City Staff and presenters:* Gail Goldberg, Betsy McCullough, Theresa Millette, Cissy Fisher, Anne Kern, Samir Hajjiri, Lara Evans, Julio Fuentes, Anna Zacher

*Guests:* Maj. Jim Panknin, Colonel P.S. Parkhurst, Lee Campbell, Sherri Lightner, Bill Ferguson, Jim Varnadore, Mary Coakley, Penelope Bourk, Mario Ingrassci

### CALL TO ORDER:

Chairperson, Dave Potter called the meeting order at 7:11

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

### APPROVAL OF THE MINUTES FOR JUNE 24, 2003.

Motion made and seconded to approve minutes. Passed 20-0-3.

### COMMUNICATIONS FROM THE PUBLIC:

Developers should provide an 8½" X 11" blue print for easier distribution to committee members; prior to Prop 13, elementary schools had portable classrooms, no grass, and no sidewalks – after Prop 13, same circumstances; Companion Units discussed at City Council last week. Council recommended bringing back to the next council session for more discussion after further review by CPC; draft Telecom policy has gone to City Council. **Military Housing:** Discussion about the difficulties facing military staff regarding housing. The military housing allowance does not cover housing costs in San Diego area. Service personnel have to live out of San Diego area leaving their spouses in secluded areas. They need to build housing on available land within Miramar base. There is an affordable housing crisis in San Diego for military staff. Approximately 23,800 military families are living within the San Diego housing market. Housing on base could help relieve/reduce transportation crisis on I-15.

### PLANNING DIRECTOR'S REPORT:

Gail Goldberg – City of San Diego won six SDAPA Awards. Workshop for chairs will be put together. COW handbook is being scanned and will be on the website in near future. June 16<sup>th</sup> Planning Dept. budget at Council, with 9 positions being cut. Companions units went to LU&H. Recommended approval (4-1 vote) of Manager's recommendations with a change from 4000 to 5000 sf standard lot size, quarterly reports, and some type of grace period for penalty fee to be waived for applicants trying to legalize existing units.

### APPROVAL OF THE MINUTES FOR JUNE 24, 2003.

Motion made and seconded to approve minutes. Passed 20-0-3.

**AGENDA MODIFICATION:** Add Open Space Advisory Committee; Affordable Housing process; Companion Units

### PLANNING DIRECTORS REPORT:

Gail Goldberg: Last Monday Planning Dept. appeared before the City Council to discuss budget, including \$2 M cut, loss of 9 positions and half of our allover NPE money which is the money we use for any consultant, subcontractor, or support for our community plan updates or general plan. The budget cut will impact our ability to use any outside consulting; it has to be done in-

house now. It will impact the City's abilities to do some of the projects CPC members are anticipating. City Attorney office budget cuts impact our ability to access the services of City Attorney to the level we've had before. For by-laws or other issues, first contact should be Planning Dept. program managers Mary Wright and Bob Manis. Affordable Housing Task Force at LU&H on 6/18. LU&H asked City Manager to take back the recommendations, analyze, and come back with new recommendations (probably not sooner than about 60 days). LU&H also asked that the report be distributed to CPC so that we can get feedback on this issue. Report available on Development Services website. Website has the report and all the reports from the various subcommittees who were the basis for report recommendations. We'll pass around the reports from those different subcommittees as well as announcements and notice for these general meetings. The General Plan update includes public outreach meeting on different issues. The first issue that will be discussed is Economic Prosperity and the meeting will be on June 26, 2003. It will be hosted by Councilmember Scott Peters.

## **BUSINESS:**

### **1. HOUSING TRUST FUND**

The Housing Trust Fund was established by the City Council in 1990, and was intended as a permanent and annual source of revenue to meet part of San Diego's Affordable Housing needs. The Trust Fund is used for transitional housing, rental assistance, rehab assistance, and first-time home buying assistance. The annual Consolidated Report issued by the Housing Commission contains a more detailed report on the agency's programs and activities and can be found at [www.sdhc.net](http://www.sdhc.net).

*CPC concerns:* Balanced communities? Where are units north of I-8; controls for maintenance of buildings; would like to see a comparison of other like cities and the fees they charge for housing programs.

### **2. SCHOOL SAFETY GUIDELINES**

In September 2001, PS&NS directed City Manager to update School Pedestrians Policies and Warrants. Draft School Safety Guidelines and draft Council Policy distributed in CPC mail out packet. The draft policy was developed as a collaborative effort that involved Transportation Engineering, San Diego Police Department, Planning Dept., Development Services Dept., Children's Hospital and Health Center and San Diego City Schools. The draft policy is intended to bolster coordination efforts among agencies, organizations, and planning groups, and provide guidelines for planning and siting new schools, traffic management and school safety. Staff is looking for guidance and feedback on the draft policies. Will go to School Districts next and other interested groups. The draft policy with any changes will return to Council some time in the fall, while the implementation will be as soon as the Council approves changes.

### **3. COUNCIL POLICY 600-24:**

Subcommittee formed in order to discuss and recommend changes that could facilitate smoother elections. A notice will be sent out to attend these meetings. If you have any case studies forward them to the committee.

### **4. OPEN SPACE CANYON ADVISORY COMMITTEE:**

The Open Space Canyon Advisory Committee requested representation from CPC. **Motion** made (Fontilla) and seconded (Preuss) to nominate Don Wetzel and Steve Laub as representatives. **Passed** unanimously.

### **5. AFFORDABLE HOUSING PROCESS:**

Affordable Housing Task Force Process: Dave Potter suggested forming subcommittee to look at these regulations. A notice will be sent out about the next meeting of this committee.

**Motion** made (Fontilla) and seconded (Spehn) to form subcommittee to analyze issues/options for housing options including military and university housing.

**Passed** 24-0-1. Members to include Fontilla, Spehn, Conger, Riebau, Sprague

### **6. ELECTION OF OFFICERS:**

Running for officer positions are Dave Potter - Chair, Katherine Burton - Vice-Chair, and John Pilch - Secretary

Nominations for positions were closed, and new officers were elected by acclamation.

### **7. COMPANION UNITS:**

Council directed staff is to come up with the most restrictive ordinance consistent with State law.

Betsy McCullough - Companion unit. The issue of the companion units has been around for 20 years, and city staff began working in 2000 to make changes to the existing regulations. After several meetings with CPC, CPC recommended support of the regulatory changes with a couple of changes - minimum lot sizes of 5000 sf for a ministerial review and asking for a quarterly report back to CPC. The Planning Commission supported the regulations and recommended a penalty free time for owners of illegal units which was one of the concerns of CPC. Council discussion focused on property development areas, parking, size of unit, and the development area allowed on the lot, and public facilities. Under state law, if a jurisdiction wants to exempt itself entirely from 2<sup>nd</sup> units it need to make a finding recognizing that companion units could adversely affect the housing supply in the region and the jurisdiction is required to make findings that specific adverse impacts on public health and safety would result from allowing the second unit. The state law also stipulates that there could be designated areas within the City that would be exempt from the regulations based on criteria that may include (but not limited to) the adequacy of water and sewer services and the impact of second units on traffic flow. The state law goes into effect July 1<sup>st</sup> which means after that, if someone applies for companion units and the City doesn't have regulations that are adopted and consistent with state law, the state law will prevail. Council also discussed how to

track illegal units as there is no way of measuring the amount of impacts illegal units have on public facilities and services throughout the City. Council directed staff to come back with the most restrictive ordinance possible under State law. That is a change in policy direction; we have been operating under prior council direction to make the regulations more usable. Staff is directed to come back next Monday with changes to the ordinance. Staff needs to look at the provisions of the state law in order to find out what provisions could be tightened up, and again the direction was for the most restrictive ordinance possible. We have started discussions with the city attorney and staff and we'll be getting an ordinance together and hopefully we'll e-mail it out to you through Theresa.

*Comment:* The entire Affordable Housing Task Force (AHTF) report should be distributed to CPC and the community groups within the same 60 days and the community planning groups in total respond with their ideas to the AHTF report. It's a very detailed report, and LU&H agrees that CPC support for the report is needed. The report is available online. It's agreed that the LU&H report should be distributed to CPC. LU&H report can be found at

[http://clerkdoc.sannet.gov/RightSite/getcontent/local.pdf?DMW\\_OBJECTID=09001451800a5f9f](http://clerkdoc.sannet.gov/RightSite/getcontent/local.pdf?DMW_OBJECTID=09001451800a5f9f). The AHTF final report can be found at <http://www.sandiego.gov/affordablehousing/finalreport.shtml>.

**Motion** made (Preuss) to adopt ordinance as presented by staff; direct staff to work with communities over the next 6 mos. to tighten up; and to lobby state lawmakers to overturn the law. No second.

**Motion** made (de la Houssaye) and seconded (Spehn) to support Council action in directing staff to make as restrictive as possible an ordinance that would comply with state law.

**Passed** 20-2-1.

#### **Staff Report**

Written comments on draft CP 600-23 are due to Bernie Turgeon by July 18<sup>th</sup>. E-mail address is [bturgeon@sandiego.gov](mailto:bturgeon@sandiego.gov)

140 COW invitations were sent for the July 12<sup>th</sup> workshop.

Distributed Memo from Kelly Broughton has attached draft ordinance clarifying how the City will administer the change in State law regarding appeal process to Council of lower decision-making body decisions on environmental documents.

Chair Report

None

#### **8. FUTURE AGENDA ITEMS**

Apartment Parking Issue

Military and University Housing

Condominium Conversions

Meeting adjourned 9:24 p.m. by Dave Potter.