

**COMMUNITY PLANNERS COMMITTEE
MINUTES FOR THE MEETING OF NOVEMBER 25, 2003**

ATTENDEE:

Nick Watson, 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
Buzz Gibbs, Kearny Mesa
Don Wetzel, Linda Vista
Meg Newcomb, Midway
Jeff Stevens, Mira Mesa
John Pilch, Navajo
Kim McGinley, Ocean Beach

Mel Ingalls, Otay Mesa
Jan Johnston, Otay Mesa/Nestor
Mark Mitchell, Pacific Beach
Joost Bende, Rancho Penasquitos
Michael Freedman, San Ysidro
Cindy Moore, Serra Mesa
Rob Ilko, Scripps Ranch
Guy Preuss, Skyline-Paradise Hills
Reynaldo Pisano, Southeastern San Diego
Katherine Burton, Torrey Hills
Bob Gilleskie, Torrey Pines
Milton Phegley, University

GUESTS AND STAFF:

City Staff: Kevin Guy, Sabrina Curtin, Betsy McCullough, Coleen Clementson, Jean Cameron, Nancy Bragado, Jeff Strohming
Guests: Jim Varnadore, Pamela Caquilt, Linda Colling, Pat Meyer, Bill Ferguson.

CALL TO ORDER:

Chairperson, Dave Potter called the meeting order at 7:03
Introductions were made and Committee members gave summaries of various actions taking place in their communities.
Coleen Clementson introduced Kevin Guy; staff to CPC.

APPROVAL OF THE MINUTES FOR SEPTEMBER 23, 2003.

Motion made and seconded to approve minutes.

MODIFICATIONS TO AGENDA:

None

COMMUNICATIONS FROM THE PUBLIC:

None

PLANNING DIRECTOR'S REPORT:

Coleen Clementson – General Plan Work Program was present in a joint workshop with Planning Commission and Land Use and Housing Committee (LU&H), with the recommendation to continue moving forward as planned. Community Plan Initiation and Amendment Process, was also presented at the joint workshop. Planning Commission and City Council would like to be able to look at proposed Plan Amendments and know what is going on in the area, but will not delay or group them together. Plan Amendment Initiation process; the concern is that once the Plan Amendment is initiated that it implies approval. Staff may recommend renaming the process, but the issue will be back to CPC following further refinement. Existing Condition Data Collection; staff will be sending a letter to CPC formalizing the process. December 10, 2003, staff will be holding a public forum on the Conservation Element.

BUSINESS:

1. LARGE RETAIL ESTABLISHMENT ORDINANCE:

Jean Cameron presented information from July's LU&H Committee Meeting; advised CPC on three issues; 1) Analyze the ordinance (which is attachment two of your packet. 2) Consider the use of design guidelines that could be developed to address some of the design impact of large scale retail development. 3) Consider using a community impact report, which would address fiscal and economic impact of big box development on community areas. Recommend to bring back to CPC, after it is presented to Planning Commission and LU&H. No action was taken; information item only.

2. CONDOMINIUM CONVERSIONS:

Jeff Strohming, presented information only on condo conversions process. Jeff handed out a memo (dated July, 9, 2003) to help clarify some questions regarding the processing of condo conversions.

Bill Levin presented a memo on the revisions to condominium conversion regulations. On September 17, 2003, LU&H recommended proceeding with the two key ordinance changes suggested by the Affordable Housing Task Force (AHTF). The recommendations are as follows; require that whenever the vacancy rate drops below 7%, conversion applicants provide residents of units to be converted, who earn less than the area median income, with a payment equivalent to three months current rent. There would be no restriction in the use of this payment, although it is intended to provide relocation assistance or down payment assistance. In addition, LU&H recommended that units proposed for conversion that will sell for a price affordable to residents earning 150% or more of area median income should be subject to the requirements of the Inclusionary Housing Ordinance.

MOTION made (Riebau) and seconded (Ingalls) - CPC recommends approval of the proposed revisions to the Condominium Conversion Regulations.

Vote: Passed 16-7-0.

3. UPDATE TO CP 600-23 OPEN SPACE POLICY:

Bernie Turgeon, updated CPC on the Draft Council Policy 600-23 (Open Space).

MOTION made (Gilleskie) and seconded (Stevens) – CPC recommends approval of the proposed revisions, including modifications and clarifications. Refer to Resolution No. 10-2003

Vote: Passed 17-3-0.

4. MOBILITY ELEMENT:

Nancy Bragado, item continued to January 27, 2004. No presentation or discussion was given.

5. CPC REPRESENTATIVE TO THE SCHOOL SAFETY COMMITTEE:

Faye Detsky-Weil (not present) was nominated for CPC Representative to the School Safety Committee.

MOTION made (Gilleskie) and seconded (Riebau) **Vote:** Passed 20-0-0

6. CP 600-24 SUBCOMMITTEE STATUS REPORT:

Kathryn Burton and Betsy McCullough briefly gave an update on the 600-24 subcommittee, which has been meeting bi-weekly. There were approximately fifteen issues that needed to be addressed by either revisions of the council policy or additional guidance in the administration guidelines. Draft recommendations were made on possible changes to the council policy or the administration guidelines, and recommendations that groups to add details to their respective bylaws. All information has been sent back to the CPC subcommittee for review, along with some additional issues presented by staff. Betsy also gave information on the Election Handbook. LU&H is interested on hearing from the subcommittee sometime in March.

REPORTS TO CPC:

• Staff Report:

Kevin reported on rosters and privacy issues. If a roster is request, staff is obligated to provide the public with the information listed. If preferred, planning groups may provide an additional roster, with minimal information for public viewing.

• Subcommittee Report:

Newspaper Rack – (Varnadore)

COMPACT – (Ferguson)

Chair Report:

None

FUTURE AGENDA ITEMS:

Mobility Element

COMPACT

Meeting adjourned 9:15 p.m. by Dave Potter.