

Community Planners Committee

Planning Department • City of San Diego • 202 C Street, 5th Floor, San Diego, CA 92101

DRAFT

COMMUNITY PLANNERS COMMITTEE MINUTES OF THE MEETING OF OCTOBER 25, 2005 METROPOLITAN OPERATIONS CENTER II, AUDITORIUM 9192 TOPAZ WAY, SAN DIEGO, CA

MEMBERS PRESENT:

Don Steele, Clairemont Mesa
Steve Laub, College Area
Lee Rittiner, Eastern Area
Pat Shields, Greater Golden Hill
John Stewart McGaughy, Greater North Park
Buzz Gibbs, Kearny Mesa
C.A. Marengo, La Jolla
Thomas Traver, Midway
Jeff Stevens, Mira Mesa
Judy Elliott, Normal Heights
Kim McGinley, Ocean Beach
Mel Ingalls, Otay Mesa

Jan Johnston, Otay Mesa/Nestor
Cynthia Conger, Peninsula (7:30 p.m.)
James Denton, Rancho Bernardo
Joost Bende, Rancho Penasquitos
Mike Freedman, San Ysidro
Cindy Moore, Serra Mesa
Guy Pruess, Skyline-Paradise Hills
Eric Germain, Tierrasanta
Dash Meeks, Torrey Hills
Don Billings, Torrey Pines
Leo Wilson, Uptown

OTHERS PRESENT:

City Staff: Jackie Dominguez, Betsy McCullough, Gail Goldberg, Nancy Bragado, Maureen Gardiner, Samir Hajjiri, Gary Halbert, Bill Levin, Lara Gates and Jeff Strohminger

NOTE: *The sign-in sheets that are 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, Steve Laub called the meeting to order at 7:02 and proceeded with roll call.

APPROVAL OF THE MINUTES: The minutes of June and August were not available for approval. Staff was directed to correct the minutes of September 27, 2005, Item 5, Condo Conversion Regulations, to state that Guy Pruess (not Mr. Wilson) rejected Jim Varnador's amendment to the motion. Joost Bende moved to approve the minutes of September 27, 2005, as corrected. The motion was seconded by Pat Shields. The motion passed 16-0-6.

MODIFICATIONS TO AGENDA: Item 6, Performance Institute, was removed from the agenda. The Institute had an out-of-state commitment.

COMMUNICATIONS FROM THE PUBLIC: Shiela Hardin, Community Relations Manager of CCDC, provided the committee with copies of their current newsletter.

Scott Andrews of Save Everyone's Access, is interested in learning more about the City's plans for parks and open space.

Ron Beauchamp voiced his concerns about the Naval Training Center (NTC) and redevelopment in general. Mr. Beauchamp requested the committee investigate exactly what redevelopment is and is not.

Barbara Holton thanked the CPC and the City for their support in getting the municipal code for lighting modified.

Chris Christensen spoke on home ownership affordability and condominium conversions. Mr. Christensen asked the committee to consider forming an ad hoc committee to bring together everyone's interests and address housing issues one by one.



THE CITY OF SAN DIEGO

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Kathy Keehan of the San Diego Bicycle Coalition, is very interested in the mobility element of the General Plan and requested she be notified before the next CPC Subcommittee meeting.

PLANNING DIRECTOR'S REPORT: Gail Goldberg reported that the General Fund departments were asked to prepare a 5% savings plan. The Planning Department submitted a plan which will save an additional \$350,000 from their General Fund Budget. Several vacancies in community planning will not be able to be filled due to these cuts.

VOTING ELIGIBILITY/RECUSALS: Betsy McCullough will discuss voting eligibility rights with applicable members prior to the meeting. This should be removed from the agenda as a discussion item during the meeting.

BUSINESS:

2. **CONDO CONVERSION REGULATIONS: (Action Item)** After a staff report from Bill Levin and a brief CPC discussion, Leo Wilson moved, Joost Bende seconded, that the committee adopt the following motion:
 - Support the City Manager's Recommendations (July 20, 2005 Manager's Report) regarding:
 - Landscaping, electrical, plumbing, roof, smoke alarm, window replacement standards be established;
 - Building Condition Report be required to be prepared and supplied to potential buyers;
 - Relocation assistance be provided to all tenants, regardless of their time in residence;
 - The trigger date for relocation assistance to apply should be to all tenants who occupied their units prior to receiving a Notice to Vacate, and not upon receipt of a Notice of Intent to Convert;
 - Parking requirements as recommended by the City Manager should be adopted;
 - At the recommendation of a recognized community planning committee, the parking requirement can be modified if a building being converted is found to have historical or architectural significance, or its preservation will contribute or enhance a community's unique character or design quality;
 - Additional Recommendations:
 - A new project that has been submitted and approved by the City of San Diego under another project designation, such as an apartment building, shall not be able to be converted to condominiums until five years have passed from the date the project received its final approval from the City;
 - The CPC expressly finds that an emergency exists, justifying the application of the new regulations to all condominium conversions currently in the pipeline that are not vested. The present condominium conversion ordinance is insufficient to ensure the quality and building integrity of many of the structures presently being converted. There is also an immediate need to require that prospective buyers are provided a building condition report. Failure to immediately remedy these basic structural and safety issues presents a threat to the health, welfare and safety of the citizens of San Diego;
 - The CPC believes the modifications proposed to the City's condominium regulations should be acted upon as urgency item by the City Council.

Guy Preuss suggested an amendment to change the last word in Item 1, from "regarding" to "with exception" and in Item 1e [regarding parking requirements] to insert a new subparagraph "i" to say "meet current community standards per dwelling unit bedrooms, and have a minimum of two spaces per bedroom."

After a lengthy CPC discussion regarding the proposed amendment, the question was called and seconded. The motion to call the question passed 21-3-0. The proposed amendment to the motion was voted on and failed 4-17-1.

John Stewart McGaughy indicated his intention, later in the discussion, to introduce a moratorium on condominium conversions until after the new regulations are in place.

[Back to the main motion.] Discussion started about amending the main motion regarding the pipeline provision in Item 2B. C.A. Marengo made a motion, seconded by Leo Wilson, to amend the main motion to remove Item 2B from the motion for a separate action. A lengthy CPC discussion followed.

The question was called, and seconded, on the proposed amendment to remove Item 2B from the main motion. The motion to call the question passed 22-0-1. The vote to remove Item 2B from the main motion passed 20-2-1.

Pat Shields called the question on the main motion; it was seconded and passed with 19 in favor [$> 2/3$ majority] to call the question on the main motion.

The main motion, minus Item 2B, and with a correction in Item 1B that the Building Conditions Report was required at the time of mapping, passed by a vote of 16-7-0.

Discussion began on Item 2B. After substantial CPC discussion, there was a motion by Buzz Gibbs, seconded by Leo Wilson, to adopt Item 2B, with a modification to the originally-stated motion to indicate that the new regulations should apply to conversions not deemed complete at the time of adoption of the ordinance. The motion passed 19-4-0.

John Stewart McGaughey moved, seconded by Pat Shields, that the CPC recommend to City Council that they adopt a moratorium on condominium conversions until the adoption of the new City ordinance on condominium conversions is in place. There was CPC discussion and public testimony given on the motion.

Guy Preuss called the question, seconded by Eric Germain. The motion to call the question passed by a > 2/3 majority vote. The motion for a moratorium failed 10-12-0.

3. **HOUSING ELEMENT WORKSHOP: (Info Item)** Bill Levin reported that draft 3 of the housing element has been emailed to members. If members need a hard copy of the 200 plus page document, they may notify Mr. Levin.
4. **GENERAL PLAN UPDATE STATUS REPORT: (Info Item)** Nancy Bragado discussed major policy issues that have been identified and documented on the mobility element of the General Plan. The committee resolved to devote the November CPC meeting to the General Plan. The CPC Subcommittee meeting will be held on November 14, 2005, 6:00 p.m. at the MOC II. On the agenda for the subcommittee meeting will be economic prosperity, conservation, mobility and, time permitting, noise element.
5. **PEDESTRIAN MASTER PLAN: (Action Item)** Maureen Gardiner and Michael Singleton, Consultant, KTU&A, gave a presentation on the pedestrian master plan project. Ms. Gardiner asked that the CPC approve the methodology for ranking communities that will result in the selection of the top ranked communities for testing the project identification and prioritization processes as part of the track 2 effort. Guy Preuss moved to approve the action requested. The motion was seconded and passed 18-2-0.
6. **NOMINATION OF CPC MEMBER TO CODE MONITORING TEAM:** Guy Preuss was selected by the Chair to represent CPC on the Code Monitoring Team [of the Land Development Code].
7. **REPORTS TO CPC:**
 - **Staff Reports:** Jeff Strohminger reported that staff is working on updating the official zoning map based on public input received over the summer. CPC will receive updated versions of the map in December before the item goes back to public hearing. Betsy McCullough reported that council approved the proposed amendments to Council Policy 600-24, "Standard Operating Procedures and Responsibilities of Recognized Community Planning Committees", by a vote of 6-0. Mrs. McCullough also reported that a mini COW will be held on Thursday, October 27, 6-8 p.m. at MOC II.
 - **Subcommittee Report:** None
 - **Chair Report:** None
 - **CPC Member Comments:** None

The meeting was adjourned at 10:25 p.m. by Steve Laub. The next meeting will be held on November 22, 2005, 7:00 p.m.