

Community Planners Committee

City Planning & Community Investment • City of San Diego
202 C Street, 4th Floor • San Diego, CA 92101
CommunityPlannersCommittee@sandiego.gov • (619) 235-5200

CPC MINUTES OF THE MEETING OF JULY 22, 2008

MEMBERS PRESENT:

Jim Varnadore, City Heights	Mel Ingalls, Otay Mesa
Brooke Peterson, Clairemont Mesa	Marcie Beckett, Pacific Beach
Doug Case, College Area	Ellen Willis, Rancho Bernardo
Laura Riebau, Eastern Area	Craig Balben, Sabre Springs
Bruce Williams, Encanto	Steve Otto, San Ysidro
David Moty, Kensington/Talmadge	Guy Preuss, Skyline/Paradise Hills
Joe LaCava, La Jolla	Reynaldo Pisano, Southeastern SD (8:15)
Donna Erickson, Linda Vista	Lee Campbell, Tierrasanta
Jeff Stevens, Mira Mesa	Dash Meeks, Torrey Hills
Jim Baross, Normal Heights	Morton Printz, Torrey Pines
Rob Steppke, North Park	Leo Wilson, Uptown
Landry Watson, Ocean Beach	

VOTING ELIGIBILITY/RECUSALS: None.

NON ELIGIBLE REPRESENTATIVE PRESENT: David Skillman, Greater Golden Hill.
Jeanne Ferrell, Old Town.

Guests: Scott Andrews, Sherri Lightner, Cynthia Conger, Gail Cole, Tom Mullaney, Maria Riveroll

City Staff: Betsy McCullough, Nicholas O'Donnell, Dan Joyce, Marianne Greene, Bernie Turgeon

NOTE: *The sign-in sheets 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 Leo Wilson called the meeting to order at 7:00 p.m. and proceeded with roll call.
2. **NON-AGENDA PUBLIC COMMENT:**
Scott Andrews update on downtown Embarcadero city park. Mr. Andrews stated that he believes CCDC doesn't support a park for Embarcadero downtown. The community has now filed a law suite against CCDC in regards to giving away their last park parcel before any park is needed and then declaring that Embarcadero needs a park.

Guy Preuss presented article from San Diego Metropolitan regarding their view of the CPG's. He also requested that city staff distribute Skyline agenda materials. He believes the city should be responsible for distributing these materials and not the chairs of the CPG's.

Cynthia Conger discussed the state of the Peninsula CPG. She stated her freedom of speech has been restricted in the past two CPG meetings. She asks that the CPG's enforce the first

amendment rights at their public meetings. She also warned about the growing powers of corporations in regards to our daily lives.

3. MODIFICATIONS AND APPROVAL OF AGENDA:

Community Planning Group bylaw revisions was presented by Marianne Greene and Bernie Turgeon. This will become item #5.

City Heights motions to approve agenda. All vote in favor.

4. APPROVAL OF THE MINUTES OF JUNE 24, 2008:

City Heights motions for a continuance of the June 24, 2008 minutes to the September meeting. All vote in favor.

5. COMMUNITY PLANNING GROUP BYLAW REVISIONS:

Bernie Turgeon, CPCI, and Marianne Greene, City Attorney's Office, presented update on bylaws review process and the council action on July 22, 2008. The city council voted for a continuance on the bylaws with a request for more information. There are 13 bylaws that contain deviations that were presented at this City Council meeting. The office of Independent Budget Analyst issued a report stating they had some concerns over the lack of information. The IBA concerns caused the Council to sent the bylaws back to CPCI for further analysis. The Council is now looking for a September day where CPCI will be providing information on all of the planning groups outlining their reasons for the deviations. They also wanted a report from city staff on ramifications of approving these deviations along with a legal analysis on the legality of the deviations. Some of the deviations in the report conflicted with the Brown Act and the City Council wanted a more definitive report on those. Those communities bylaw updates will be docketed for a later date.

Marianne Green suggested that the planning groups whose bylaws deviations conflict with the Brown Act consider changing those deviations because they will probably not be approved by the City Council. Her overall recommendations is for the CPG's to eliminate as many deviations as soon as possible in order to get their bylaws approved by the City Council as quickly as possible.

CPCI and the City Attorney's office have the ability to approve community bylaws which have no deviations and are compliant with the Brown Act. A number of community bylaws have been approved.

If CPG's are operating with new approved bylaws, then they should continue to operate with those bylaws. If any groups have any problems relating to the Brown Act please call the City Attorney's office.

6. ADMINISTRATIVE GUIDELINES FOR COUNCIL POLICY 600-24:

Betsy McCullough, CPCI, and Marianne Greene, City Attorney's Office, have requested input from the CPC regarding Administrative Guideline content. This is a first draft for CPC review. A detailed Table of Contents and subject index are forthcoming.

CPC members had questions and suggestions regarding the content of the administrative guidelines. The questions covered up through page 40 and further questions and discussion will be continued at an upcoming CPC meeting.

7. CONDOMINIUM CONVERSIONS:

Dan Joyce, Senior Planner, Development Services, gave a presentation on process for condominium conversion. Last Wednesday July 16, 2008 the Land Use and Housing Committee asked for a presentation on the “forestalling” of the improvements of condominium conversions. The people responsible for these conversions have requested that the procedures for getting their final condominium map and create an agreement with the city that they will make the improvements at the future date when they actually sell those apartments and make them condominiums. The current process is that the city will not issue a final map until all the improvements agreed to at the Planning Commission or the City Council are made. No resolution was reached on July 16. This is scheduled to go before Land Use and Housing Commission again in September. The current status of the condominium conversions in the city is 250 projects which have not received their final map. They account for 9,900 units in the city. There has been very few applications for new conversions.

Public Comment: Cynthia Conger believes that this condominium conversion process is unacceptable. If a developer is unable to maintain these condominiums then they should not be allowed to sell them.

The Development Services staff recommendation is to continue the conversion system that is in place now and to require converters who want to process extensions of time to have those extensions of time.

Brooke Peterson, Clairemont Mesa made a motion to support the current process of condominium conversion and against the policy to allow the forestalling of condominium conversions. Landry Watson seconds the motion. Motion passes in favor 20-1-1. Mel Ingles, Otay Mesa, voted against the motion. Leo Wilson, Uptown, abstained from the vote.

8. REPORTS TO CPC

- Staff Report: no report
- Subcommittee Reports
 - Community Plan Preparation Manual Update Committee met on July 22, 2008 and they have been through chapters 1 and 2 as well as the table of contents.
 - Leo Wilson suggests that Landry presents a report on the whole document.
 - CPC Historical Resources had a meeting at the Civic Center 12th Floor on July 24th.
 - They will present information from that meeting at the next CPC meeting.
- CPC Member Comments:
 - Guy Preuss requests presentation by Condominium Industry and the Building Industry organization to present their goals for San Diego county’s future.
 - Donna Erickson brought up the issue from Cecilia Gallardo regarding the wireless facilities combined negative declaration.
 - Jim Varnadore told CPC that the civic center complex drafts are available online.
- Chairperson’s Report:
 - Upcoming Agenda Items

- Administrative Guidelines: September
- Substantial Conformance: September
- Smoke Shops: public comment in September
- Downtown Lighting Plan: October
- Poll for August meeting failed.

It was moved and seconded to adjourn the meeting. The meeting was adjourned by Leo Wilson at 9:00 p.m.