

# Community Planners Committee

City Planning & Community Investment • City of San Diego  
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## CPC MINUTES FOR THE MEETING OF SEPTEMBER 23, 2008

### **MEMBERS PRESENT:**

Jim Varnadore, City Heights  
Sheri Mongeau, Clairemont Mesa  
Doug Case, College Area  
Laura Riebau, Eastern Area  
Greg Morales, Encanto  
Chris Blatt, Greater Golden Hill  
David Moty, Kensington/Talmadge  
Joe LaCava, La Jolla  
William Kenton, Midway  
Ted Brengel, Mira Mesa  
Bill Crooks, Miramar Ranch North  
Rob Steppke, North Park  
Landry Watson, Ocean Beach  
Mel Ingalls, Otay Mesa

Rocky Sgro, Otay Mesa/Nestor  
Marcie Beckett, Pacific Beach  
Cal Jones, Peninsula  
Ellen Willis, Rancho Bernardo  
Craig Balben, Sabre Springs  
Michael Cather, San Ysidro  
Doug Wescott, Serra Mesa  
Guy Preuss, Skyline/Paradise Hills  
Lee Campbell, Tierrasanta  
Dash Meeks, Torrey Hills  
Morton Printz, Torrey Pines  
Linda Colley, University  
Leo Wilson, Uptown

### **VOTING ELIGIBILITY/RECUSALS:** None.

### **NON ELIGIBLE REPRESENTATIVE PRESENT:** Maria Riveroll, Southeastern San Diego

**Guests:** Jackie O'Connor, Lisa Silverman, Jenny Hall, Dave Potter, Darcy Ashley, Sheila Hardin, Rosa Seiro, Chris Christensen

**City Staff:** Nancy Bragado, Nicholas O'Donnell, Dan Joyce, Marianne Greene, Mike Westlake

**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:**

Lisa Silverman with North Inland Community Prevention Program addressed smoke shops. She raised the issue that some smoke shops provide easy access of illegal drugs and drug paraphernalia to kids. She requested this item be placed on a future CPC agenda and recommended the City Attorney/Mayor start enforcing state law against the sale of this merchandise.

Sheila Hardin, Community Relations Manager for CCDC, invited everyone to a board meeting on September 24, 2008, where there will be a selection of a president.

Jerry Hall, Pacific Beach community, expressed his support for Proposition D. Offered to go to planning groups to explain his support.

Jackie O'Connor, El Cajon Blvd. Business Improvement Organization, talked about check cashiers and payday lenders. She warned about the dangers of these businesses. They often create debt for their users and prevent business improvement in the area they are located. Jackie requested this be added to a future agenda to be able to give further information.

Guy Preuss, Skyline/Paradise Hills, recommended a future presentation on condominium conversion businesses and how houses are converted into condominiums.

Lee Campbell, Tierrasanta, advised that the City has taken away the ability to search PDFs in environmental review documents. He also requested that the City not reduce the quality of maps in these documents.

**3. MODIFICATIONS AND APPROVAL OF AGENDA:**

Laura Riebau, Eastern Area, moved to approve agenda. All voted in favor.

**4. APPROVAL OF THE MINUTES OF JUNE 24, 2008 AND JULY 22, 2008:**

Ellen Willis, Rancho Bernardo, requested an additional explanation be added to Dan Joyce's recommendation on item #7 of the June 24, 2008 minutes.

Joe LaCava, La Jolla, requested differences between indemnification ordinances be stated more clearly in the June 24, 2008 minutes.

Leo Wilson, Uptown, advised a continuance of the June 24, 2008 minutes to the October meeting. All voted in favor.

Laura Riebau, Eastern Area, requested a change in item #2 in the July 22, 2008 minutes to read "Guy requested City staff distribute Skyline agenda materials." She also requested Cynthia Conger's public comment, "complained about," be reworded as "discussed."

Craig Balben, Sabre Springs, requested that item #7 in the July 22, 2008 minutes be revised to remove "to allow" due to repetition.

Guy Preuss, Skyline/Paradise Hills, moved to approve the July 22, 2008 minutes. All voted in favor.

**5. SUBSTANTIAL CONFORMANCE REVIEW (SCR):**

Mike Westlake, Program Manager, Development Services Department, explained there was a staff recommendation in 2004 that all projects within the coastal zone require a process two SCR and when there is a request to modify an approved permit condition that would trigger a process two SCR. Specific implementation of master discretionary permits would require a process two SCR. There is no active staff recommendation on substantial conformance at this time.

Dave Potter, explained that through process two SCR, there could be an appeal to Planning Commission if there are issues. Process two should be recommended for all project areas, not just the coastal area.

Ellen Willis, Rancho Bernardo, moved to request that DSD staff return with the following:

1. Amendments to the Land Development Code that require all substantial conformance reviews to be conducted in conformance with process two.
2. Specific criteria for determining if modifications substantially conform to the approved permit project.

Ellen Willis also would like a letter sent to the Mayor, City Council, and the Director of DSD advising them of the CPC request and further requesting these actions be given the highest priority.

Motion was seconded by Linda Colley, University.

Motion passed 23-3-1. 23 voted in favor. 3 voted against: Otay Mesa, San Ysidro, Torrey Pines. 1 abstention: Uptown. Maria Riveroll, the non-voting eligible representative from Southeastern San Diego, voted in favor of the motion.

#### **6. CONDOMINIUM CONVERSIONS:**

Dan Joyce, Senior Planner, DSD, gave a summary of the condominium conversion process at the Land Use and Housing Committee meeting on September 17, 2008. With the current processes for condominium conversions, final maps must include all the changes that were conditioned by the Planning Commission. The Mayor supports continuing this procedure. However, developers want to obtain final maps before these changes are made. At the Land Use and Housing meeting, councilmember Atkins proposed a compromise to request that some of the changes (health and safety) must be made, but not all of the changes have to be made to obtain a final map. Specifically, condominium conversions would not have to identify and replace items in their building conditions report that have a useful life of five years or less; they could wait until they convert them before making the changes.

Chris Christiansen, representing several of the condominium conversion projects and developers, conveyed his support for the compromise proposed at Land Use and Housing. He explained that the extension process in the City is a long and laborious process that can be very expensive.

Dan Joyce explained that Kelly Broughton was looking into improving the review time by reducing the amount of staff viewing the project for an extension. This would decrease the review time as well as reduce the cost of the extension process.

The new compromise proposal is scheduled to go to Planning Commission on October 16, 2008.

Morton Printz, Torrey Pines, moved that CPC support the Mayor's recommendation to keep the current condominium conversion process and to oppose the compromise that was presented at the Land Use and Housing Committee. Ellen Willis, Rancho Bernardo, seconded the motion. Motion passed 21-4-2. 21 voted in favor. 4 voted against: University City, College, Midway, Skyline. 2 abstentions: Sabre Springs, Uptown. Maria Riveroll, the non-voting eligible representative from Southeastern San Diego, voted in favor of the motion.

**7. ADMINISTRATIVE GUIDELINES FOR COUNCIL POLICY 600-24:**

Marianne Greene, City Attorney's Office, explained the Attorney's Office is in the process of revising the current Administrative Guidelines.

CPC members had questions and suggestions regarding the content of the Administrative Guidelines. The questions covered from page 40 through the end of the document. The revised Administrative Guidelines will be discussed at an upcoming CPC meeting.

**8. REPORTS TO CPC**

- Staff Report:
  - Nancy Bragado reported that 14 community planning group's bylaws will be docketed for a City Council hearing. Progress in resolving bylaws issues has been made as follows:
    - Number of groups with deviations have been reduced from 19 to 14.
    - Number of deviations have been reduced from 50 to 31.
    - Number with Brown Act conflicts have been reduced from 6 to 3.
  - The General Plan Action Plan is tentatively scheduled for a Planning Commission hearing in November 2008; however, this may be delayed until early December, so staff now requests that the General Plan Action Plan be placed on CPC's November agenda.
- Subcommittee Reports
  - The Community Plan Preparation Manual Update Subcommittee met on September 23, 2008, and they have reviewed through chapter 6 of the manual. Landry Watson, Ocean Beach, expects this subcommittee to be able to bring back some suggestions to CPC by the beginning of the year.
  - The CPC Historical Resources Subcommittee had a meeting at the Civic Center 12<sup>th</sup> Floor on July 24. Rob Steppke, North Park, reported there have been no changes to the memo's from the Mayor on the Mill's Act. Their concern over two members having resigned from the Historical Resources Board which makes it difficult for the Historical Resources Board to achieve a quorum as well as get approval to designate historic resources.
- CPC Member Comments:
  - DSD advanced workshop took place on September 30, 2008.
  - Guy Preuss, Skyline/Paradise Hills, suggested that the Mayor's office should expand the table and microphone system at the MOC II auditorium.
  - Craig Balben, Sabre Springs, requested the CPC hear the model drought response ordinance that the City is composing, and recommended hearing it next month.
  - Marcie Beckett, Pacific Beach, wanted to make the CPC aware of the disconnect between the call for voluntary water conservation and the continued approval of large projects such as Quarry Falls with no regard for impact on the water supplies.

- Chairperson's Report:
  - Upcoming Agenda Items
    - Revised Administrative Guidelines (October)
    - General Plan Action Plan (Staff Update – November)
    - Historical Resources (October)
    - Telecom Facilities, Karen Lynch-Ashcraft (October)
    - Oversized Vehicle Ordinance
    - Electrical Utility Box
    - Model Drought Response Ordinance (November)

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