

# Community Planners Committee

City Planning & Community Investment • City of San Diego  
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## CPC MINUTES FOR THE MEETING OF FEBRUARY 24, 2009

### **MEMBERS PRESENT:**

Manjeet Ranu, Carmel Valley

Jim Varnadore, City Heights

Brooke Peterson, Clairemont Mesa

Charles Maze, College Area

Greg Morales, Encanto

Chris Blatt, Greater Golden Hill

David Moty, Kensington/Talmadge

Joe LaCava, La Jolla

Tracy Reed, Miramar Ranch North

Jim Baross, Normal Heights

William Kenton, North Bay

Rob Steppke, North Park

Landry Watson, Ocean Beach

Mel Ingalls, Otay Mesa

Daniel Wagner, Otay Mesa-Nestor

Marcie Beckett, Pacific Beach

Charles Mellor, Peninsula

Ellen Willis, Rancho Bernardo

Craig Balben, Sabre Springs

Doug Wescott, Serra Mesa

Guy Preuss, Skyline/Paradise Hills

Reynaldo Pisano, Southeastern San Diego

Scott Hasson, Tierrasanta

Dash Meeks, Torrey Hills

Leo Wilson, Uptown

**VOTING ELIGIBILITY/RECUSALS:** Jeanne Ferrell, Old Town

**NON ELIGIBLE REPRESENTATIVE PRESENT:** None

**Guests:** Cal Jones, Eli Sanchez, Felix Tinkov, Lee Campbell, Vicki Granowitz, Eli Igo

**City Staff:** Mary Wright, Nicholas O'Donnell, Cathy Winterrowd, Amanda Lee, Anna McPherson

**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:**

Jim Varnadore, City Heights, invited everyone to attend February 25<sup>th</sup> monthly COMPACT meeting on the 12<sup>th</sup> floor of the City Administration Building.

Eli Sanchez, from Center City Development Corporation (CCDC), informed CPC of three major projects that CCDC is currently working on.

- Pedestrian bridge over Harbor Drive. Expected to be completed the winter of 2010.
- The Quiet Zone, will assist to reduce noise of locomotives in the Downtown quiet zone.
- North Embarcadero Visionary Plan.

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

Guy Preuss, Skyline/Paradise Hills, moved to approve the February 24, 2009 agenda. Motion passed.

**4. APPROVAL OF THE MINUTES OF JANUARY 27, 2009:**

Ellen Willis, Rancho Bernardo, approved the January 27, 2009 minutes. Motion passed.

**5. AMATEUR RADIO REGULATIONS:**

Amanda Lee, Senior Planner, Development Services, gave a presentation on the Amateur Radio Regulations. The proposed code amendments would allow an antenna with a maximum height of 45 feet or the maximum that the base zone would allow. Special requests would be processed through a Neighborhood Development Permit – Process 2.

Felix Tinkov, representing a group of Hamm radio operators in San Diego, recommends making the permit process for building an antenna tower easier and raising the high limit past the 45 feet that is currently being proposed.

Guy Preuss, Skyline/Paradise Hills, moved to approve the proposed amendments for Amateur Radio Regulations as presented by the City. Mel Ingalls, Otay Mesa, seconded the motion. Motion Failed 6-18-1. Yays: Carmel Valley, North Bay, Encanto, Otay Mesa, Skyline/Paradise Hills, Torrey Hills. 1 abstention: Uptown.

Joe LaCava, La Jolla, moved to limit the height of Hamm Radio antenna to that allowed by the base zone or coastal zone height limit, whichever is lower. Anything beyond that height limit would have to go through a discretionary neighborhood use permit. Ellen Willis, Rancho Bernardo, seconded the motion. Motion Passed 20-4-1. Nays: City Heights, North Bay, Serra Mesa, and Southeastern San Diego. 1 abstention: Uptown.

**6. COMMUNITY GARDENS:**

Anna McPherson, Senior Planner, Development Services, gave a presentation on Community Gardens. Community gardens require Process 2 Neighborhood Use Permits. The Land Use and Housing Committee directed city staff to look into lowering the permit process to a Process 1.

Vicky Granowitz, North Park, expressed concern about adding a community garden near environmentally sensitive lands. She also passed out a City memo addressing community gardens on City property.

Eli Igo, Internal Rescue Committee, proposed that community gardens be required to obtain hybrid/special permits. The permits would require that gardens comply with section of the municipal code which guides community gardens. A detailed site and operation plan would be submitted to adjacent property owners, the area planning committee, and to Development Services.

Anna McPherson will return to CPC with an update on the community garden permit process at a later date.

## **7. HISTORICAL RESOURCES APPEAL PROCESS**

Cathy Winterrowd, Senior Planner, CPCI, gave a presentation on the proposal to revise the appeal process for historical resource designations. The Land Development Code would be amended by adding an additional factor that may be used by the City Council to reject a historical resource designation by the Historical Resources Board. The current process limits the City Council's discretion in overturning a Historical Resources designation to:

- Factual errors in materials or information that was presented to the Historical Resources Board
- Violation of bylaws or hearing procedures by the board or an individual member of the board
- Presentation of new information

Joe LaCava, La Jolla, moved to maintain the current Historic Resources appeal process. Landry Watson, Ocean Beach seconded the motion. Motion Passed 23-1-1. Nays: Sabre Springs. 1 abstention: Uptown.

## **8. REPORTS TO CPC**

- Staff Report:
  - Mary Wright, CPCI, gave an update on the January 1, 2009 Brown Act Amendment. It is currently being reviewed by the City Attorney's Office.
  - The Administrative Guidelines are in the process of being updated.
  - The revised CPG bylaws will be added to the City website at a future date.
- Subcommittee Reports:
  - Landry Watson, Ocean Beach, reported that the Community Plan Update Manual Subcommittee should be ready to have a full report for the March CPC meeting.
- CPC Member Comments:
  - COMPACT will met on February 25, 2009, at the City Administration Building on the 12<sup>th</sup> floor.
- Chairperson's Report:
  - Upcoming Agenda Items
    - Administrative Guidelines
    - Airport Land Use Compatibility Project
    - Community Plan Preparation Manual Subcommittee
    - CUP Process
    - Demolition Policy
    - Electric Utility Boxes
    - Indemnification
    - Model Drought Response Ordinance
    - Oversized Vehicle Ordinance
    - Smoke Shops
    - Substantial Conformance Review
    - Wireless Facilities

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