

Community Planners Committee

City Planning & Community Investment • City of San Diego
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CPC FINAL MINUTES FOR THE MEETING OF SEPTEMBER 22, 2009

MEMBERS PRESENT:

Manjeet Ranu, Carmel Valley

Bill Keller, Centre City

Jim Varnadore, City Heights

Doug Case, College Area

Laura Riebau, Eastern Area

Greg Morales, Encanto

David Moty, Kensington Talmadge

Joe LaCava, La Jolla

Pat O'Donohoe, Mira Mesa

Tracy Reed, Miramar Ranch North

Susan Redelings, Normal Heights

Rob Steppke, North Park

Christine Robinson, Old Town

Ellen Willis, Rancho Bernardo

Charles Sellers, Rancho Penasquitos

Craig Balben, Sabre Springs

Guy Preuss, Skyline/Paradise Hills

Reynaldo Pisano, Southeastern San Diego

Scott Hasson, Tierrasanta

Dash Meeks, Torrey Hills

Dennis Ridz, Torrey Pines

Janay Kruger, University

Leo Wilson, Uptown

VOTING ELIGIBILITY/RECUSALS: None

Guests: Joyce Summers, Beth Jarosz, Carolina Gregor, Priscilla Berge, Ernestine Bonn, Ron May, Lee Campbell.

City Staff: Mary Wright, Nicholas O'Donnell, Diane Maglaras, Anna McPherson, Jeanne Krosch, Amanda Lee, Cathy Winterrowd, Nancy Bragado, Tait Galloway, Ali Fattah.

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:**
Joyce Summers updated CPC on CCDC activities.

Scott Hasson, Tierrasanta, brought up a disconnect in the processing of a major storage facility at the main entrance of Tierrasanta that was denied by the City Council.

3. **MODIFICATIONS AND APPROVAL OF AGENDA:**
Jim Varnadore, City Heights, moved to approve the September 22, 2009 agenda. Motion passed.

4. **APPROVAL OF THE MINUTES OF JULY 28, 2009:**
Guy Preuss, Skyline/Paradise Hills moved to approve the July 28, 2009 minutes. Motion passed.

5. SANDAG 2050 REGIONAL GROWTH FORECAST:

Beth Jarosz, San Diego Association of Governments, gave a presentation on the 2050 Regional Growth Forecast. Everyone is encouraged to participate in a transportation survey at www.sandag.org. In developing the Regional Growth Forecast, the County Authority told SANDAG that water supply is not a constraint. The Regional Growth Forecast is updated every four years.

6. LAND DEVELOPMENT CODE AMENDMENTS FOR WETLANDS DEVIATIONS:

Anna McPherson, Senior Planner, Development Services, and Jeanne Krosch, Senior Planner, CPCI, gave a presentation on the final draft amendments to the Land Development Code for the wetland deviations. Sections 143.0110 and 143.0101 are being amended and a new Section 143.0150 is proposed to be added to the LDC to provide more direction on when impacts to wetlands may be considered. Staff is proposing to establish three categories under which wetland deviations may be considered:

- For essential public projects;
- To preserve an applicant's right to an economically viable use of property;
- For projects that achieve a superior biological result.

Amendments to the Land Development Manual – Biology Guidelines are also being revised in concert with the LDC amendments to establish criteria for the deviations.

Jim Varnadore, City Heights, moved that CPC approve the following motions. Charles Sellers, Rancho Penasquitos, seconded the motions:

First Motion: Recommend approval of staff's proposed amendments to the wetland regulations with appropriate language regarding trails and public access added in. The motion was approved by a vote 17-5-1. 5 votes against: Eastern Area, Normal Heights, North Park, Torrey Pines, Encanto (Laura Riebau, Eastern Area, noted that her no vote was because she didn't think this item was ready for consideration). 1 abstention: Uptown.

Second Motion: Recommend approval except that all references to economic viability be removed. The motion failed by a vote of 3-19-1. 3 votes in favor of motion: City Heights, Rancho Penasquitos, Southeastern San Diego. (Greg Morales, Encanto, noted that his no vote was because he didn't think this item was ready for consideration). 1 abstention: Uptown.

7. VOLUNTARY ACCESSIBILITY PROGRAM AMENDMENTS:

Amanda Lee, Senior Planner, Development Services, gave a presentation on amendments to the Land Development Code for the Voluntary Accessibility Program. The purpose of the Program is to encourage new residential design with accessibility features and increase the number and types of accessible units. Specifically, the program would provide incentives for two types of units that allow for aging in place and visitability.

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Leo Wilson, Uptown, moved to extend the CPC meeting to 9:20. The motion passed.  
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Tracy Reed, Miramar Ranch North, moved that CPC approve the following motions. Jim Varnadore, City Heights, seconded the motions.

First Motion: Recommend the Voluntary Accessibility Program have a mandatory 5% (Tier 1) of housing units to be handicap accessible and 25% of the housing units visitable on the ground floor. The motion was approved by a vote of 19-1-2. 1 vote against: University. 2 abstentions: Uptown, Mira Mesa.

Second Motion: Recommend the Voluntary Accessibility Program not allow reductions in the size of parking spaces. The motion was approved by a vote of 12-9-1. 9 votes in against: Centre City, Eastern Area, University, Old Town, Carmel Valley, La Jolla, Tierrasanta, Southeastern San Diego, Kensington-Talmadge. 1 abstention: Uptown.

Third Motion: Recommend that in 100- year flood plain areas there be no ¾ inch thresholds at the doors. The motion failed by a vote of 5-16-1. 5 votes in favor: Normal Heights, Skyline/Paradise Hills, City Heights, Kensington-Talmadge, Southeastern San Diego. 1 abstention: Uptown.

Fourth Motion: Recommend approval of the amendment package overall supporting the voluntary component with the exception of the three conditions passed. The motion was approved by a vote of 20-0-2. 2 abstentions: Uptown, Mira Mesa.

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Leo Wilson, Uptown moved to extend the CPC meeting to 9:30. The motion passed.  
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8. HISTORIC PRESERVATION ISSUE UPDATE:

Cathy Winterrowd, Principal Planner/HRB Liaison Historic Resources /Urban Form, CPCI, provided an update on issues going before the City Council Land Use and Housing Committee on September 23, 2009 (“Historic Preservation Day”).

- Mills Act Program- information item; update on the implementation of recent Council adopted reforms to the Mills Act program.
- Conservation of Community and Neighborhood Character (Conservation Areas) – discussion item; seeking Committee direction to develop this tool as part of the community plan update process as described in the General Plan.
- General Plan Incentives – discussion item; seeking Committee direction to continue working with the Incentives Subcommittee of the HRB to develop appropriate historic preservation incentives program.
- Permit Review Process for Potentially Historic Properties- discussion item; seeking Committee direction to continue working with public group to address outstanding issues.

- Land Development Code Revisions - action item: seeking Committee referral to process recommended code amendments and proceed through typical process.
- Historic Districts – information and action item; status update on the current seeking Committee referral to full Council to address Mills Act application fees and deadline for property owners within the Burlingame Historic District.

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Leo Wilson, Uptown moved to extend the CPC meeting to 9:45. The motion passed.  
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Rob Steppke, North Park, made a motion that CPC recommend approval of the Land Use and Housing “Demolition Policy Concerns and Proposed Solutions” that were approved by Uptown Planners and the North Park Planning Committee. Christine Robinson, Old Town, seconded the motion. A friendly amendment was proposed by David Moty, Kensington-Talmadge, to recommend that implementation of conservation areas not be limited to community plan update areas. The amendment was accepted by the maker of the motion and the second. The motion was approved by a vote of 16-0-2. 2 abstentions.

9. REPORTS TO CPC:

Staff Report: None

Subcommittee Reports: None

Chairperson’s Report: None

Other: Nick O’Donnell was thanked for his service to CPC.

It was moved and seconded to adjourn the meeting. The meeting was adjourned by Leo Wilson at 9:45 p.m.