

# Community Planners Committee

City Planning & Community Investment • City of San Diego  
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## CPC DRAFT MINUTES FOR THE MEETING OF JANUARY 26, 2010

### **MEMBERS PRESENT:**

Manjeet Ranu, Carmel Valley

Bill Keller, Center City

Jim Varnadore, City Heights

Brooke Peterson, Clairemont Mesa

Doug Case, College Area

Laura Riebau, Eastern Area

Greg Morales, Encanto

David Moty, Kensington-Talmadge

Joe LaCava, La Jolla

Jeff Perwin, Linda Vista

Linda Geldner, Mira Mesa

Tracy Reed, Miramar Ranch North

Doris Payne-Camp, Mission Valley

Jim Baross, Normal Heights

Vicki Granowitz, North Park

Christine Robinson, Old Town

Mel Ingalls, Otay Mesa

Daniel Wagner, Otay Mesa-Nestor

Marcie Beckett, Pacific Beach

Nancy Graham, Peninsula

George Leitner, Rancho Bernardo

Craig Balben, Sabre Springs

Michael Cather, San Ysidro

Todd Phillips, Scripps Ranch

Doug Wescott, Serra Mesa

Guy Preuss, Skyline/Paradise Hills

Reynaldo Pisano, Southeastern San Diego

Scott Hasson, Tierrasanta

Dash Meeks, Torrey Hills

Dennis Ridz, Torrey Pines

Leo Wilson, Uptown

**VOTING ELIGIBILITY/RECUSALS:** Doris Payne-Camp, Mission Valley.

**Guests:** Joyce Summers, plus others.

**City Staff/Representatives:** Mary Wright, Diane Maglaras, Tony Heinrichs, Anne Jarque, Myra Herrmann, Bill Harris.

**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.

Steve Whitburn offered to assist CPC in their review of medical marijuana issues.

Guy Preuss, Skyline/Paradise Hills, attended a SANDAG meeting and reviewed the Smart Growth Concept Map. He noticed that existing single-family residential areas are designated as low, medium and hi-rise areas. Low-rise areas are up to 3 stories, mid-rise are 3-6 stories and high-rise areas are 7 stories and higher.

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

Jim Varnadore, City Heights, moved to approve the January 26, 2010 agenda. Motion passed unanimously.

**4. APPROVAL OF THE MINUTES OF NOVEMBER 24, 2009:**

The following modifications to the November 24, 2009 minutes were proposed:

Staff with check the wording of the submetering ordinance and whether it would require all new apartments and condos to be submetered. Laura Riebau thought that low-income units were not included in the submetering requirement. Guy Preuss, Skyline/Paradise Hills, moved to approve the minutes with the submetering modification and with Leo Wilson, Uptown, to check on the missing votes. The motion passed by a vote of 31-0-5. 5 abstentions: Mira Mesa, Linda Vista, North Park, Rancho Bernardo and City Centre.

Doug Case, College Area, clarified that pursuant to Roberts Rules of Order, members who were not present at a meeting may vote on the minutes and do not have to abstain.

**5. MASTER STORM WATER SYSTEM MAINTENANCE:** Tony Heinrichs, Director, and Anne Jarque, Senior Planner, City Storm Water Department, presented the City's proposed Master Storm Water System Maintenance Program and requested that CPC make a recommendation on the program. Objectives of the program are to:

- Protect life and property from flooding,
- Maximize flood control while minimizing environmental impacts,
- Develop a comprehensive Master Program to govern SWD's maintenance activities,
- Set protocols for annual maintenance activities, and
- Implement a Consistency Determination (CD) review process to simplify City, State, and Federal regulatory authorization.

Dennis Bowling from Rick Engineering gave an overview of the flooding along Alvarado Creek, Murphy Canyon Creek, and Chollas Creek on January 19, 2010.

Jim Varnadore, City Heights, moved to continue the item until after CPC is able to review the environmental document. Craig Balden, Sabre Springs, seconded the motion. The motion passed by a vote of 29-0-1. 1 abstention: Uptown.

**6. TRANSITIONAL HOUSING:**

Mitch Younker of the College Area Community Planning Board gave a presentation on transitional housing and whether facilities with 0 to 6 beds can be regulated.

Jim Varnadore, City Heights, made a motion to continue item and have the chair contact the City Attorney to address the issue at the February CPC meeting. Laura Reibau, Eastern Area, seconded the motion. The motion passed by a vote of 29-0-1. 1 abstention: Uptown.

**7. WIRELESS TASK FORCE:** Joe LaCava, La Jolla, spoke about the Wireless Task Force. Anyone who has comments or questions or would like a presentation should contact Brooke Peterson. Some of the main issues include the renewal of the old antennas, regulations governing aesthetics, consistent design regulations and regulations governing the placement of wireless facilities in residential communities.

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

CPC was asked to provide input on how they would like to structure their review of the latest draft Administrative Guidelines. CPC suggested that hard copies be distributed at the February meeting and CPC will decide whether to review them at a regular meeting or schedule a special meeting.

**9. FILLING A SEAT ON THE OPEN SPACE CANYONS ADVISORY COMMITTEE (OSCAC):**

CPC was asked to designate a representative to replace Don Wetzel of the Linda Vista Planning Group on the OSCAC board. The goal for this group is to meet quarterly about long term policy issues related to urban canyons, utility access and to advise the Mayor and City Departments of their findings.

Laura Reibau, Eastern Area, nominated Doug Westcott, Serra Mesa, as the representative from CPC for a two year appointment. Mel Ingalls, Otay Mesa Seconded the nomination. The nomination passed by a vote of 28-0-1. 1 abstention: Uptown.

**10. REPORTS TO CPC:**

- Staff Report:
  - The 2008 General Plan won the prestigious award from the American Planning Association for the best comprehensive plan. Nancy Bragado will be going to the APA Conference in New Orleans in April to accept the award.
  - The City Neighborhood Code Compliance will have a “Neighborhood Code Compliance Training” on January 28, 2010.
  - The Development Services Department will have a “What to Know When Reviewing Projects” Workshop on February 25, 2010.
- Subcommittee Reports:
  - Mel Ingalls, Otay Mesa, reported on the Airport Technical Advisory Group (ATAG).
  - Jim Varnadore, City Heights, reported that the Substantial Conformance Review (SCR) issue is still not settled as the City Council declined to change the review process away from Process One.
- Chairperson’s Report:
  - Upcoming Agenda Items
    - Medical Marijuana (February)
    - CEQA (February)
    - Administrative Guidelines
    - Master Storm Water System Maintenance
    - Transitional Housing
    - General Plan Monitoring Report (April)
    - Marine Corps West Coast (EIS) (May)

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