

# Community Planners Committee

Planning Department • City of San Diego  
9485 Aero Drive • San Diego, CA 92123  
SDPlanninggroups@sandiego.gov • (619) 235-5200

## **CPC DRAFT MINUTES FOR MEETING OF JULY 24, 2018**

### **MEMBERS PRESENT:**

Barry Schultz, Carmel Valley (CV)  
Russ Connelly, City Heights (CH)  
Naveen Waney, Clairemont (CL)  
Mike D'Ambrosia, College, (COL)  
Pat Stark, Downtown (DWNTN)  
Linda Godoy, Eastern (EAS)  
David Swarens, Greater Golden Hill (GH)  
David Moty, Kensington/Talmadge (KT)  
John Shannon, La Jolla (LJ)  
Noli Zosa, Linda Vista (LV)  
Jeffrey L. Stevens, Mira Mesa (MM)  
Debbie Watkins Mission Beach (MB)  
Michele Addington, Mission Valley (MV)  
Daniel Smith, Navajo (NAV)

Rene Vidales, North Park (NP)  
Andrea Schlageter, Ocean Beach (OB)  
Mark Freed, Otay Mesa (OM)  
Jason Legros, Pacific Beach (PB)  
Robert Goldyn, Peninsula (PEN)  
Vicki Touchstone, Rancho Bernardo (RB)  
Jon Becker, Rancho Peñasquitos (RP)  
Wally Wulfeck, Scripps Ranch (SR)  
Bryce Niceswanger, Serra Mesa (SM)  
Guy Preuss, Skyline/Paradise Hills (SPH)  
Robert Leif, Southeastern (SE)  
Jan Whitacre, Tierrasanta (TIRSN)  
Joann Selleck, University (UN)  
Leo Wilson, Uptown (UT)

**VOTING INELIGIBILITY/RECUSALS:** Barrio Logan, Carmel Mountain Ranch, Del Mar Mesa, East Elliot, Chollas Valley (Encanto), Kearny Mesa, Midway, Miramar Ranch North, Ocean Beach, Old Town, Otay Mesa Nestor, San Pasqual/Lake Hodges, San Ysidro, Torrey Hills, Torrey Pines, University.

**Guests:** Sandy Wetzels-Smith, Scott Chipman

**City Staff/Representatives:** Lisa Lind, Tony Kempton, Patricia Duenas

**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 David Moty called the meeting to order at 7:00 pm and proceeded with roll call.

### **2. NON-AGENDA PUBLIC COMMENT:** 2 minutes per issue.

Scott Chipman, San Diegans for Safe Neighborhoods, said that people have been told marijuana needs to be legalized in order to help people in pain but studies show that it actually impedes relief of pain. He said the state is considering allowing shipments and delivery services to go into any city, regardless if they have a ban in place or not. Also, forty-five percent of juveniles tested positive for marijuana after being booked into juvenile hall and fifty-six percent reported it was the first substance they ever tried. Chipman said we are institutionalizing drug dealing with these policies and we must not let the state and the city overtake our communities.

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

Moty corrected the agenda section to say adjourned to special meeting of August 15 instead of August 12. With no objections, chair Moty approved the agenda.

**4. APPROVAL OF THE MINUTES OF JUNE 26, 2018:**

Wally Wulfeck said his comment should read that he opposed most of the tree initiatives in the City until the City can maintain the trees it already has, and that Scripps Ranch has one thousand or more dead trees from the Cedar fire that have not been removed. This should precede his comment regarding carbon sequestration. Motion to approve NAV, second SR. Ayes: GH, SPH, DWNTN, PEN, UT, NAV, LV, OM, NP, RP, SR, EAS, SM, CH, RB, MV, TIRSN, CV. Abstaining: SE, COL, CLMT, MB, PB, KT.

**5. PLANNING COMMISSION CHAIR STEPHEN HAASE – Information Item** Stephen

Haase began by thanking David Moty for attending the Planning Commission housing workshop. Haase said the Planning Commission only sees a project once, before hearing, while planning groups may see it many times and over several design iterations. The Planning Commission has a prohibition on ex-parte communication, to help ensure that all members have the same information. The Planning Commission operates in a quasi-judicial role applying legislative policies in the Land Development Code. The commission must operate under strict conditions weighing facts and adopting findings. To approve a project all findings must be met but to deny a project only one finding need not be met. As decision-makers the commissioners must objectively determine the facts, draw conclusions and reach a decision. Haase said people will complain at hearing about their property values or private views being negatively affected, though these concerns are not necessarily related to the findings. The Planning Commission also does not enforce private CCRs of homeowners associations. The primary role of the CPC under Council Policy 600-24 is for the members to enforce their respective community plans in reviewing development, and also to provide assistance to the Planning Commission, in the form of the planning group recommendation to aid in decision-making.

**Public Comment:**

Scott Chipman said that planning groups are advisory and that many of the plans are old. He said the difficulty of the update process had prevented many plans from being updated. Chipman said that just because something is legal does not mean you have to approve it. Chipman cited approvals of tandem parking as something that should not be approved because the parking ends up on the street while the garages end up as storage space. Chipman suggested planning groups draft memos to the Planning Commission, as Haase suggested, to provide more background.

**Board Comment:**

Several topics were discussed during comment, including project review subcommittees, speaking at Planning Commission, plan amendments, and current issues such as affordable housing, transportation, and parking. Written communication generated a higher level of confidence to commissioners versus verbal communication, which represented a more individual viewpoint. Due to time limits for public comments, speakers should get right to representing the planning group's perspective. More explanation of the difference of opinion occurring during split votes would be appreciated by commissioners and could be supplied in a memo form to them. The tendency was identified for some built out communities to deny projects because they do not want more density though commissioners felt this was not a good reason. Commissioners were careful not to let personal likes or dislikes play a role in their decision-making. In cases where the commission decides at odds with the planning group

recommendation, they always provide reasons. For communities experiencing many plan amendments the panel suggested identifying desirable aspects of the community as a way to encourage developers to submit project more compatible with community character. The panel suggested working with and understanding findings is a way to address projects inconsistent with a community's plan.

**6. TRANSIT PRIORITY AREA PARKING STANDAREDS – Information Item**

Claudia Brizuela, Associate Traffic Engineer, presented information on a study of new parking standards for Transit Priority Areas. The focus of this study is on Transit Priority Areas (TPAs), which are located one-half mile from a transit stop, light rail station, ferry terminal or two major bus routes with a 15-minute headway. Goals of the study include incentives to reduce parking requirements within TPAs, encourage developers to locate housing in underutilized areas that would otherwise be dedicated to vehicle storage and encourage people to walk, bike and ride transit. The study will take advantage of technologies like ride sharing services that have changed the way people feel about car ownership, as well as encourage developers to provide enhanced facilities and incentives. The study will reach out to other cities that have undertaken similar efforts. Also, the study will learn from stakeholders today about what to consider in the study. Ultimately the study will be used in formulating new parking regulations. Brizuela had questions for the CPC stakeholders to aid in the study.: what factors influence vehicle ownership and parking in multi-family areas; what strategies would be needed to reduce off-street residential parking demand; what you would look to see as the end result of this study; and are there any parking characteristics in your community you would like the study to consider.

**Board Comment:**

Certain themes emerged in the discussion. There was an impression that transit did not work for people in certain areas of the city and that a car is necessary in certain areas or situations. There was a recognition that private industry, with Uber and Lyft and self-driving vehicles, can provide a level of service that public transit cannot. The number of adults in households and commute distance were mentioned as factors influencing transit use. It was suggested that the situation whereby parking is abundant during the day but is scarce at night be incorporated into the study. Another comment was lowering for-sale price for units without parking could be a viable strategy where transit is available. Others commented that parking should be included with affordable housing or noted that if parking is restricted in new development that people will park on the street. Better utilization of existing parking structures and parking rates was suggested to be included, as was stacked parking, and parking at trolley stations. It was asserted that any plan to charge for parking in beach areas would be opposed by the Coastal Commission.

**7. 12<sup>th</sup> UPDATE TO THE LAND DEVELOPMENT CODE – Information Item**

Guy Preuss, Skyline-Paradise Hills, and CPC representative to the Code Monitoring Team gave an update on the progress of the 12<sup>th</sup> Update. He addressed specific items as follows: item 2 - affect people not on planning groups who must now pay higher fees to appeal a project decision; item 7 – bee hives was attached to the previous community garden program which used vacant lots so as not to affect neighbors; items 8, 11 – visibility areas started with a companion unit that got built in the front yard; item 15 – merging parcels was a concern predominately in Point Loma; item 18 – street light exemptions was for developments of three or less units, due to high cost of lights; item 20 – auto auction storage is more of a problem in the more northern sections of the city rather than the southern areas; items 24, 25, 26 – floor area ratio was an issue in Clairemont; items 27, 37 – large vehicle storage is for owners of 18-wheel trucks who park in front of their homes to avoid costly parking fees at trucking facilities;

and item 39 – alcohol sales by right proposed a reduction for 10% of area devoted to alcohol sales, from 15K sf to 10K sf, as an incentive for smaller stores. No discussion occurred for the following items: 41-50, 57, 63, 64, 65-77. Language clarifications were requested for items 77-100.

**8. REVIEW OF CPC APPOINTMENTS TO OUTSIDE BOARDS – Action Item**

-Noli Zosa was added to the Parking Advisory Board.

**9. REPORTS TO CPC:**

- Staff Report: Lisa Lind said the Mayor's office was granted an extension in responding to the Grand Jury report on San Diego community planning groups. Also, the Mira Mesa and University community plan updates will be starting soon. Staff will be tracking rosters and annual reports based on the June announcement.
- Subcommittee Report: None
- Chair Report: None
- CPC Member Comments: Guy Preuss said California agreed to pay \$1B to make sidewalks safer and he recommended two books on San Diego history, The History of San Diego, Gold in the Sun; The History of San Diego, The Rising Tide.

**ADJOURNMENT TO NEXT REGULAR MEETING: AUGUST 15, 2018**

The meeting was adjourned by Chair David Moty at 9:28 PM