

Community Planners Committee

Planning Department • City of San Diego
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CPC DRAFT MINUTES FOR MEETING OF FEBRUARY 26, 2019

MEMBERS PRESENT:

Eric Edelman, Carmel Mtn. Rnch. (CMRSS)
Barry Schultz, Carmel Valley (CV)
Russ Connelly, City Heights (CH)
Naveen Waney, Clairemont (CL)
Jose Reynoso, 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)
Jeffry Stevens, Mira Mesa (MM)
Lorayne Burley, Miramar Ranch N. (MRN)
Jonathan Frankel, Mission Valley (MV)
David Smith, Navajo (NAV)
Rene Vidales, North Park (NP)

Andrea Schlageter, Ocean Beach (OB)
Mark Freed, Otay Mesa (OM)
Sabine Prather, Otay Mess Nestor (OMN)
Jason Legros, Pacific Beach (PB)
Jon Becker, Rancho Penasquitos (RP)
Vicki Touchstone, Rancho Bernardo (RB)
Wally Wulfeck, Scripps Ranch (SR)
Bryce Niceswanger, Serra Mesa (SM)
Guy Preuss, Skyline/Paradise Hills (SPH)
Myron Taylor, Southeastern (SE)
Emily Whittemore, Tierrasanta (TIRSN)
Susan Lyon, Torrey Pines (TP)
Chris Nielsen, University (UN)
Leo Wilson, Uptown (UT)

VOTING INELIGIBILITY/RECUSALS: Barrio Logan, Carmel Mountain Ranch, Del Mar Mesa, East Elliot, Chollas Valley (Encanto), Keamy Mesa, Mission Beach, Old Town, Otay Mesa Nestor, San Pasqual/Lake Hodges, San Ysidro, Torrey Hills, Torrey Pines.

Guests: Ricardo Flores, Sandy Wetzel-Smith, Laura Black, Edith Gutierrez, Ed Nodland, Brian Schoenfisch, Tom Mullaney, Nico Calavita, Julie Hamilton.

City Staff/Representatives: Tony Kempton, Lisa Lind

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.

Ed Noland, of HN1M provided an update on HN1M's efforts at outreach to build awareness and community engagement on how to accommodate the expected increase to 1 million residents to San Diego by 2050.

3. MODIFICATIONS AND APPROVAL OF AGENDA:

With no objections, Chair David Moty approved the agenda.

4. APPROVAL OF THE MINUTES OF JANUARY 22, 2019:

David Swarens suggested revision of last page regarding Moty's Board Comment to read,

“challenging to implement”, instead of “challenging to monitor.” Motion to approve GH, second SPH. Ayes: TIERRS, SPH, UT, SOEAS, CM, SM, OM, DWNTN, CL, NP, COL, SR, MV, UN, GH, RB, RP, CH, CMRSS, EAST, NAV, OB, LJ. Abstaining: MRN, KT, TP.

5. ENHANCED INFRASTRUCTURE BENEFITS DISTRICTS (EIBD) – Information Item

Ricardo Flores, Executive Director, Local Initiatives Support Corporation (LISC) described the role of LISC in providing loans to enable affordable housing and presented information on Enhanced Infrastructure Benefits Districts (EIBD) or Enhanced Infrastructure Financing Districts (EIFD) re-authorized by the Californian Legislature in 2014. Because it may take a while for redevelopment and subsequent property tax to increase, cities can float a bond against the tax increase to raise capital quicker for needed infrastructure.

Board Comment:

Comments included clarification about the formation and scope of EIFD to the process for a vote for a bond. An EIFD was formed in Otay Mesa and a bond issued with 55 percent of the vote only after owners understood that process did not involve a new tax. There is no defined size to an EIBDs and the process to form one involves a memo from a Councilmember forming the district but without a public vote.

6. 12TH UPDATE TO THE LAND DEVELOPMENT CODE – Action Item

Edith Gutierrez, Development Project Manager, Planning Department presented the 12th Update to the Land Development Code. Based on the number of requests for code updates, the 12th Update to the Land Development Code is proceeding in two phases, this being phase one. The second phase will be presented in approximately two months. Fifty-five items were broken into four categories: appeals, zoning, Civic San Diego, minor corrections. The section for Civic San Diego was skipped, it being a separate entity from the community planning groups and the CPC. Of the fifty-five items the Code Monitoring Team (CMT) and Technical Advisory Committee (TAC) gave unanimous approval to fifty-four. The one item not approved was 10A, which reduced the number of days from 14 to 3 that a decision maker has to review a final environmental document to be consistent with the Brown Act.

Public Comment:

Julie Hamilton spoke on Item 10A. She said the change for an advisory body to review an environmental document from 14 to 3 days, for categorical exemptions would not be a problem but if the document is a Mitigated Declaration or full EIR the reduced review time is inadequate. She said that comments and responses to comments could add another 200 pages to the document and three days is not enough time for a decision-making body to review it. This also puts the public at a disadvantage, not having the advisory body able to review their concerns.

Board Comment:

Comment focused on Item 8 and 10A. Regarding Item 10A, comment focused on the reduction from 14 to 3 days for review final EIR comments/responses as being unreasonable for decision makers to fully digest the community position. The change to 3 days pertains only to the final document, not the draft, which would have already been reviewed. Also, this doesn't change the comment period. Another item discussed in more detail, Item 8 - Interim

Ground Floor Residential, would allow ground floor commercial to be converted into residential once the applicant demonstrates, through a survey, that the commercial space has been vacant for 60 days and must have a vacancy rate of 15 percent. Regarding Item 8, there was also disappointment that property owners couldn't decide by themselves to convert non-activated commercial space to residential use.

Motion:

MM – Move to support all items to the 12th Update to the LDC with the exception of Item 10A- CH second with addition of language from subcommittee that CPC reiterates its strong support for existing policy within the Housing Element which aims to avoid over-concentration of certain types of housing in individual neighborhoods and to request that the next iteration of the Housing Element (due in April 2021) include metrics and standards to illustrate over- and/or under-concentration of deed-restricted housing. Ayes: TIERRA, SPH, UT, SOUEAST, CV, OM, SM, DWNT, CL, NP, COLL, SR, MV, UNIV, PB, GH, CMRSS, MM, RB, RP, CH, TP, EAST, NAV, OB, LJ, Nays: 0, Abstain: MRN, KT

Motion:

MM – Item 10A should not be approved and the time for public distribution of an environmental document should be fourteen (14) days. Second by SR. Ayes: TIERRA, SPH, UT, SOUTHEAS, CV, SM, DWNTOW, OM, CL, NP, COLL, SR, PB, GH, CMRSS, MM, RB, RP, CH, TP, EAST, OB, LJ, Nays: MV, UNIV, NAV, Abstain: MRN, KT

7. ROUNDTABLE DISCUSSION – Information Item

Chair David Moty introduced a roundtable discussion focusing on Mayoral proposals made in the January 15, State of the City address.

Public Comment:

Tom Mullaney expressed concern about Mayor Faulconer's plan for Transit Priority Areas (TPA's) and the potential for more projects to be ministerial and override all community plans Julie Hamilton said planning takes more than density and transit. It takes services, communities, parks and libraries.

Board Comment:

The idea of density lowering housing costs was disputed, citing Vancouver and Hong Kong as two of the densest cities and most expensive. High quality of life was cited as an attractant to quality jobs. Other comment centered on need for services and that focus on just density around transit it not enough. This was backed up by a member's description of how Mira Mesa developed without services and is now attempting to retrofit them through an EIBD. Broad sentiment was expressed in opposition to aspects in the Mayor's State of the City address. Many felt certain ideas presented could undermine the work of community planning groups. Others commented on the need for affordable housing and middle income housing to meet Regional Housing Needs Allocation (RHNA) and attract and retain employees.

8. REPORTS TO CPC:

- Staff Report: Lisa Lind said that the calendar of trainings has been published and there are 6 trainings scheduled with the first for the COW on February 28, 2019 at 9485 Aero Dr. The 2019 schedule is on line including an extra Brown Act training. Mixed-use

zones should be on the CPC agenda for March. Recognition is extended to the Clairemont Mesa planning group and their subcommittee for work on the plan update.

- Chair Report: Moty requested volunteers for the re-working of City forms for CPGs. Two members volunteered.
- Subcommittee Report: None.
- CPC Member Comments: None.

ADJOURNMENT TO NEXT REGULAR MEETING: MARCH 26, 2019

The meeting was adjourned by Chair David Moty at 8:54 PM

DRAFT