

Community Planners Committee

City Planning Department • City of San Diego
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APPROVED MEETING MINUTES FOR MEETING OF TUESDAY, JAN. 28, 2025

MEMBERS PRESENT:

Marcellus Anderson, City Heights (CH)	Andrea Schlageter, Chair, Ocean Beach (OB)
Andrea Hetheru, Chollas Valley/Encanto (CVE)	Jimmy Ayala, Otay Mesa (OM)
Tom Silva, College Area (CA)	Marcella Bothwell, Pacific Beach (PB)
Bob Link, Downtown (DT)	Representative, Peninsula (PEN)
Laura Riebau, Eastern Area (EA)	Vicki Touchstone, Rancho Bernardo (RB)
David Moty, Kensington-Talmadge (KT)	Victoria LaBruzzo, Scripps Ranch (SR)
Felicity Senoski, Linda Vista (LV)	Cat Stempel, Serra Mesa (SM)
Bo Gibbons, Mira Mesa (MM)	Guy Preuss, Skyline-Paradise Hills (SPH)
Representative, Mission Beach (MB)	Representative, Tierrasanta (TS)
Joseph Tinglof, Mission Valley (MV)	Liz, Shoppes, Torrey Pines (TP)
Brian Gile, Navajo (NAV)	Chris Nielsen, University (UNIV)
Paul Coogan, Normal Heights (NH)	Michael Singleton, Uptown (UP)
Lynn Elliott, North Park (NP)	

VOTING INELIGIBILITY/RECUSALS:

Per Article IV, Section 5 and Section 6 of the CPC Bylaws the following planning groups have three (3) consecutive absences and will not be able to vote until recordation of attendance at two (2) consecutive CPC meetings by a designated representative or alternate:
BL, CMR/SS, KM, LJ, MWPH, MB, OT, OMN, SP/LH, SY, SE and TH.

AGENDA ITEMS:

1. CALL TO ORDER/INTRODUCTIONS/MODIFICATIONS TO THE AGENDA.

Chair Schlageter called the meeting to order at 6:15 p.m. upon reaching quorum and conducted roll call was conducted. Agenda was approved with modification to include an information item on the proposed high-ruse project on Turquoise Street in Pacific Beach.

2. NON-AGENDA PUBLIC COMMENT.

Non-agenda public comment included:

- Concerns raised about elevated fire risk with new development, proposed projects in Uptown, Pacific Beach, Point Loma, and Paradise Hills, ministerial review for large projects, roadway and pedestrian safety in Clairemont.
- Request for the City to undertake a comprehensive fire risk assessment.

- Notice of the Citizens Budget Review Committee on February 8.
- Notice of the La Jolla Town Council meeting on February 13.

Comment from the CPC Members included:

- Request for additional outreach types to recruit new CPC members.
- Appreciation for Footnote 7 being removed, but concern that the removal is not applied to projects already in the pipeline.
- Request to revisit increasing CPC stipends.

3. APPROVAL OF MINUTES OF NOV. 20, 2024.

Motion: Approve of the Nov. 20, 2024 minutes. Motion by TP. Second by SR.

Yea: CVE, CA, DT, EA, LV, MM, MB, NAV, NH, NP, OB, RB, SR,TP, UNIV and UP

Nay: None.

Abstain: CH, MV, OM, PB, PEN and SPH

MOTION APPROVED: 16-6-0

4. MOBILITY MASTER PLAN (INFORMATION ITEM)

Phil Trom, Regional & Long-Range Mobility Program Manager with the Sustainability and Mobility Department presented a revised draft of the City's Mobility Master Plan, which combines community, mode, and objective-specific planning into one comprehensive document to prioritize mobility projects and to identify programs that will have the largest benefit in our communities and on the environment. It was noted that the Plan will be presented to the Active Transportation and Infrastructure committee in early 2025.

Comments from the public and the CPC included the following:

- Request to explain what communication was done to explain the removal of curbside parking and the addition of bike lanes. Staff clarified that the department is in an interim phase with the Bike Master Plan and in process of implementing Community Plans
- Request to explain the rationale behind removing parking requirements for ADUs. Staff clarified that ADU regulations are with the City Planning Department.
- Concern raised that capital improvement projects are only in developed areas, citing difficulties working with City staff to incorporate programs.
- Appreciation for the ideas presented in the Mobility Master Plan, but concern around new projects being prioritized over safety.
- Concern over the perceived underperformance of buses as a form of transit.
- Question was asked about where on-street parking was being removed, and how that is determined. Staff noted that the Department of Sustainability and Mobility has a team that looks at parking needs and management and another team that focuses on curb management who handle parking reconfiguration.

- Question was asked about the timing of the plan. Staff responded that they are looking for there will be a review period in February, and the plan will go to City Council for their review in April.
- Concern that not all community planning groups were talked to in the development of the Mobility Master Plan.
- Concern that the focus of the plan is not taking into consideration how most people use a personal vehicle to get around the city, and that the City needs to stop taking away parking spaces and roadways for cars.
- Question was asked about the Plan's community outreach. Staff clarified that there were engagements done in the Euclid/54 Corridor, and that through those engagements, it was found that there were more projects needed, so additional solutions were identified.
- Question was asked about funding of the projects within the Plan. Staff noted that funding primarily comes from the City's General Fund and noted that there is a financial chapter to the Plan with additional details.
- Concern that Serra Mesa is not getting capital improvements. Staff clarified that there is a prioritization method that targets projects.
- Concern that the City's street data is inaccurate, and is therefore targeting the wrong areas for improvements.
- Question was asked about the policy around bike lanes. Staff clarified that the Street Design Manual has information on bike lane treatments and specifications, and that the Complete Streets policy was adopted by Council.
- Question asked about the Mobility Master Plan's implementation. Staff noted that projects in the plan are implemented in the focused areas. Programs in the Plan are meant to be city-wide and comprehensive.

5. REQUEST FOR BUILDING MORATORIUM IN VHFHSZ ZONE (ACTION ITEM)

Paul Coogan, Normal Heights CPC Chair presented to request the City halt permits and building in Very High Fire Hazard Severity Zones (VHFHSZ) until the City upgrades infrastructure and building codes to meet the increased wildfire threat.

Comments from the public and CPC included the following:

- General appreciation for the presentation and requests for approval of the moratorium. Some CPC members expressed disapproval for the moratorium
- Concern over the condition of homes and their compliance with building codes.
- Concern with the fire map presented as it does not include areas that may be fire prone.
- General disapproval of ADUs and a desire to have ADUs go through a discretionary review process.
- Concern with densification and its potential effects on emergency evacuation.
- Opposing concern that sprawl pushes housing into higher fire-risk areas.
- Note that Fire Safe Councils are being formed and can be used a forum to share

information and action steps on fire safety for homes and communities.

- Question asked about setbacks in relation to the Fire Code. Speaker responded that side setback are a part of zoning.
- Question if an eight-foot buffer was enough space between homes to prevent fire from spreading. Speaker responded that that question should be posed to an engineer.
- Appreciation was shared for the City's fire-hardening assessment program.
- Question about the specifics of vegetation management and brush abatement.
- Question if the moratorium as presented would need to specify a threshold, citing a moratorium on all development may not be the right way to handle this situation.
- Concern about evacuation routes, and a request for the city to have evacuation for each neighborhood.

MOTION: For the Chair to write a letter to the City requesting that there be a moratorium on infill projects in VHFHSZs that more than double the existing units on a lot along with expanding brush management zones and requesting evacuation studies for emergency access and resident egress.

Motion by CVE. seconded by CA.

Yea: CVE, CH, CA, DT, EA, KT, LV, MM, MB, NAV, NH, NP, OB, PB, PEN, RB, SM, SR, SPH, TS, TP, UNIV and UP.

Nay: MV, OM, RPQ

Abstain: None.

MOTION APPROVED: 23-3-0

ADJOURNMENT TO NEXT REGULAR MEETING:

Meeting was adjourned at 8:30 P.M. to next regular meeting: February 25, 2025.

Recording of the meeting can be found at following link:

<https://normalheightscpg.org/community-planners-committee-video-recording-1-28-2025/>