

Community Planners Committee

City Planning Department • City of San Diego
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APPROVED MEETING MINUTES FOR MEETING OF TUESDAY, JUNE 24, 2025

MEMBERS PRESENT:

Jeff Heden, Carmel Valley (CV)
Marcellus Anderson, City Heights (CH)
Audrey, College Area (CA)
Robert Campbell, Chollas Valley (CVE)
David Moty, Kensington-Talmadge (KT)
Lisa Kriedeman, La Jolla (LJ)
Felicity Senoski, Vice Chair, Linda Vista (LV)
Michele Addington, Mission Valley (MV)
Gary Whaley, Navajo (NAV)

Lynn Elliott, North Park (NP)
Andrea Schlageter, Chair, Ocean Beach (OB)
Allen Kashani, Otay Mesa (OM)
Eric Law, Peninsula (PEN)
Vicki Touchstone, Rancho Bernardo (RB)
Victoria LaBruzzo, Chair, Scripps Ranch (SR)
Guy Preuss, Skyline-Paradise Hills (SPH)
Liz Shopes, Torrey Pines (TP)
Michael Singleton, Uptown (UP)

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, CLMT, KM, MWPH, OT, OMN, SP/LH and TH.

AGENDA ITEMS:

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

Chair LaBruzzo called the meeting to order at 6:15 p.m. upon reaching quorum and conducted roll call was conducted. Agenda approved by all members in attendance with no modifications.

2. NON-AGENDA PUBLIC COMMENT.

Non-agenda public comment included:

- Complaints regarding noticing for the Skyline-Paradise Hills Community Planning Group meetings and concerns expressed in opposition to Accessory Dwelling Units (ADUs) with respect to emergency access, trash pick-up and negative impacts to existing neighborhoods.

3. APPROVAL OF MINUTES FROM APRIL 22, 2025 and MAY 27, 2025

Action to approve the April 22, 2025 minutes tabled from last month with the inclusion of comments from the Carmel Valley Community Planning Board on ADU density bonus.

Motion to approve as amended made by CV. Second by RB.

Yea: CV, CVE, CH, EA, KT, LJ, LV, OB, PEN, RB, SR, SPH, TP, MV and NP

Nay: None.

Abstain: CA, NAV, OM and UP

Motion approved: 15-0-4.

Action to approve the May 27, 2025 meeting minutes. Motion made by CV. Second by NP.

Yea: CV, CVE, CH, CA, KT, LJ, LV, OB, PEN, RB, SR, SPH, TP, MV, NP and NP

Nay: None

Abstain: EA, NAV and OM

Motion approved: 16-0-3.

4. MTS OnTRACK (INFORMATION ITEM)

Brent Boyd, Director of Planning Scheduling for the San Diego Metropolitan Transit System (MTS) presented on the status and major planning efforts for future bus and trolley service in our region and solicited feedback on how transit service can be improved.

Comments from the public and CPC members included:

- Acknowledging that public transit has a significant impact in shaping land use in neighborhoods.
- Buses run inconsistently and don't meet up at transit hubs or connect with the airport.
- MTS is needed as an advocate at hearings with regard to ADUs, since the City is making an unreasonable expectation that one mile is a reasonable walking distance from a transit stop.
- There is no transit in communities like Torrey Pines, Torrey Hills and Carmel Valley. If transit expands in these communities, they could get ADUs although it would be good to get transit along Del Mar Heights Road.
- There needs to be transit connections between multifamily housing areas to industrial and business areas.
- There needs to be a realization that transit fares need to increase, similar to other rising fees.
- Transit is being used as a "scapegoat" to justify Transit Priority Areas (TPAs) and Sustainable Development Areas (SDAs).
- Special Event holders should pay more for extra service and ADU builders should pay a surcharge since they benefit.
- Developers should pay more into supporting transit and should be encouraged to support Transportation Demand Management (TDM) where alternative forms of

transit are promoted.

- Public transit is good for the environment, but Americans with Disabilities Act (ADA) issues, speed, improving safety for children and access to the beach need to be addressed.

5. ADU BONUS – COUNCIL VOTE RESULTS (INFORMATION ITEM)

David Moty (KT), Chair of the ADU Subcommittee and Dana Givot, Vice-Chair of Neighbors for a Better San Diego presented a review of the results of City Council's decision on the ADU Density Bonus item on June 16, 2025, relative to all the points made in the CPC's recommendation. Due to time constraints discussion on this information item was tabled. Motion made by NAV. Second by EA. No members in opposition.

6. CALIFORNIA SB 79 (DISCUSSION/ACTION ITEM)

David Moty (KT), Chair of the ADU Subcommittee and Dana Givot, Vice-Chair of Neighbors for a Better San Diego presented on recent Senate Bill 79 which passed the State of California Senate and is moving to the State Assembly, which seeks to address the State's housing shortage by allowing taller and denser housing developments around rail and high-frequency bus lines.

Comments from the public and CPC members included:

- Concerns expressed that the bill would remove the ability for cities to do their own local planning and concentrate development in lower opportunity areas where most transit is focused.
- Several CPC members mentioned that their respective planning group have not been informed about SB 79 and would not be ready to vote on an action at this meeting.
- On CPC forwarding a letter to State, a strategy should consider a balanced approach including whether there are aspects of SB 79 that can be supported along with aspects that the CPC is opposed to.

Due to time constraints at the meeting location, action on this item was tabled to a Special Meeting to be scheduled.

7. PACIFIC BEACH PLANNING GROUP (PBPG) CORRESPONDENCE TO THE DEVELOPMENT SERVICES DEPARTMENT (ACTION ITEM)

PBPG request for CPC support of a complaint letter regarding a DSD fee policy. Item tabled to the next meeting due to no PBPG representative present.

REPORTS TO CPC

- **Staff Report** – Marlon Pangilinan, Program Coordinator from the City Planning Department reported that planning groups are invited to submit their infrastructure projects and improvements for the City's Capital Improvements Program (CIP), which helps

the City plan future infrastructure. Planning groups can submit their projects to publicspaces@sandiego.gov by Aug. 1 so that they can be considered for the CIP Planning Outlook for Fiscal Years 2027-2031. An infrastructure [survey](#) is also available to provide input on infrastructure projects and improvements.

- **Chair's Report** – None.
- **CPC Members' Reports** – SPH – Mentioned a story in the Union Tribune about smaller homes, not just smaller lots and eliminating backyards could help to solve housing affordability.

ADJOURNMENT TO NEXT REGULAR MEETING:

Meeting was adjourned at 8:30 P.M. to next regular meeting: July 22, 2025.