

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 27, 2021

MEMBERS PRESENT:

Eric Edelman, Carmel Mtn. Rnch. (CMR)
Sally Small, Chollas Valley (CHV)
Russ Connelly, City Heights (CH)
Ellen Bevier, College Area (COL)
Glen Schmidt, Clairemont (CLMT)
Bill Orabone, Downtown (DWNTN)
Linda Godoy, Eastern (EAS)
Diane Kane, La Jolla (LJ)
Deborah Sharpe, Ken-Tal (KT)
Howard Wayne, Linda Vista, (LV)Dike
Anyiwo, Midway (MW)
Jeff Stevens, Mira Mesa (MM)
Brian Gile, Navajo (NAV)

Michelle Addington, Mission Valley (MV)
Deborah Watkins, Mission Beach (MB)
Jim Baross, Normal Heights (NH)
Andrea Schlageter, Ocean Beach (OB)
Jason Legros, Pacific Beach (PB)
Korla Eaquinto, Peninsula (PEN)
Robin Kaufman, Rancho Bernardo (RB)
Jon Becker, Rancho Penasquitos (RP)
Wally Wulfeck, Scripps Ranch (SR)
Catherine Stempel, Serra Mesa (SM)
Marc Lindshield, San Pasqual/Lake Hodges (SP/LH)
Emily Whittemore, Tierrasanta (TIRSN)
Eduardo Savigliano, Torrey Pines (TP)
Chris Nielsen, University (UN)

VOTING INELIGIBILITY/RECUSALS: Barrio Logan and Chollas Valley

City Staff/Representatives: Tony Kempton, Renee Mezo, and Simon Tse

Guests: Sandy Wetzel-Smith, Kathleen Lippitt, Becky Rapp, and Peggy Walker

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/INTRODUCTIONS:

Chair Wally Wulfeck called the meeting to order at 6:00 pm. Roll Call: CMR, CHV, CH, CLMT, COL, DWNTN, EAS, KT, LJ, LV, MW, MM, MB, MV, NAV, NH, OB, PB, PEN, RB, RP, SM, SP/LH, TIERS, TP, and UN.

2. **NON-AGENDA PUBLIC COMMENT:** Comment centered on the marijuana industry and how its expansion, despite community opposition, was indicative of decision makers being subject to industry influence. Other comment mentioned ongoing efforts to change project noticing through use of more durable noticing material and larger signs for better longevity and visibility

3. APPROVAL OF THE MINUTES OF 06-22-21– Ayes: CMR, CHV, CH, CLMT, COL, EAS, KT, LJ, LV, MW, MM, MB, MV, NAV, NH, OB, PEN, RB, RP, SM, SP/LH, TP, and UN. Nays: 0. Abstain: DWNTN, PB, and TIERS.

4. MODIFICATIONS AND APPROVAL OF AGENDA.

Approved without modification.

5. CODE UPDATE: (Action Item): Simon Tse, Development Project Manager, Development Services Department). Tse presented the DSD update to City regulations involving ministerial applications for communication pedestals within the public right-of-way. Tse described how pedestals are used for wireless communication. Primary wireless providers are needed to maintain overall internet performance, as more people are telecommuting, using tele-health and distance learning. The communication industry must do upgrades to keep providing needed service. Some right-of-way facilities can be processed ministerially if they meet qualifiers (i.e. undergrounded and facilities over 3-feet in height being prohibited).

Board Comment:

- Members expressed concern that facilities/pedestals would be placed in the pedestrian right-of-way. Presenter replied they would be in parkways and grassy areas.
- Others asked if CPG's would be allowed comment. Presenter replied in affirmative.
- Some members felt maintenance was an issue. One member asked if there was a city-wide map of pedestals, to which presenter replied in negative.

Motion:

Deborah Sharpe moved to approve. Eduardo Savigliano amended to require maintenance, though presenter said not necessary. Russ Connelly seconded amended motion. Ayes: CMR, CHV, CH, CLMT, COL, DWNTN, KT, LJ, LV, MW, MM, MV, NAV, NH, OB, PB, PEN, RB, RP, SM, TIERS, TP, and UN. Nays: 0. Abstain: MB, SP/LH, and EAS.

6. AIRPORT OVERLAY DEVIATION LANGUAGE AND PROCESS UPDATE (Action Item): Renee Mezo, Development Project Manager, Planning Department). Mezo said any project requiring a deviation from the overlay zone must go to the Airport Land Use Commission (ALUC) for a consistency determination. Projects deviating from density or intensity would need a Process 4, instead of a Process 5 SDP. The proposal would also allow the City Council to overrule the Airport Land Use Commission, by a two-thirds vote, without going to the ALUC.

Board Comment:

- Does this apply in all airport compatibility zones? Per presenter yes
- How can a local jurisdiction override a state jurisdiction? Per presenter state law allows City Council to override the Airport Land Use Commission's decision to deny a project
- Would CPG recommendation be included in material under consideration by City Council? Per presenter yes, the process would change so a project would go to Planning Commission, then City Council, instead of the Airport Land Use Commission.
- Will Federal Aviation Administration weigh in on the proposed amendment? Per staff, no.

Motion:

Howard Wayne moved to postpone a vote until the August meeting. Deborah Sharpe seconded. Ayes: CMR, CHV, CH, Gi, CLMT, COL, EAS, KT, LJ, LV, MW, MM, MB, MV, NAV, NH, OB, PB, PEN, RB, RP, SM, SP/LH, TIERS, TP, and UN. Nays: DWNTN. Abstain: 0.

- 7. CITY ADU ORDINANCES (Action Item):** Geoff Hueter of Neighbors for a Better San Diego discussed a request for a moratorium on the city's laws regarding Auxiliary Dwelling Units (ADU's). Hueter said the City implementation was different from state law. Where state law allows 1 junior ADU, 1 accessory unit (ADU), San Diego allows 1 junior ADU, 3 ADU's if outside a Transit Priority Area (TPA) or unlimited ADU's if inside a TPA. Hueter said the definition of a TPA uses a distance based on how the crow flies and not ground-based human walking. Hueter said developers will pick studio and 1-bedroom apartments over standard units with 3-4 bedrooms with a density bonus. According to Hueter adding housing will not automatically cause prices to go down, but the value of land will appreciate significantly. Also, there are not requirement for trees, no mechanism to encourage transit adoption, elimination of side and rear yard setbacks, etc. Hueter proposed the LDC to include 1 ADU, 1 junior ADU with 4 foot setback, a height limit of 16 feet, fee waiver only as required by state of California, exempt areas from ADU's based on public safety (fire) and development of housing on transit corridors/hubs.

Motion:

Wally Wulfbeck moved to postpone/continue item. Ayes: CMR, CHV, CH, CLMT, COL, DWNTN, EAS, KT, LJ, LV, MW, MM, MB, MV, NAV, NH, OB, PB, PEN, RB, RP, SM, SP/LH, TIERS, TP, and UN. Nays: 0. Abstain: 0.

- 8. PARKS MASTER PLAN (Action Item):** Susan Baldwin, Carolyn Chase, PARC) provided an update for CPC on the July 14 Public Safety & Livable Neighborhoods Council Committee meeting and PARC's recommendations for the upcoming City Council meeting on August 3, 2021. Chase said the Parks Master Plan (PMP), despite 4 drafts, though improved, has still fallen short. Incentives in the form of park fee reductions replaced acreage. The Council Committee approved a motion to approve with amendments, with some PARC

recommendations incorporated into the motion. The PMP did not improve on public input and did not present to Park Recreation Councils. Chase urged residents to testify at the City Council on August 3, 2021 at 11:00 a.m.

9. Tom Mullaney of the Livable San Diego and Neighborhood Coalition (LSDNC) said the PMP is not what you think it is. For example, parks should be a place where people can picnic, not a concrete area with some recreation facilities. Mullaney said San Diego will grow by 350K by 2050 and needs more parkland. The arbitrary value of the point system is a problem. Mullaney said the PMP is based on making more use of existing parks, not creating new parks. Cate Kalan of LSDNC said North Park is suffering from density with no infrastructure to support it. Mullaney discussed previous CPC votes and recommendations (i.e. recommendation to retain the land standard of 2.8 acres per 1,000 people) on the PMP, none of which were included in the 4th draft. Mullaney urged denial of the PMP.

Motion:

Wally Wulfeck supported PARC recommendations. He urged the CPG's to carefully consider their position on the PMP and call into the City Council meeting and let their views be known. No vote taken.

REPORTS TO CPC:

- Staff Report – Tait Galloway reported that CPG's can meet virtually until September 30, after which they must meet in person per Brown Act, unless a new state bill changes that
- Subcommittee Report – None
- CPC Member Comments – Member mentioned two bills being discussed that might have implications for CPG's continuing with virtual meetings, AB361, AB339. Member said the City will eliminate the 20-year requirement that each unit will require 240 cubic feet of storage. This would lead to residents putting their belongings on their balconies and in their garages. She asked who requested this.
- Chair Report – Wally said Blueprint San Diego had a notice of scoping meeting on August 14 for a program EIR. He thought it would accelerate community plan updates and that the mayor said it would help with the housing crisis.

ADJOURNMENT TO NEXT REGULAR MEETING: AUGUST 24, 2021:

The meeting was adjourned by Chair Wally Wulfeck at 8:42 PM.