

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 FEBRUARY 27, 2018

MEMBERS PRESENT:

Russ Connelly, City Heights (CH)
Barry Schultz, Carmel Valley (CV)
Michael D' Ambrosia, College Area (COL)
Naveen Waney, Clairemont (CL)
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)
Cathy Kenton, Midway (MW)
Jeffrey L. Stevens, Mira Mesa (MM)
Lorayne Burley, Miramar Rnch North (MRN)
Debbie Watkins, Mission Beach (MB)
John Nugent, Mission Valley (MV)

Daniel Smith, Navajo (N)
Jim Baross, Normal Heights (NH)
Rene Vidales North Park (NP)
Blake Herrschaft, Ocean Beach (OB)
Ann Dahlkamp, Old Town (OT)
Mark Freed, Otay, Mesa (OM)
Jason Legros , Pacific Beach (PB)
Victoria Touchstone, Rancho Bernardo (RB)
Jon Becker, Rancho Peñasquitos (RP)
Wally Wulfeck, Scripps Ranch (SR)
Guy Preuss, Skyline/Paradise Hills (SPH)
Robert Leif, Southeastern (SE)
Janay Kruger, University (UNV)
Leo Wilson, Uptown (UP)

VOTING INELIGIBILITY/RECUSALS: Del Mar Mesa, East Elliot, Mid-Way, Ocean Beach, Serra Mesa, Tierrasanta, Torrey Pines, University.

Guests: Sandy Wetzels-Smith, Liz Drake, Laura Castro, Paulina Safariar, James Hare, Verence Velazquez, Jennifer Hernandez, Rene Smith, Davy Romero, Alvaro Mejia, Chung Yiu Lau, Kathy Lippitt, Howard Wane, Kevin Macy, Keryna Johnson, Jon Nugent

City Staff/Representatives: Nancy Graham, Tony Kempton, Patricia Duenas, Alfonso Gastelum

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:

Kathy Lippitt, Public Health Practitioner, gave a presentation focusing on the marijuana dispensaries and issues associated with them. In particular she said churches, schools, youth services and businesses have been disenfranchised and even displaced by the growing marijuana manufacturing business in San Diego. Businesses that had been operating illegally were granted business tax certificates to continue operating. Lippitt said the City promoted high profile programs addressing climate change and sewage spills yet ignored environmental devastation caused by marijuana cultivation, and irresponsibly legitimized drug dealers in hopes that dispensaries would morph into safe, revenue generators for the City. Howard Wane, former state legislator spoke on Senate Bill 827 that he felt would divest local governments of land use controls.

Specifically the bill provides that any transit rich housing project shall receive a bonus in the form of an exemption from local density controls, parking requirements and height limits. Wane urged CPC members to discuss in their planning groups and take a position in opposition of SB 827.

3. MODIFICATIONS AND APPROVAL OF AGENDA:

With no objections, chair Moty approved the agenda.

4. APPROVAL OF THE MINUTES OF JANUARY 23, 2018:

Ayes: SE, OM, GH, N, CH, RP, MB, MM, SR, RB, NH, LJ. Abstaining: OB, CL, NP, UT, KT, OT, EAS, COL, LV, CV, EN.

5. COUNCIL MEMBER GEORGETTE GOMEZ, CHAIR SMART GROWTH & LAND USE COMMITTEE – Information Item

Council Member Georgette Gomez discussed the SGLU Committee's adopted Work Plan for the coming year. Gomez said most of the SGLU focus will be on affordable housing and parking. Gomez stressed community input, not just collegial input, as being important to the process and the success of the resultant policies. Also on the SGLU agenda are regulations related to rentals, as well as allowing more development. Alleged discrimination by landlords against Section 8 applicants is to be examined. Median income housing is also a mayoral priority. As chair of the MTS Board of Directors, Gomez said she will be striving to promote transit-oriented development.

Board Comment:

In response to concern that previous councilmembers were focusing SGLU on reducing the role of planning groups and what support would Gomez would offer for groups as presently constituted, Gomez responded that their operations and structure are not part of her committee work plan but she valued planning groups and also felt there was room for improvement. The issue of short-term rentals was raised. Gomez said SGLU considered short-term rentals and made recommendations to City Council that were ignored but new recommendations will be considered. In response to proposed lowering of DIF Gomez said she is looking at recalculating DIF based on square feet instead of dwelling units to create more and smaller units to address the housing crisis. One member said not providing parking in new development may reduce housing costs but might also reduce employment options for new residents who don't own cars. Gomez replied that there isn't enough space to accommodate parking in new development and supported a better transit system that provides access to jobs.

6. PLANNING DEPARTMENT ORGANIZATIONAL CHANGES – Information Item

Laura Black, Deputy Director, Long Range Planning gave an update regarding Planning Department leadership changes and relocation. Black reported that Jeff Murphy left as Planning Director and that Alyssa Muto is the new Acting Planning Director. Black said that the Planning Department moved from the Executive Complex to 9485 Aero Dr. Mail Stop 413, in Kearny Mesa, 92123. Black said the staff for communities will remain the same. The COW training will be May 5, 2018, 8:00 a.m. to 12:00 p.m. in the Council Committee Room, the PCOW will be on June 19, 6:00 p.m. to 8:00 p.m. in the Silver Room, What to Know in Reviewing Projects & Public Projects, September 20, 6:00 p.m. to 8:00 p.m. in the Silver Room and Advance CEQA Training on October 25.

Board Comment:

A question was raised whether more development process information could be included in the trainings. Nancy said she the break-out sessions would address. A question was raised if the department move has delayed plan update schedules. Black said there is no impact.

7. CITY OF SAN DIEGO PARKS MASTER PLAN – Information Item

Robin Shiflett, Development Project Manager accompanied by Bill Anderson and Liz Drake of AECOM provided an overview of the project scope and goals, schedule and planning phases and the public outreach effort for the Master Plan. Robin explained that preparation of the Master Plan is a three-year process to identify recreation facilities and programs for the next twenty years. A Work Plan will outline the goals, study topics and public outreach. The plan will be available in March on the project website. Bill Anderson explained team composition. As the state's second largest city, Robin explained how San Diego's demographics and lifestyles are reshaping recreation needs making it difficult to find space for parks as well as afford acquisition. Grants, impact fees and regional park funds form the funding basis for parks but do not provide what is necessary to maintain current parks and acquire new facilities. New funding sources need to be identified together with an implementation plan. A new plan could provide the policy document that identifies new definitions for what a park is, expand use of park equivalencies and identify needs and funding. Liz Drake described a four phase process for the Parks Master Plan including: assessing current facilities and programs and how change shaped priorities and how the Climate Action Plan goals and policies will be incorporated into the plan; a public engagement phase to determine how parks are meeting recreational needs; continued public workshops will create a vision for the park system; phase four will implement short and long term strategies to reflect how needs change over time, as well as identify funding sources. A survey is planned to focus on park usage and satisfaction. A website will provide opportunity for public input – www.CityofSanDiegoParksPlan.com.

Board Comment:

Comment focused mostly on equivalencies, for instance, how the Parks Master Plan would be integrated into recently completed community plan updates. Robin said that equivalences are being included in all the updates but, if needed, plan amendments could accommodate new, critical information. A concern over using equivalencies as an excuse for not meeting parks standards was raised. Robin responded that the plan will be a combination of things, not just equivalencies. Utilizing roofs as equivalencies was suggested. Concern was raised over maintenance due to an antiquated water delivery system. A request was made for multi-lingual outreach. A question was raised if joint use with schools and parks would be considered, to which Robin responded affirmatively. A member suggested that space not normally thought of as public space be utilized, including right-of-way, be made more amendable to public use for activities such as Ciclos Dias. Moty closed comment by recognizing equivalencies and joint use as tools to address land shortage but that traditional purchase of land as the way to address needs of 100% park deficient communities.

8. AUDIT OF COMMUNITY PLANNING GROUPS – Information Item

Chris Kime, Principle Auditor for San Diego, discussed the official audit of the San Diego Planning Department to assess the efficiency and effectiveness of community planning groups and compliance with relevant council policies. The focus was on internal controls, quantifiable data and recommendations to improve the effectiveness of city operations. . . Three objectives of the audit were: determine an effective control environment for planning groups; determine if planning groups are in compliance with Council Policy 600-24; determine if planning groups contribute to permitting delays. Nineteen planning groups were

selected as subjects and a formal report will be issued to the Planning Department in either April or May.

Board Comment:

Confusion was expressed regarding study methodology, motive, scope as to what information is requested of: board members or community members. Independence of planning groups was lauded and concern expressed over whether the data gathered would be used to reconfigure planning groups into a more corporate model. Kime responded that data would be aggregated and therefore no specific planning groups would be singled out for change.

9. LAND VALUE RECAPTURE – Information Item

Nico Calavita, Professor Emeritus, City Planning Program, San Diego State University, presented the concept of “Land Value Recapture.” Calavito recounted the construction of the I-5, 805 and 52 freeways and observed that, though funded by taxpayers, it benefited the landowners. Calavito said that the determination of how much the land value increases by public actions like rezones is provided by economic analysis. The most typical analysis is residual land value analysis. An example was given where development costs are subtracted from the value of a development after an up zone has increased land value. This yields an amount that indicates what the developer should pay for the land. Calavito suggested performing a residual land value analysis prior to rezoning to determine present worth. A residual land value analysis is then performed after the rezone to determine the future value that the jurisdiction should share with the developer. Negotiation is one model where a jurisdiction works with the developer for improvements. Another model is plan-based, which expedites the process but minimizes the extracted residual value, particularly if the base zoning is low. An FAR for sale program was expanded in San Diego in 2011 after redevelopment was rescinded to fund public space/improvements and Calavito suggested it be expanded and used to fund open space acquisition.

Board comment:

One member said recent state legislation (Weiner bill) that incentivizes up-zoning has effectively taken much authority over land use away from the local jurisdictions. Calavito cautioned that this situation could offer density for free without any requirement for inclusionary housing. One member stated that the FBA process was preferable to Land Value Recapture because needs are identified early and the developer is charged with making and funding the necessary improvements for infrastructure to service development. Calavito responded that Land Value Recapture would be in addition to FBA, not a substitute for it. The Weiner state bill was cited for giving density away free and therefore making Land Value Recapture moot.

10. REPORTS TO CPC:

- Staff Report: None
- Subcommittee Report: None
- Chairperson’s Report: Moty said he made a recommendation at SGLU for lot consolidation regulations having an exclusion for North Park and Golden Hill and, in response to staff inquiry, he asked whether the CPC would consider recommending the issue of short-term rentals go to a city-wide ballot if City Council cannot reach any resolution.
- CPC Member Comments: None

ADJOURNMENT TO NEXT REGULAR MEETING: MARCH 27, 2018

The meeting was adjourned by Chair David Moty at 9:25 PM