

Community Planners Committee

Planning Department • City of San Diego
1010 Second Ave., Suite 1200, East Tower • San Diego, CA 92101
SDPlanninggroups@sandiego.gov • (619) 235-5200

CPC DRAFT MINUTES FOR MEETING OF SEPTEMBER 26, 2017

MEMBERS PRESENT:

Barry Schultz, Carmel Valley
Nicholas Reed, Clairemont Mesa
Pat Stark, Downtown
Rhea Kuhlman, College Area
Thomas Silva, Eastern Area
David Swarens, Greater Golden Hill
David Moty, Kensington/Talmadge
Noli Zosa, Linda Vista
Jeffrey L. Stevens, Mira Mesa
Lorayne Burley, Miramar Ranch North
Deborah Watkins, Mission Beach
Dottie Surdi, Mission Valley

Daniel Smith, Navajo
Jim Baross, Normal Heights
Dennis Campbell, North Park
Mark Freed, Otay Mesa
Henish Pulickal, Pacific Beach
Victoria Touchstone, Rancho Bernardo
Corey Buckner, Rancho
~~Peñasquitos~~ ~~Penasquitos~~
Wally Wulfeck, Scripps Ranch
Guy Preuss, Skyline/Paradise Hills
Robert Leif, Southeastern
Leo Wilson, Uptown

VOTING INELIGIBILITY/RECUSALS: La Jolla, Mid-Way, Ocean Beach, Serra Mesa

Guests: Sandy Wetzel-Smith, Victoria Joes

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

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:

Edith Gutierrez, Development Project Manager, Planning Department, gave updates on ordinances. Regulations for companion units and affordable/sustainable units were approved by City Council and become effective on October 20, 2017. Also, at City Council on September 19, 2017 regulations for adult use of marijuana were approved by ordinance with a second hearing scheduled for October 3, 2017. Dottie Surdi of Mission Valley announced that she was requested by the grand jury to appear before their committee to discuss the Soccer City proposal at Qualcomm.

3. MODIFICATIONS AND APPROVAL OF AGENDA:

Numbers 55 and 62 of agenda item #6B to be removed after publication of the agenda.
Agenda as modified approved by unanimous consent.

4. APPROVAL OF THE MINUTES OF JULY 25, 2017:

Victoria Touchstone said that three planning groups mentioned there was only limited information on the Planning website related to regulations and other planning matters undergoing review but that this was not reflected in the July minutes and should be.

Approve: Carmel Valley, Downtown, Mission Valley, Mira Mesa,

~~Southeastern~~~~Southeastern~~, Eastern, Linda Vista, Uptown, Greater Golden Hill, Mission Beach, Otay Mesa, Rancho Bernardo, College, Scripps Ranch, Skyline/Paradise Hills.

Abstaining: Pacific Beach, Clairemont, Kensington Talmadge, Normal Heights, Rancho ~~Peñasquitos~~~~Peñasquitos~~, Navajo, Miramar Ranch North.

5. AFFORDABLE HOUSING REGULATIONS-Action Item

Jeff Murphy, Planning Director scheduled (not present), Edith Gutierrez presented. ~~—~~

Four bills were passed recently regarding affordable housing and the City had to change its ordinance to comply. Edith highlighted the changes required for each bill. For the first, ~~blue~~ Bloom bill ~~—~~ all density calculations must be rounded up, developers are eligible for incentives even without requesting a density bonus, and parking reductions do not count as incentives or concession. For the next, Holden bill ~~—~~ for projects reserving 10% of units for very low income, transition, age, foster youth, disabled veterans, or homeless are eligible for a 20% density bonus. For the ~~Nazarian~~~~Nazarin~~ bill ~~—~~ when former tenant income is unknown, required percentage of affordability is determined by HUD comprehensive affordability strategy database. For the Santiago bill — a commercial developer must be granted a 20% increase in FAR if the developer partners with an affordable housing developer to construct a mixed-use project with the housing located in the commercial development or within one mile radius of the commercial development. The City is proposing three incentives including: 1) for applicants not requesting a waiver or incentive to enlarge the building envelope are entitled to an additional 10% density bonus above a maximum, so long as the added density does not cause a need for a waiver, 2) applicants proposing a project consisting entirely of micro-units (< 800 sq. ft.) are entitled to a 100% density bonus, so long as the added density does not cause the need for a waiver incentive to enlarge the building, for 5 or more units, 3) an expansion of AB 2442 with an allowance for projects reserving 10% of total units receive a density bonus available to other very low income housing projects.

Board comment followed. Concern was expressed that no transit/mobility requirement associated with state sponsored affordability regulations, and that affordable incentives are breaking land development rules. A need for family housing, over micro-units was expressed, with focus on family over profit. The main issue expressed by several members was that the 10% affordable requirement was too low and should be raised to at least 20%-25%, even 40% and 50%. Edith responded that other affordable City regulations do have higher percentages. More than one member felt that affordable projects that qualify for incentives triggering a ministerial process bypassed the community. Edith responded that if a map is part of the project it would be discretionary.

Motion (Southeastern) to split motion on table: approve 25% affordable with a sliding scale ~~—~~regarding incentives (from 25% affordable ~~—~~and up): ~~—~~Seconded (Navajo) Approve — Carmel Valley, Downtown, Mission Valley, Pacific Beach, Eastern, Clairemont, Linda Vista, Uptown, North Park, Normal Heights, Greater Golden Hill, Rancho Bernardo,

College, Scripps Ranch. Deny, Mira Mesa, Southeastern, Rancho ~~Peñasquitos~~~~Peñasquitos~~, Mission Beach, Navajo, Miramar Ranch North, Skyline/Paradise Hills. Abstain – Kensington/Talmadge, Otay Mesa.

Motion to “require” applicants make item informational (not an action item and no Process Two Notice) so ~~epg~~~~CPGs~~ at least reviews: Approve – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeastern, Eastern, Clairemont, Linda Vista, Uptown, North Park, Normal Heights, Rancho ~~Peñasquitos~~~~Peñasquitos~~, Greater Golden Hill, Rancho Bernardo, College, Navajo, Scripps Ranch, Miramar Ranch North, Skyline/Paradise Hills. Abstain – Kensington/Talmadge, Mission Beach, Otay Mesa.

6. 11TH UPDATE TO THE LAND DEVELOPMENT CODE – Action Item

Edith Gutierrez presented 11th Update to the Land Development Code.

A) Item #1: Process Two Noticing

Motion (Uptown) to have Process Two Noticing part of the 12th Update of the LDC. Approve – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeastern, Eastern, Clairemont, Linda Vista, Uptown, North Park, Normal Heights, Rancho ~~Peñasquitos~~~~Peñasquitos~~, Greater Golden Hill, Mission Valley, Otay Mesa, Rancho Bernardo, College, Navajo, Scripps Ranch, Miramar Ranch North, Skyline/Paradise Hills. Abstain – Kensington/Talmadge.

B) Items 2, 6, 11-13, 15-17, 19-21, 25, 27-31, 41-44, 46-50, 52-57, 59-69- 71-72

Motion to approve 6B without #44 (Amended by Southeastern)– Approve – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeastern, Eastern, Clairemont, Linda Vista, Uptown, North Park, Normal Heights, Rancho ~~Peñasquitos~~~~Peñasquitos~~, Greater Golden Hill, Mission Beach, Otay Mesa, Rancho Bernardo, College, Navajo, Scripps Ranch, Miramar Ranch North, Skyline/Paradise Hills. Abstain – Kensington/Talmadge.

Motion to approve #44 (amended as consistent with Fire Dept. standards.). Approve – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeastern, Eastern, Clairemont, Linda Vista, Uptown, North Park, Normal Heights, Rancho ~~Peñasquitos~~~~Peñasquitos~~, Greater Golden Hill, Mission Beach, Otay Mesa, Rancho Bernardo, College, Miramar Ranch North, Skyline/Paradise Hills, Deny ——Scripps Ranch. Abstain ——Kensington/Talmadge.

C) Item #8 Multiple Dwelling Unit Development on Consolidated Lots

Motion to approve (College) lot consolidation for RM-3, (Seconded Eastern) plus RM–2, 1-3 as Process 2, Process 1 for RM-4, 5. Approve – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeaster, Eastern, Clairemont, Linda Vista, Uptown, North Park, Normal Heights, Rancho ~~Peñasquitos~~~~Peñasquitos~~, Greater Golden Hill, Otay Mesa Rancho Bernardo, College, Navajo, Scripps Ranch, Miramar Ranch North, Skyline/Paradise Hills. Abstain- Kensington/Talmadge, Mission Beach.

D) Item #10 Signage for Commercial Uses in Residential Zones

Motion to support subcommittee recommendation opposing sign proposal. Approve ——

Greater Golden Hill, Mission Beach, Otay Mesa, Rancho Bernardo, Navajo, Scripps

Ranch. Deny – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeastern, Eastern, Clairemont, Linda Vista, Uptown, North Park, Normal Heights, Rancho ~~Peñasquitos~~~~Penasquitos~~, College, Miramar Ranch North, Skyline/Paradise Hills
Abstain- Kensington/Talmadge.

**E) Item #24 Exemption from Requirement to Provide Public Improvements
Incidental to a Building Permit**

Amended motion to support increase to \$150K. Approve – Linda Vista, Uptown, Otay Mesa, Navajo, Skyline/Paradise Hills. Deny – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeastern, Eastern, Clairemont, North Park, Normal Heights, Rancho ~~Peñasquitos~~~~Penasquitos~~, Greater Golden Hills, Mission- Beach, Rancho Bernardo, College, Scripps Ranch, Miramar Ranch North, –Abstain – Kensington/Talmadge.

Motion to support increase to \$100K. Approve – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeastern, Eastern, Clairemont, Linda Vista, Uptown, North Park, Normal Heights, Rancho ~~Peñasquitos~~~~Penasquitos~~, Greater Golden Hill, Mission Beach, Otay Mesa, Rancho Bernardo, College, Navajo, Miramar Ranch North, Skyline/Paradise Hills Deny – Scripps Ranch Abstain ——Kensington/Talmadge.

F) Item #45 Additional Vehicular Use Area Requirements – Shade Structures

Motion to approve CPC neutral position and revisit with 12th update of LDC. Approve – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeastern, Eastern, Clairemont, Linda Vista, Uptown, North Park, Normal Heights, Rancho ~~Peñasquitos~~~~Penasquitos~~, Greater Golden Hill, Mission Beach, Otay Mesa, Rancho Bernardo, College, Navajo, Scripps Ranch, Miramar Ranch North, Skyline/Paradise Hills - Abstain – Kensington/Talmadge.

7. –Interim Park and Recreation Equivalency Regulations – Action Item

Motion (Uptown), seconded (Skyline/Paradise Hills) reflecting: 1) Oppose adoption of the interim Park & Recreation Equivalency Regulations as currently drafted; 2) Oppose reduction in the Developer Impact Fees collected for park-related purposes; 3) ~~Believe-Identify that~~ revisions should focus on creative and innovative ways to provide more parkland in the community planning areas in which they are generated; 4) Object to 143.1020(b), as many park equivalencies either do not involve park-related uses, or they offer temporary recreational opportunities to serve permanent development; 5) ~~Believe-Identify that~~ equivalencies used in a community planning area should be decided by the Community Planning Group; 6) Community Planning Groups should play an integral part in the update of the City's Park Master Plan. Approve – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeastern, Eastern, Clairemont, Uptown, Normal Heights, Rancho ~~Peñasquitos~~~~Penasquitos~~, Greater Golden Hill, Mission Beach, Rancho Bernardo, College, Scripps Ranch, Miramar Ranch North, Skyline/Paradise Hills. Deny ——Linda Vista, North Park, Otay Mesa, Navajo. Abstain ——Kensington/Talmadge.

- Staff Report: Nancy Graham reminded members to post their agendas 72 hours prior to the planning group meeting to comply with the Brown Act. Also, send updated rosters either to Nancy or the community planner.
- Subcommittee Reports: None
- Chairperson's Report: None

CPC Minutes of September
26, 2017

- CPC Member Comments: Guy Preuss said, somewhat tongue in cheek, that accessory
- dwelling units and lot splits with companion units will provide affordable housing. Jeffry Stevens said that it is planning group input, not the City Manager's, that is important regarding equivalencies.

ADJOURNMENT TO NEXT REGULAR MEETING: OCTOBER 24, 2017

The meeting was adjourned by Chair David Moty at 9:38 PM