

Community Planners Committee

Planning Department • City of San Diego
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CPC DRAFT MINUTES FOR MEETING OF AUGUST 25, 2020

MEMBERS PRESENT:

Barry Schultz, Carmel Valley, (CV)	Matt Stucky, North Park (NP)
Russ Connelly, City Heights (CH)	Andrea Schlageter, Ocean Beach (OB)
Nicholas Reed, Clairemont (CLMT)	Mark Freed, Otay Mesa (OM)
Jose Reynoso, College Area (COL)	Karl Rand, Pacific Beach (PB)
Bill Orabone, Downtown (DWNTN)	Korla Eaquinta, Peninsula (PEN)
Linda Godoy, Eastern (EAS)	Vicki Touchstone, Rancho Bernardo (RB)
Kathy Vandenheuvel, Golden Hill (GH)	Jon Becker, Rancho Penasquitos (RP)
Deborah Sharpe, Ken/Tal (KT)	Marc Lindshield, San Pasqual/Lake Hodges (SP/LH)
Matt Mangano, La Jolla (LJ)	Wally Wulfeck, Scripps Ranch (SR)
Howard Wayne, Linda Vista, (LV)	Myron Taylor, Southeastern (SE)
Dike Anyiwo, Midway, (MW)	Emily Whittemore, Tierrasanta, (TIRSN)
Jeff Stevens, Mira Mesa (MM)	Eduardo Savagliano Torrey Pines (TP)
Lorayne Burley, Miramar Ranch North (MRN)	Chris Nielsen, University (UN)
Debbie Watkins, Mission Beach, (MB)	
Michele Addington, Mission Valley (MV)	
Jim Baross, Normal Heights, (NH)	

VOTING INELIGIBILITY/RECUSALS: Barrio Logan, Del Mar Mesa, Keamy Mesa, Navajo, , Otay Mesa Nestor, San Ysidro, Torrey Hills, Uptown

Guests: Tracey Dezenza, Tom Mullaney, Carolyn Chase, Kevin Hasting, Brad Richter, Nicole Pare, Kathleen Neil, David Moty, Vince Delpidio Judi Strang, William Perno. Sandra Wetzel-Smith

City Staff/Representatives: Tony Kempton

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 6:30 pm. Roll Call: CH, CV, CLMT, COL, DWNTN, EAS, GH, KT, LJ, LV, MM, MRN, MB, MW, MV, NH, NP, , OB, OM, PEN, PB, RB, RP, SP/LH, SR, SE, TP, UN.

2. **NON-AGENDA PUBLIC COMMENT:** 2 minutes per issue.
Comment was offered by a CPC board member advising of a new reimbursement policy with one person being the payee and the need to possibly require an increased stipend. Other board comments mentioned AT&T being unresponsive to a service outage, a request to increase the comment period to 3 minutes, issues in La Jolla regarding Complete Communities and car port/serial permitting, and complaints related to non-working password for the Zoom meeting. A guest from the public also thanked the chair for having a dial-in number to allow people without internet access to attend the CPC Zoom meeting.
3. **MODIFICATIONS AND APPROVAL OF AGENDA.**
Approved without modification.
4. **APPROVAL OF THE MINUTES OF JULY 28, 2020.** The following revisions and corrections were offered: Under Call to Order, Mission Beach was omitted. On page 3 the motion at the bottom of the page is confusing as to who moved and seconded (MB/LV) and who motioned to remove small lot and ADU parking from the motion. Also, the count for ayes and nays on both motions needs to be corrected. CH motioned to continue approval of the July minutes. A member of the Board also added that the wording of pass/fail should be added to the on motion count. Member added he moved to approve motion 'as presented.'
5. **HOUSING LEGISLATION CODE UPDATE PACKAGE (Action Item)** – 30 min. Brian Schoenfisch, Program Manager, Planning Department. Schoenfisch said the small lot proposal was removed from the update so only the parking for ADU's will be discussed. Schoenfisch explained that, due to limited circumstances under which city is to require parking, the City is proposing to not require parking for ADU's. State law prohibits the City requiring parking for ADU's within one-half mile walking distance of public transit, when the ADU is within a historic district, when the ADU is attached to an existing structure, when on-street parking permits are required but not offered to the ADU occupant, and if a car share vehicle is within one block of the ADU. If none apply then the City can require the ADU to supply at a ratio of one space per ADU or bedroom, whichever is less.

Board Comment:

None

Motion:

CLMT moved to approve as presented, MV seconded. A member asked for clarification on small lot incentive being tabled. Schoenfisch said it won't be moving forward but may be revisited next year. A member said PEN opposed removing parking regulations for ADU's. Schoenfisch replied that Coastal Commission would have to approve parking for ADU's in the coastal overlay. Ayes:

CLMT, COL, DWNTN, EAS, KT, LJ, LV, MM, MRN, MV, NH, NP, OB, TIRSN. UN. Nays: CV, CH, MB, PEN, RB, RP, SE, SP/LH. Abstain: GH, OM, PB SR, TP. Motion passed 15-8-5.

6. 2020 CODE UPDATE MATRIX AND DRAFT LANGUAGE (Action Item) 30 min.

Renee Mezo, Development Project Manager, Planning Department presented the item. This item includes 47 proposed amendments: 26 Corrections, 19 Regulatory Reforms, 1 New Regulation, 1 Compliance with State Law. Mezo focused on Regulatory Reform. Brad Richter, Deputy Director, Urban Division, gave an overview of the changes pertinent to Centre City PDO:

- Allow FAR and land use transfer between adjoining sites
- Allow previously conforming uses to expand by right u tot 100% GFA
- Above grade parking to have level floorplates to allow future conversions
- Allow outdoor dining on-site by right similar to sidewalk cafes and 50-person limit
- Eliminate 500-foot height limit in CCPDO (subject to FAA)
- Eliminate minimum establish maximum parking limits in Gaslamp Quarter.
- Alex Frost, Senior Planner, Project Manager, gave an overview of changes regarding Airport overlay zones:
- Three objectives are:
- In order to implement the Airport Land Use Compatibility Plan (ALUCP) for San Diego International Airport and Naval Outlying Field Imperial Beach the following are proposed:
- Repeal Airpor00.t Approach and Airport Environs Overlay Zones
- Refine, clarify the Airport Compatibility Overlay Zones
- Airports affected include: Brown Field, Gillespie Field, MCAS Miramar, SDIA, NOLF, NASNI, Montgomery/Gibbs Field
- ALUCP provides guidance for new development near airports regarding noise, safety, airspace, overflight

Board Comment:

A member asked what areas proposed 60 du/ac density would apply to. Frost said in portions of Sorrento Mesa, Kearny Mesa, University, and Torrey Pines areas. Other comment was regarding whether areas south of Pomerado Rd. in Scripps Ranch would be affected. Frost replied in negative. Other concerns were raised over safety of low-income housing regarding the new regulation for Lindbergh Field related to building height and whether the ALUCP is going to apply to Brown and Montgomery Fields. Frost replied in affirmative. Concerns over homeowner notification regarding airport noise impacts were voiced. Frost replied that notification was required by the real estate disclosure agreement. Frost said the APZ 2 would not change and continue to prohibit residential at the Coaster stop in Sorrento Valley in response to member. A member asked how MCAS Miramar

responded to increased density to 60 du/ac. Frost replied the City proposal is consistent with the MCAS Miramar ACUZ.

Continuing with Regulatory Reform:

- Changes include 62% equivalency for affordable housing
- Exemption for recreational amenities in public r-o-w
- Temporary storage units will require a 7-day permit
- The FAR reservation for parking will be removed
- DIF will be deferred for up to 3 years due to COVID19
- Maximum density bonus up to 50 units will be removed and incentives added
- Adding larger canopy trees for parking areas
- Require organic material be added to recycling
- Addition of adult day care in residential, most commercial/industrial zones
- Next steps: 10-01-20 Planning Commission, 10-20 LU&H, 11-20 Council
- Mezo confirmed one change from numbering the code updates sequentially to by year.

Board Comment:

Other concerns expressed by the Board members included:

- the new regulations actually reducing the landscape coverage requirement
- adult day care facilities not applied in the coastal zone
- the 3-year extension on previously conforming uses
- the 7-day extension on storage units being too short
- converting a garage for residential use in order to max out FAR regarding the reservation for parking for new development
- concern about the proposed short (5-day) appeal period for planning groups and possibility of extending
- the City considering disallowing short-term rentals
- will organic recycling lead to composting?
- clarification that 65% aff. hsg. equivalency would allow more affordable on-site
- clarification on how could GFA be allowed to double on Process 2 projects
- clarification that no changes proposed with regard to cannabis

Motion:

CLMT moved to approve. UN seconded. RB amended to remove right to appeal and previously conforming uses. Ayes: CV, CH, CLMT, COL, DWNTN, EAS, KT, LV, MW, MM, MRN, MV, NH, NP, OB, PB, RB, RP, TIRSN, TP, UN. Nays: GH, LJ, MB, PEN, SE. Abstain: OM, SR. Motion passed 21-5-2.

Motion:

KT moved to disapprove provisions for right to appeal and previously conforming uses. Second by GH. Ayes: CV, CH, CLMT, COL, DWNTN, EAS, GH, KT, LJ, LV, MW,

MM, MRN, MB, MV, NH, NP, OB, PB, PEN, RB, RP, SE, TIRSN, TP, UN, SR. Abstain: OM. Motion passed 27-0-1.

7. PROPOSED CODE REVISION – POSTED NOTICE REQUIREMENTS. (Action Item).

30 mins. Matt Mangano , La Jolla Community Planning /Association. Proposed code changes for posted notices and DSD improvements on public noticing procedures. Mangano said he received a lot of feedback on noticing from the community. The feedback requested a more formal noticing procedure to add in the Municipal Code. Issues of visibility and durability of the notice were mentioned. The proposal is to notice within a 300-foot radius of the proposed project. Mangano cited Pasadena as an example for noticing the City should seek to emulate. Information would include basic scope of work and re-noticing for scope changes.

Board Comment:

Mezo replied to a question regarding electronic noticing that digital noticing is being considered currently and suggested that Mangano contact the DSD Deputy Director with their recommendations. Mezo said including other stakeholders would be beneficial. Mangano suggested submitting the request to CPC for their input before submitting to DSD. The item will be continued to the September CPC meeting.

- 8. YES ON MEASURE E. (Information Item).** 30 mins. Community Planners Committee Agenda: August 25, 2020 2 Dike Anyiwo, Vice Chair Midway CPG and Cathy Kenton, Chair Midway CPG - Campaign co-chairs. Members of the campaign committee to remove the Midway Community Planning Area from the Coastal Overlay Zone presented an update to CPC members. Cathy Kenton introduced herself and turned the presentation over to Dike Anyiwo. Anyiwo provided some background for Midway, including total acreage of 1,324, and a recent approval (2018) of their plan update. The area affected by Measure is all the plan area west of the I-5 Freeway. Kenton then described how the Midway community has been requesting a lifting of the height limit for several years, as a means to stimulate investment and development to realize the vision in the plan update for a vibrant community. Members feel removal of the height limit will be the catalyst for a pedestrian, transit-oriented landmark that sustainably incorporates a mix of entertainment, office, retail, residential, affordable housing, recreational, public and park/plaza uses. Since the spirit of the original height limit was to protect coastal view corridors most residents feel that Midway offers no coastal views and should not be subject to the height limit. Measure E would require a simple majority of the voters of San Diego to pass.

Board/Public Comment:

Board Members who commented were split on the proposal. One member cited

the density in the updated plan would allow for the urban environment envisioned. Others felt the 30-foot height limit did not allow for an urban environment and a more robust community. One guest said lifting the height limit would create coastal views. There was also some concern expressed by the public over increased congestion associated with more density.

9. REPORTS TO CPC:

- Staff Report-none
- Subcommittee Reports-none
- Chair's Report – Chair reported SB 920 is dead and urged members to contact their congress person with issues.
- CPC Member Comments – A member will forward an update regarding all state and assembly bills. Other members requested advance notice of future presentations and issues to be presented at CPC, in order to assist CPG members with who best to send to the meetings and that any revised Complete Communities plans be forwarded for their consideration before going to Council for adoption. A member recounted difficulty in getting response from the Mayor's office regarding Complete Communities and Parks Master Plan. Changes to CP 600-24 should be forwarded to the chair, who will forward to the City.

ADJOURNMENT TO NEXT REGULAR MEETING: SEPTEMBER 22, 2020: The meeting was adjourned by Chair Wally Wulfeck at 8:15 PM.