

# Community Planners Committee

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## **CPC FINAL MINUTES FOR MEETING OF FEBRUARY 28, 2017**

### **MEMBERS PRESENT:**

Russ Connelly, City Heights	Daniel Smith, Navajo
Keith Hartz, Clairemont Mesa	Vicki Granowitz, North Park
Jose Reynoso, College Area	John Ambert, Ocean Beach
Pat Stark, Downtown	Ann Dahlkamp, Old Town
Laura Riebau, Eastern Area	Mel Ingalls, Otay Mesa
David Swarens, Greater Golden Hill	Jon Linney, Peninsula
David Moty, Kensington/Talmadge	Wallace Wulfeck, Scripps Ranch
Noli Zosa, Linda Vista	Bob Crider, Serra Mesa
Cathy Kenton, Midway	Guy Preuss, Skyline/Paradise Hills
Lorayne Burley, Miramar Ranch North	Robert Leif, Southeastern
Debbie Watkins, Mission Beach	Janay Kruger, University
	Leo Wilson, Uptown

**VOTING INELIGIBILITY/RECUSALS:** Ocean Beach, Old Town

**Guests:** Cindy Moore, Lisa Lind, Karl Rand and others

**City Staff/Representatives:** Nancy Graham, Sarah Jarman, Barret Tetlow, Tony Kempton, Maria Reyna and Maria Nieves.

**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:**
  - Guy Preuss discussed companion units and development regulations.
  - Tom Mullaney made some points about how impact fees affect housing cost. Raising impact fees will not increase housing costs and lowering fees will increase developer profit and result in less funds for facilities. The only way to lower housing costs according to a UCSD professor is to lower the standard of living.

**3. MODIFICATIONS AND APPROVAL OF AGENDA:**

Agenda approved unanimously.

**4. APPROVAL OF THE MINUTES OF JANUARY 24, 2017:**

Minutes approved as corrected by vote of 12-0-7. Abstentions: Serra Mesa, University, Mission Beach, College Area, Navajo, Otay Mesa, Kensington/Talmadge.

**5. SGLU WORK PLAN- Information Item**

CPC membership discussed the City Council's Smart Growth & Land Use Committee's adopted work plan for the coming year. Councilmember Sherman gave a presentation on housing affordability, including strategies to increase housing supply, decrease project costs and streamline the approval process. Regarding affordability CPC members cited cost as a major inhibitor for many San Diegans to own housing when compared with cities like Detroit. Councilmember Sherman said that lowering costs in conjunction with increasing the supply would allow more affordability. Sherman also indicated that restructuring DIF to be calculated by square feet instead of per unit is a strategy in the memo that is expected to encourage development of smaller units, in turn lowering cost per unit. CPC members expressed concern that lowering DIF could also result in less funding for facilities like parks.

CPC members considered the impacts of changing requirements. The trend toward reducing parking requirements for development along transit corridors was questioned for fear it would push parking into adjacent neighborhoods. Lowering park acreage standards was thought to possibly reduce costs and some CPC members thought this strategy should be further explored. Concerns were also expressed about the affordable density bonus program. The use of streamlining incentives is resulting in planning groups having no input on their development. It was suggested that applicants appear as information items to involve the planning groups in design if they cannot be part of the decision-making process. Some saw concentrating smaller units around transit may be a way to preserve single-family property values. However, there were also concerns over reducing DIF if the goal is to attract density. Park equivalencies/parklets were mentioned as alternatives to large parks and they may be less expensive.

Regarding regionalizing community planning groups (from 48 to 9), the Councilmember shared this as an opportunity to professionalize planning groups and provide more training. He also discussed that the groups would be better served by more diversification and less recycling of planning group membership, and that more outreach is needed to include minorities and renters. CPC members were interested in a training program and suggested videos (such as Robert Stern – Pride of Place or newly created ones) to educate new planning board members. Regionalizing was criticized because CPC members felt each community has unique needs and the residents are the best conduit to those needs for the City. Some CPC members took issue with the use of the term "professionalize" and shared that the knowledge of group members is very valuable to the planning process. Many felt using all industry-related representatives who may not live in a neighborhood would harm planning for the city. Some felt that enforcing term limits would help eliminate a select

group leading the decision-making for extended period of time, but there were also concerns that it could make it difficult for some groups to achieve a quorum.

Other strategies were discussed including having affordable housing dispersed throughout the community instead of concentrated in one area for fear that concentrated affordable units would decrease an area's property values. It was also suggested to use eminent domain for park facilities in communities that are 99% deficient or establish a park purchase fund for optimum sites.

A discussion on the Huffman 6-packs also occurred. Some CPC members expressed that these projects do not add to a community's character and their design creates significant negative impacts for surrounding properties, especially from the full lot line curb cut. One suggestion was to develop an overlay where a Planned Development Permit (PDP) could be used to incentivize redevelopment of Huffman 6-packs with community input. The current plan suggests the use of a Process 4 decision, which disincentivizes developers unlike a Process 2 decision. It was proposed that a wish list/tool kit be developed to help guide the redevelopment of Huffmans, including utility undergrounding, sidewalks, etc. Discretionary review plus the tool kit was recommended as the best approach.

Other concerns expressed included the possibility that accessory units could exacerbate parking problems. Some shared concerns that transit oriented development may not be feasible for some segments of the population, especially on-call workers. However, some CPC members felt smaller lots for single family zones and near zero lot lines may be a way to encourage supply. Certification of developers who would guarantee legal compliance was considered by some as an interesting idea for lowering development costs.

Regarding process streamlining, members expressed concern that the reduction of the CEQA appeal period to five days is insufficient and does not provide enough time. Fifteen days was identified as sufficient in order to assemble the planning group. Discussion also surrounded the City's trip generation rates and the need for them to be updated, and the use of SANDAG traffic modeling as opposed to consultant-prepared studies. CPC members also reflected on the smart growth priorities, and some supported incentives for solar and grey water reuse.

The Smart Growth and Land Use work program can be found here:

[http://docs.sandiego.gov/councilcomm\\_agendas\\_attach/2017/sglu\\_170215\\_5.pdf](http://docs.sandiego.gov/councilcomm_agendas_attach/2017/sglu_170215_5.pdf)

#### **6. REPORTS TO CPC:**

- Staff Report: None
- Subcommittee Reports: None
- Chairperson's Report: None
- CPC Member Comments: None

**ADJOURNMENT TO NEXT REGULAR MEETING, March 28, 2017**

The meeting was adjourned by Chair David Moty at 8:51 P