

Community Planners Committee

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CPC FINAL MINUTES FOR MEETING OF MARCH 28, 2017

MEMBERS PRESENT:

Russ Connelly, City Heights
Keith Hartz, Clairemont Mesa
Jose Reynoso, College Area
Pat Stark, Downtown
Kenneth Malbrough, Encanto
David Swarens, Greater Golden Hill
David Moty, Kensington/Talmadge
Cindy Greatrex, La Jolla
Noli Zosa, Linda Vista
Jeffrey L. Stevens, Mira Mesa
Lorayne Burley, Miramar Ranch North
Debbie Watkins, Mission Beach

Daniel Smith, Navajo
Jim Baross, Normal Heights
John Ambert, Ocean Beach
Ann Dahlkamp, Old Town
Mel Ingalls, Otay Mesa
Jon Linney, Peninsula
Mike Lutz, Rancho Bernardo
Wallace Wulfeck, Scripps Ranch
Bob Crider, Serra Mesa
Guy Preuss, Skyline/Paradise Hills
Robert Leif, Southeastern
Richard Thesing, Tierrasanta
Leo Wilson, Uptown

VOTING INELIGIBILITY/RECUSALS: Rancho Bernardo

Guests: Sandra K. Wetzel-Smith, Victoria Touchstone and others

City Staff/Representatives: Brian Schoenfisch, 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 offered a handout on additions to DIF and recommended reading material including, Planned to Death.
 - Lorayne Burley said transit improvement must accompany increased density. Infrastructure improvements need to be considered with increases in density.
 - Jim Baross offered a pin if CPC members took part in a survey for improved bike facilities.
 - John Ambert said OB is assessing short-term vacation rentals. A future meeting is being planned.
 - Robert Leif said the government won't fund affordable housing and that building costs need to be cut in order to achieve affordable housing goals. He advised looking to China as an example for how to implement.
 - David Swarens mentioned an abrupt mayoral change in the chair and other positions on the Historical Resources Board that members only found out about at the meeting.

3. MODIFICATIONS AND APPROVAL OF AGENDA:

Leo Wilson, Uptown, moved to approve the agenda. Seconded by Jim Baross, Normal Heights. Motion passed unanimously.

4. APPROVAL OF THE MINUTES OF FEBRUARY 28, 2017:

Leo Wilson, Uptown, moved to approve minutes as corrected. Seconded by Jose Reynoso, College Area. Motion passed 21-0-3. Abstentions: Encanto, Normal Heights, Kensington/Talmadge and Rancho Bernardo.

David Moty thanked staff for detailed minutes of the February 28, 2017 CPC.

5. CHAIR'S UPDATE ON RECENT SGLU PROPOSALS- Information Item

David Moty met with District 7 staff, Barret Tetlow and Sarah Jarman on Mar. 8 and was handed a sheet with five topics regarding proposals from the City Council's Smart Growth and Land Use subcommittee: 1.Reform cpg bylaws to reflect more diverse land use interests, specifically impose a requirement which delineates a mandatory equal distribution of board members in the categories of property owner, resident, business person and renter; 2.Require cpg's to review projects after cycle 1 but no later than draft EIR when applicable; 3. Consolidate cpg's; 4. Require training of cpg members in the following categories: Brown Act, property rights, affordable housing, interacting with the City; 5. Enforce CP 600-24 regarding term limits.

Regarding item 1, Moty said his cpg will go out of its way to elect a business person but the issue is no business people seem interested in running for his cpg. Uptown interjected that they are a business dominated cpg. Getting renters to join the cpg was another problem Moty noted, so obtaining an equal distribution of renters versus other categories would be difficult. District staff proposed that, if getting renters was so difficult, the Councilmember could nominate renters to join the cpg. Moty felt that such a cpg member would not represent community interests. There was no resolution to this issue and the discussion continued to item 2. Moty said he would have CPC form a subcommittee to review this.

Item 3 was taken off the table by Council District staff and not discussed. Regarding item 4 Moty felt more training was desirable, particularly electronic training because it can be reviewed at will. Where, with live training you may sit on knowledge for months and not have it readily available when needed. A combination of live and electronic was proposed but there was no resolution.

Regarding item 5, the Council District was concerned that the same cpg members get recycled over and over. Moty felt this was not an issue with the cpg's he knew of. Moty said more training would be beneficial to those cpg's that don't see a lot of development.

6. CPG TRAINING- Information Item

CPC discussed potential improvements to train CPG members. There were varied comments based on the personal experience of the CPC members with their own cpg's. Overall, electronic training seemed preferred over live training as it could be reviewed in conjunction with project review, where live training could be dated and not so easily

recalled. Guy Preuss asked if the Planning Department still had a technical library. Brian Schoenfisch responded that there were on-line technical resources on the COW page but no physical library. Preuss suggested the City come up with a list of planning and urban planning documents along with maps, pictures and diagrams to aid cpg's, and the Pride of Place video.

Regarding reviewing projects after cycle 1 Wally Wulfeck said the SMR cpg won't comment until the final EIR is out, as he felt SMR's comments on draft EIR's for projects have been ignored and the same misstatements that were in the draft ended up in the final EIR. Regarding training, Wally said that some trainings were useful but that trainings on how to review development were not appropriate. He said, if there is going to be live training (COW) that there should be some quality standard set. Leo Wilson said that Administrative Guidelines already allowed cpg to review a project after the assessment letter up to the first CEQA document, so there is no issue there. Debbie Watkins said her cpg would continue to review projects even after second review cycle to ensure that plans meet their PDO requirements. Ann Dahlkamp said that on-line training is preferred and would welcome more. Keith Malbrough supports training. His cpg only forwards their recommendation after the cycle review process is complete. Michael Lutz said that trainings are helpful and that on-line trainings are recommended. Jim Baross said the COW is a good start but ease of access to training resources is more desirable than formal training. John Ambert said his cpg prefers to wait until findings are developed before forwarding a recommendation to the City. Robert Leif said the cpg's should be trained by professors at the state university. Jeffery Stevens said trainings are fine but that traffic study trainings are needed.

It was ultimately proposed that a combination of both live and electronic COW's would be the most beneficial to new cpg members. Pat Stark said training needs to be subject specific (i.e. Robert's Rules) as opposed to a global request for training. David Swarens said training is needed regarding how to participate in cpg's. Live trainings are desirable but CEQA training could be improved (i.e. thresholds, etc.). Bob Crider said it would be helpful to have video of past trainings available until an exceptional training program is developed.

7. EXPANDING CPG DIVERSITY & TURNOVER- Information Item

CPC discussed potential changes to CPGs that might encourage greater diversity of interests, perspectives, and expanded participation. There were varying opinions on cpg diversity and turnover. The idea forwarded by Council District 7 to appoint renters, a group thought resistant to joining cpg's, was of concern because it could negatively impact the independence of the planning groups. Institutional and community-based knowledge were themes mentioned as reasons for assuring that more senior community members could continue to contribute. However, Cindy Greatrex said her cpg has problems meeting diversity goals because the same people populate the planning and community groups. She is putting a training together to emphasize Robert's Rules of Order and dealing with basics, as people are scared to join cpg's because of fears related to Brown Act violations and threatened lawsuits. Leo Wilson opposed term limits as diluting the base of land use knowledge on the cpg. Russ Connelly said generating interest in running for his cpg was an

issue, largely due to the number of renters. Keith Hartz said his cpg will drop from 16 to 14, which may promote competitive elections and turnover. Robert Leif said an emeritus position should be created to allow participation in discussion but without voting rights. Jeffry Stevens said the knowledge of community history is valuable and preserved in the policy allowing return to the cpg after 8 years. Regarding both diversity and turnover, the property owner category was a problem for his cpg because an 8-year member with large land holdings and anticipated development of 1,800 du's and community-based knowledge was replaced by a homeowner. Preuss said it should be the responsibility of the Planning Dept. not the cpg's to encourage diversity on cpg's. Daniel Smith said the City Council and local newspaper could do things to encourage people to join cpg's.

David Moty thanked CPC members and said that a future CPC subcommittee could identify the subject specific areas, such as Robert's Rules, traffic studies, for future COW trainings. A formal response is also required for diversity and turnover, and a goal for the CPC subcommittee would be to form a response to subject specific training, diversity and turnover that could be referred to the CPC at-large to vote on and then make a recommendation to the City.

A future subcommittee meeting could meet at 5:30 at Silver Room or on a Friday at 7:00 p.m. Cindy Greatrex suggested meeting at 6:00 p.m. at the Silver Room. The Copper Room was suggested. Other members supported the time change (Peninsula, Serra Mesa, Rancho Bernardo Southeastern, Encanto, Uptown, Golden Hill, Old Town). Parking stickers to be provided. Details will be on next agenda. David Swarens requested that communities not represented by the CPC subcommittee have input. David Moty said he would enable electronically. Leo Wilson asked if training would be for new members or would this be more long term. Brian Schoenfisch said it would be for both short and long term.

8. REPORTS TO CPC:

- Staff Report: Brian Schoenfisch reminded CPC that the Community Orientation Workshop (COW) is May 20, 2017. E-COW training is available online, but in-person attendance is recommended. Brian reminded cpg's to submit rosters in order for new members to be invited to the COW. The City will reference CPC input on topics under consideration tonight for what breakout session to have at COW. Suggestions to improve COW training are welcome.
- Subcommittee Reports:
 - Guy Preuss discussed Senate Bill 1069, which will allow a companion unit up to 1200 sf in any single family zone. His cpg, Skyline Paradise Hills, approved the new bill and it is yet to be determined how it will affect affordable housing.
 - Jose Reynoso said the College Area cpg is promoting the first annual Art. St, a celebration of local artists, dancers on April 22, 2017 at Art St. and El Cajon Blvd.
- Chairperson's Report:- None
- CPC Member Comments - None:

ADJOURNMENT TO NEXT REGULAR MEETING, April 25, 2017

The meeting was adjourned by Chair David Moty at 8:25 PM