

# Community Planners Committee

Planning Department • City of San Diego • 202 C Street, 5th Floor, San Diego, CA 92101

## COMMUNITY PLANNERS COMMITTEE MINUTES FOR THE MEETING OF SEPTEMBER 28, 2004

### ATTENDEE:

Paul Robinson, Centre City  
Michael Sprague, City Heights  
Dave Potter, Clairemont Mesa  
Steve Laub, College Area  
Laura Riebau, Eastern Area  
Pat Shields, Greater Golden Hill  
Mike Powers, Greater North Park  
Buzz Gibbs, Kearny Mesa  
Clint Kisner, Kensington-Talmadge  
Mary Coakley, La Jolla  
Ed Cramer, Linda Vista  
Ted Brengel, Mira Mesa  
John Pilch, Navajo  
Gary Weber, Normal Heights

Jeanne Ferrell, Old Town  
Jan Johnston, Otay Mesa-Nester  
Mark Mitchell, Pacific Beach  
Jim Denton, Rancho Bernardo  
Joost Bende Rancho Penasquitos  
David Flores, San Ysidro  
Tamara Silverstein, Scripps Ranch  
Cindy Moore, Serra Mesa  
Wanda Pruess, Skyline-Paradise Hills  
Reynaldo Pisano, Southeastern  
Eric Germain, Tierrasanta  
Stan Siegel, University  
Leo Wilson, Uptown

### GUESTS AND STAFF:

City Staff: Patsy Chow, Gail Goldberg, Kevin Guy, Coleen Clementson, Anna McPherson, Marcela Escobar-Eck, Russ Gibbson, Scott Donahue, Sabrina Curtin, Marsi Steiner, Michelle Brega

Guests: Guy Pruess, John Ziebarth, Lee Campbell, Will Harvey, Matt Adams, Scott Molley, Craig Jones, Matt Peterson, Peter Kanelos

### CALL TO ORDER:

Chairperson, Dave Potter called the meeting order at 7:01

Introductions were made and Committee members gave summaries of various actions taking place in their communities.

### APPROVAL OF THE MINUTES

Draft minutes for July 27, 2004; with correction made to the numbering order of the items listed under the section Order of Business. Minutes were approved.

### MODIFICATIONS TO AGENDA:

None

### COMMUNICATIONS FROM THE PUBLIC:

John Pilch, Mary Coakley, Lee Campbell

### PLANNING DIRECTOR'S REPORT:

None

### ORDER OF BUSINESS:

#### **1. WATER REUSE STUDY: Information Item**

Marsi Steiner gave a brief introduction to the Water Reuse Study. The purpose of the study is to pursue opportunities to increase local water supply and reliability, and optimize local water assets, through a comprehensive study of recycled water.

#### **2. LARGE RETAIL DEVELOPMENT ORDINANCE: - Action item**

Gail Goldberg took a few moments to explain why the Planning Department was moving forward with the Large Retail Ordinance. City Council and LU&H staff has directed the Planning Department to bring forward this Ordinance. Gail then went on to introduce Pasty Chow, who gave a brief presentation and discussion on the Ordinance.

***Motion:*** (Bende) Move for the Approval of staff recommendation with two modifications: **1) eliminate the 150,000 square-foot building size limit and 2) establish discretionary review at 75,000 square-feet instead of 100,000 square-feet in the CC Zones and planned districts. Second by Germain.**



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**Amendment to the Motion:** (Wilson) Support staffs recommendation with the following modification: 1) Eliminate the 150,000 square-foot building size limit 2) Establish discretionary review for 50,000 to 75,000 would be subject to a process 2 Neighborhood Development Permit, so the Community Planning Groups may become involved 3) Establish discretionary review for anything 75,000 square-foot and above would be subject to a Process 4, Site Development Permit.

**\*note:** Does not apply in the regional commercial zones or the Centre City PDO. In either staffs recommendation or the subcommittee's recommendation, there is no language or requirements for re-leasing. **Vote:** 21-2-0, with College Area recusing.

**Regarding Re-Leasing:** **1st Motion (Germain);** Move to bring back at a later date with a staff report. **Second by Riebau.** **Vote:** 1-17-2. Motion fails. **2<sup>nd</sup> Motion: (Shields)** Group has strong feelings. **Second and Amendment to the Motion by (Wilson);** Have City Council recognize our concerns on; 1) vacant buildings creating blight 2) create public nuisance 3) anti-competitive conduct 4) Land efficiency. Along with removing the language from the original motion by Shields. **Additional Amendment to the Motion by (Riebau);** 5) Lack of Services. **Vote:** 10-12-1, motion fails. **3<sup>rd</sup> Motion: (Riebau)** CPC require a re-releasing (not a demolition) requirement to the ordinance; require the vacating lease holder to actively try to release the property and prohibit leases tying up vacant property. **Second by Sprague.** **Vote:** 5-16-1, motion fails.

### **3. MANUFACTURED SLOPE REGULATIONS: – Action Item**

Scott Donaghe, gave a brief overview of the Manufactured Slope Regulations and the purpose of Manufactured Slope Regulations. Staff is proposing, (which is still in the negotiations process) to create a new section in the Land Development Code that would address manufactured slopes which adjacent to steep hillsides. This will be going back to LU&H in November. **Motion: (Germain)** to return to CPC with example sample slides of what is permitted. **Second by Pilch.** **Vote:** 17-1

#### **REPORTS TO CPC:**

- **Staff Report:** Marcela Escobar-Eck announced that the Land Development Manual is now on the Development Services website. Marcela also spoke briefly on the status of the Noticing Project, “Official Zoning Map Project” and the Zero-based Management Review Report. Kevin Guy gave a listing of the upcoming training sessions available; September 30, CEQA training session. Planning group members are invited to attend the Mini-Community Orientation Workshop (Mini-COW) on October 27. This session will satisfy the COW-attendance requirement for new planning group members. Gail Goldberg informed CPC that she will not be attending October's meeting, because the World Bank and the China Development Bank have invited her to visit China and discuss planning issues.
- **Subcommittee Report:** Dave Potter commented on CEQA. Coleen Clementson stated that the Land Use Element Subcommittee will be meeting prior to the CPC meeting.

**Chair Report:** NONE

#### **FUTURE AGENDA ITEMS:**

Manufactured Slope Regulations

Meeting adjourned 9:50 p.m. by Dave Potter.

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