

Community Planners Committee

City Planning & Community Investment • City of San Diego
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CPC DRAFT MINUTES FOR THE MEETING OF JUNE 23, 2009

MEMBERS PRESENT:

Manjeet Ranu, Carmel Valley
Bill Keller, Centre City
Jim Varnadore, City Heights
Brooke Peterson, Clairemont Mesa
Doug Case, College Area
Laura Riebau, Eastern Area
Greg Morales, Encanto
Joe LaCava, La Jolla
Jeff Perwin, Linda Vista
Tracy Reed, Miramar Ranch North
Mark Rawlins, Navajo
Jim Baross, Normal Heights
William Kenton, North Bay
Rob Steppke, North Park
Giovanni Ingolia, Ocean Beach

Mel Ingalls, Otay Mesa
Daniel Wagner, Otay Mesa-Nestor
John Shannon, Pacific Beach
Nancy Graham, Peninsula
Ellen Willis, Rancho Bernardo
Charles Sellers, Rancho Penasquitos
Steve Otto, San Ysidro
Guy Preuss, Skyline/Paradise Hills
Reynaldo Pisano, Southeastern San Diego
Scott Hasson, Tierrasanta
Dash Meeks, Torrey Hills
Faye Detsky-Weil, Torrey Pines
Janay Kruger, University
Leo Wilson, Uptown

VOTING ELIGIBILITY/RECUSALS: Michael Nelson, Sabre Springs

Guests: Joyce Summers, Mario Ingrassi, Lee Cambell, Landry Watson

City Staff: Mary Wright, Nicholas O'Donnell, Sara Lyons, Kelly Broughton, Charlene Gabriel

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 Leo Wilson called the meeting to order at 7:00 p.m. and proceeded with roll call.
2. **NON-AGENDA PUBLIC COMMENT:**
Joyce Summers updated CPC on CCDC activities.

Mario Ingrassi, member of the Eastern Area community and chair of COMPACT, requested that more CPC members attend COMPACT to provide better representation of the different communities.

3. **MODIFICATIONS AND APPROVAL OF AGENDA:**
Guy Preuss, Skyline/Paradise Hills, moved to approve the June 23, 2009 agenda. Motion passed.

4. APPROVAL OF THE MINUTES OF MAY 26, 2009:

CPC had concerns regarding the minutes for the Parking Meter Improvement Plan which were added to Item #7.

Guy Preuss, Skyline/Paradise Hills, advised adding the word “failed” in Item #7 regarding the first motion. The second motion should also be revised to indicate that the motion failed.

Ellen Willis, Rancho Bernardo, requested that the first sentence of Item #6 be revised to remove the statement about Leo not chairing the item because he was the chair. She also requested that a note be added that Doug Case’s candidacy statement was read to CPC in his absence.

Guy Preuss, Skyline/Paradise Hills moved to approve the May 26, 2009 minutes as amended. Motion passed.

5. (1.) TENTATIVE MAP, DEVELOPMENT PERMIT, AND CONSTRUCTION PERMIT EXPIRATION DATE EXTENSION ORDINANCE:

Kelly Broughton, Development Services Director, gave a presentation on the Tentative Map, Development Permit, and Construction Permit Expiration Date Extension Ordinance.

DSD is requesting that council pass an interim ordinance that would not go into the municipal code, and would only cover the period between July 15, 2009 and December 31, 2011. This ordinance would grant applicants with tentative maps, development permits and construction permits additional time period to fulfill their permit obligations.

Janay Kruger, University, moved that CPC should support the tentative map, development permit, and construction permit expiration date extension ordinance. Joe LaCava, La Jolla, seconded the motion. The motion was approved by a vote of 26-0-1. 1 abstention: Uptown.

(2.) REVISED DEVELOPMENT REVIEW USER FEES TO PROVIDE COST RECOVERABLE REVIEWS AND INSPECTION SERVICES:

Kelly Broughton, Development Services Director, gave a presentation on the Revised Development Review User Fees to provide cost recoverable reviews and inspection services.

The Development Services Department last increased their fees in 2003. Prior to that fee increase, the fees were based on the construction cost of projects. The last fee increase was based on estimates of staff time needed to complete an activity. This fee increase is required to help DSD maintain costs for the services they provide.

The fee increase has not yet gone before the City Council and it will likely be at least four months before these new fees are implemented. DSD would like to review and update their fees on a 5-year cycle. If the fee increases are not implemented, positions within the department will likely need to be cut.

Jim Varnadore, City Heights, moved that CPC should support the revised development review user fees to provide cost recoverable reviews and inspection services. Brooke Peterson, Clairemont, seconded the motion. The motion was approved by a vote of 26-2-1. 2 votes against the motion: North Park and Linda Vista. 1 abstention: Uptown.

(3.) APPROVAL OF ORDINANCES AMENDING THE SECTION OF THE SAN DIEGO MUNICIPAL CODE RELATING TO THE CITY'S FACILITIES BENEFIT ASSESSMENT AND DEVELOPMENT IMPACT FEE PROVISIONS:

Charlene Gabriel, Facilities Financing Program Manager, gave a presentation on the approval of ordinances amending the section of the San Diego Municipal Code relating to the City's Facilities Benefit Assessment and Development Impact Fee Provisions.

Jim Varnadore, City Heights, moved that CPC approve the ordinances amending the section of the San Diego municipal code relating to the City's facilities benefit assessment and development impact fee provisions, provided that the City Council also directs that public facilities financing plans be taken to the Land Use and Housing Committee for review. The ordinance should also direct the City Manager to address the assurance of facilities when needed. Guy Preuss, Skyline/Paradise Hills seconded the motion. The motion was approved by a vote of 24-4-1. 4 votes against the motion: Rancho Penasquitos, Navajo, North Park, and Otay Mesa-Nestor. 1 abstention: Uptown.

Joe LaCava, La Jolla, moved that as a companion piece to the previous motion that all Facilities Benefit Assessments and Development Impact Fees be brought into 2009 dollars. Laura Riebau, Eastern Area, seconded the motion. The motion was approved by a vote of 18-10-1. 10 votes against the motion: Carmel Valley, City Heights, Linda Vista, Navajo, North Park, Otay Mesa, Otay Mesa-Nestor, Peninsula, Rancho Penasquitos, and University. 1 abstention: Uptown.

6. COMMUNITY PLAN PREPARATION MANUAL:

Landry Watson, Chair, CPC Plan Preparation Manual Subcommittee and Sara Lyons, Senior Planner, CPCI, gave a presentation on the Community Plan Preparation Manual. The Community Plan Preparation Manual was continued from the March CPC meeting to address concerns with Chapters 1, 2, and 6. The subcommittee has since met with city staff to address these concerns. The subcommittee provided final recommendations at the end of May. The edits to the final draft have been made in response to the final comments in May.

Jim Varnadore, City Heights moved to continue the discussion of the Community Plan Preparation Manual to the July CPC meeting so that CPC members have a chance to review the material. Greg Morales, Encanto seconded the motion. The motion was approved by a vote of 28-0-1. 1 abstention: Uptown.

7. SANDAG CPC REPRESENTATION:

CPC would like to request representation on the Regional Planning Stakeholders Working Group for the 2050 Regional Transportation Plan.

Jim Varnadore, City Heights moved to send a letter to SANDAG requesting that Brooke Peterson, Clairemont, be designated as the CPC representative for Regional Planning Stakeholders Working Group. Ellen Willis, Rancho Bernardo, seconded the motion. The motion was approved by a vote of 25-0-1.

8. REPORTS TO CPC:

- Staff Report:
 - The Planning Chairs Orientation Workshop will be offered to the Planning Group chairs and vice-chairs on June 29, 2009.
 - Staff is in the process of updating the Administrative Guidelines.
- Subcommittee Reports:
 - Guy Preuss, Skyline/Paradise Hills reported there was a June 10th meeting of the Bicycle Master Plan Subcommittee at the Hall of Champions in Balboa Park.
 - Guy Preuss, Skyline/Paradise Hills reported that Municipal Code Monitoring Team is proposing changes to Municipal Code Sections 126.0303 and 141.310, which pertain to housing senior citizens. They wish to reduce the decision process to limited use and clarify that persons with disabilities are eligible for senior housing. They also are proposing changes to Code Sections 132.0905 and 142.055(b) which allows tandem parking to count for two spaces.
- Chairperson's Report:
 - Upcoming Agenda Items
 - Administrative Guidelines
 - Airport Land Use Compatibility Project
 - Community Plan Preparation Manual Subcommittee (July)
 - CUP Process
 - Demolition Policy
 - Electric Utility Boxes
 - Fire Zones
 - Indemnification
 - Model Drought Response Ordinance
 - Smoke Shops
 - Substantial Conformance Review (July)
 - Wireless Facilities

It was moved and seconded to adjourn the meeting. The meeting was adjourned by Leo Wilson at 9:00 p.m.