

Community Planners Committee

City Planning & Community Investment • City of San Diego
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CPC DRAFT MINUTES FOR THE MEETING OF JULY 28, 2009

MEMBERS PRESENT:

Manjeet Ranu, Carmel Valley	Daniel Wagner, Otay Mesa-Nestor
Bill Keller, Centre City	John Shannon, Pacific Beach
Jim Varnadore, City Heights	Nancy Graham, Peninsula
Brooke Peterson, Clairemont Mesa	Ellen Willis, Rancho Bernardo
Doug Case, College Area	Craig Balben, Sabre Springs
Laura Riebau, Eastern Area	Michael Cather, San Ysidro
Greg Morales, Encanto	Guy Preuss, Skyline/Paradise Hills
Tom Hebrank, Kensington Talmadge	Reynaldo Pisano, Southeastern San Diego
Pat O'Donohoe, Mira Mesa	Scott Hasson, Tierrasanta
Jim Baross, Normal Heights	Dash Meeks, Torrey Hills
Rob Steppke, North Park	Dennis Ridz, Torrey Pines
Brittany Taylor, Ocean Beach	Leo Wilson, Uptown
Christine Robinson, Old Town	

VOTING ELIGIBILITY/RECUSALS: Todd Phillips, Scripps Ranch

Guests: Joyce Summers, Landry Watson, Dave Potter, Pamela Thorsen

City Staff: Mary Wright, Nicholas O'Donnell, Sara Lyons, Robin Shifflet, Mike Westlake, Bill Anderson

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.

Pamela Thorsh, with Rebuilding Together San Diego, informed CPC that they are an organization that renovates homes for low income families. There are two new programs that the organization is now implementing:

- Taking it to the Street which is a community cleanup program.
- Pass Along, the organization receives approximately \$60,000 a month in materials for home renovation, which they distribute for a small administration fee to non-profit groups and low income families.

Craig Balben, Sabre Springs encouraged CPC to be involved Marti Emerald's Ad Hoc Task Force for water sub-meters. If interested please contact Cynthia Harris at crharris@sandiego.gov. He also wanted to mention his concern over fees collected by Recreation Centers for planning groups.

Guy Preuss, Skyline/Paradise Hills informed CPC that the Skyline/Paradise Hills monthly planning group meeting was canceled due to caution over a potential Brown Act violation. He advises all Planning Group chairs to ensure that their meeting location is on their agenda distribution list.

Greg Morales, Encanto recommends that everyone read the California State Constitution. A forum will take place on Saturday, August 1, 2009, at the Mission Valley Library. He would appreciate others sending him their thoughts and ideas regarding a possible solution to the current state fiscal problems.

3. MODIFICATIONS AND APPROVAL OF AGENDA:

Jim Varnadore, City Heights moved to approve the July 28, 2009 agenda. Motion passed.

4. APPROVAL OF THE MINUTES OF JUNE 23, 2009:

Scott Hasson, Tierrasanta moved to approve the June 23, 2009 minutes. Motion passed. 3 abstentions: Old Town, Sabre Springs, San Ysidro.

5. 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 status.

The Community Plan Preparation Manual subcommittee was concerned that City staff made changes on parts of the manual that CPC had not approved. The subcommittee recommended to not approve the City version and refer the entire document back to subcommittee for review by City staff, subcommittee members, and the City Attorney's office.

Mary Wright, CPCI, advised CPC that changes made to the Community Plan Preparation manual were discussed at the subcommittee meetings. In addition, CPC previously approved several chapters of the manual except for chapters 1, 2, and 6. She recommends that CPC approve the document.

Tom Hebrank, Kensington-Talmadge motions to refer the Community Plan Preparation Manual to subcommittee.

Ellen Willis, Rancho Bernardo, moved that CPC not approve the City version of the Community Plan Preparation Manual and refer the entire document back to the subcommittee for further review by City staff, subcommittee members, and the City Attorney's office.

Greg Morales, Encanto seconded the motion. The motion was approved by a vote of 21-3-1. 3 votes against: Centre City, Kensington-Talmadge, and San Ysidro. 1 abstention: Uptown.

6. SUBSTANTIAL CONFORMANCE REVIEW:

Mike Westlake, Development Services, gave CPC an update on the Substantial Conformance Review status. Substantial conformance review amendments are currently a priority to Development Services work program. In September of 2008 CPC recommended that all substantial conformance reviews be a Process 2. CPC also requested that the City publish specific criteria in order to determine if project modifications substantially conform. City Staff recommends no changes to the current Substantial Conformance Review process, and that City uses the guidelines in Bulletin 500 to assist staff in determining Substantial Conformance.

Ellen Willis, Rancho Bernardo moved that CPC support the Draft Substantial Conformance Review Amendment (attachment #1 of the staff report) which requires any Substantial Conformance determination should be reached through a Process 2. Christine Robinson, Old Town seconded the motion. The motion was approved by a vote of 16-8-1. 8 votes against: Carmel Valley, Centre City, Clairemont, City Heights, Mira Mesa, Otay Mesa-Nestor, Peninsula, and San Ysidro. 1 abstention: Uptown.

Ellen Willis, Rancho Bernardo moved that CPC recommend that the guidelines (attachment #2 of the staff report) be revised by deleting the word "significant" from the Land Use determination. Christine Robinson, Old Town seconded the motion. The motion failed by a vote of 8-16-1. 8 votes in favor of the motion: Encanto, Eastern Area, Normal Heights, North Park, Old Town, Rancho Bernardo, Skyline/Paradise Hills, and Southeastern San Diego. 1 abstention: Uptown. Meetings will be held to review the Master Plan with affected planning groups.

7. SAN DIEGO RIVER PARK MASTER PLAN:

Robin Shifflet, Park Designer, CPCI, gave CPC an update on the San Diego River Park Master Plan. There are 7 principles which are the guiding ideas that express the essential elements of the San Diego River Park Master Plan.

1. Clean-up and restore hydrologic function to the river
2. Reclaim the valley as a common
3. Unify fragmented lands
4. Emphasize a continuum of experience
5. Reveal the valley history
6. Reorient development toward the river
7. Create a synergy of people, water, and wildlife

To implement the San Diego River Park Master Plan 4 community plans (Mission Valley, Navajo, Tierrasanta, and East Elliot) would need to be amended and 3 municipal codes.

Leo Wilson, Uptown moved to extend the CPC meeting to 9:10. The motion passed.

8. INCREASING DEVELOPMENT PERMITS REVIEW APPEAL PROCEDURE:

Dennis Ridz, Torrey Pines requested that CPC approve increasing the Development Permit Review Appeal Procedure. The request is to ask the City Attorney to consider increasing the Appeal Period on Process 3 and Process 4 from 10 business days from the decision date to 20 business days after official notification to the Board Chair or Chair of the Project Review Committee that the Hearing Officer has ruled against the recommendation(s) of a Community Planning Board.

Dennis Ridz, Torrey Pines, moved that CPC approve increasing the Development Permit Review Appeal Procedure from 10 to 20 business days. Guy Preuss, Skyline/Paradise Hills seconded the motion. The motion passed by a vote of 23-0-1. 1 abstention: Uptown.

9. REPORTS TO CPC:

- Staff Report:
 - The Planning Chairs Orientation Workshop took place on June 29, 2009 with approximately 25 members in attendance.
 - Staff has finished the internal review of the Administrative Guidelines and will be passing them to be reviewed by the City Attorney's Office.
 - Future CPC agenda distribution will have the upcoming agenda and draft minutes sent as attachments and internet links will be provided for the other supplemental agenda material.
 - The Indemnification Amendment was approved which indemnifies subcommittee members and now requires COW training within 60 days of their election or appointment.
- Subcommittee Reports:
 - Guy Preuss, Skyline/Paradise Hills reported there was no July meeting of the Bicycle Master Plan Subcommittee or the Zone Code Monitoring Committee.
- Chairperson's Report:
 - CPC is dark in August and there will be no meeting.
 - Upcoming Agenda Items
 - Administrative Guidelines
 - Airport Land Use Compatibility Project
 - Community Plan Preparation Manual Subcommittee (September)
 - CUP Process
 - Demolition Policy
 - Electric Utility Boxes
 - Fire Zones
 - Indemnification
 - Land Use and Housing (September)
 - Model Drought Response Ordinance
 - Smoke Shops
 - Wireless Facilities (September)

It was moved and seconded to adjourn the meeting. The meeting was adjourned by Leo Wilson at 9:10 p.m.