

City Heights Area Planning Committee
June 4, 2007 - 6:30pm
Metro Career Center
Conference Room - 3910 University Ave.

Proposed Agenda

1. Call to order
2. Off-agenda public comment
3. Staff reports and comment
4. Off-agenda committee member comment
5. Corrections to the minutes for May, 2007
6. Adoption of the Agenda
7. Business matters:
 - 7.1. 2540 Highland Avenue (PTN104691) - The project proposes to construct a 1,296 SqFt single-family residence and 425 SqFt attached garage on a 0.16-acre site at 2540 Highland Avenue. The site is zoned OR-1-1 in the Central Urbanized Planned District. (Action)
 - 7.4 City proposal to alter the rules in the Land Development Code for single family residential zones in an effort to prevent mini-dorms. (Action)
 - 7.3. Review of Committee operations and activities (Info)
 - 7.4. A very brief review of parliamentary procedure (Info)
8. Adjournment

The next Committee meeting will be July 2, 2007 at the address above.

The mid-month meeting is at 6:30PM on June 16, 2007 at 4310 Landis Street in the Mezzanine Conference Room. Agenda will be published.

For additional information please contact
"Jim" <Chapc_Chairman@yahoo.com>, "Patty" <Patty_chapc@yahoo.com>,
or "Russ" <FairmountPark92105@yahoo.com>

For the website, dial up www.neighborhoodlink.com/chapc/

CHAIR'S COMMENTS:

1. The business item this month is a permit application to build a house at 2540 Highland Avenue. I recommend you go look at the lot before the meeting. To get there, take Fairmount to Maple and go East on Maple, one block to 44th St. At 44th Street, turn right (South) and go one block to Laurel St. At Laurel turn left (East) and go half a block to the alley. Turn left (North) into the alley. The lot is on the right, between the two houses that are there. Drive carefully. The alley is narrow and the canyon drop-off is sheer.

2. After the set-to about a park in our Chollas Creek neighborhood, that almost had a road paved through it, the City has asked the State Park and Recreation Department for permission to keep the grant money and move it from the original site (Winona/Landis) over to a new site at 5024 Wightman Street. I have no idea whether the State will grant the request or when it might make a decision. If I do hear anything, I'll let you know.

3. The "Community Orientation Workshop" (COW) is scheduled for June 23 at 8:00AM. It will be held at the Metropolitan Operations Center building II (MOCII) which is located at 9192 Topaz Way, Kearney Mesa. There is plenty of parking. The COW is a mandatory training that you must attend in order to be protected by the City's indemnification ordinance. It's also a training you should consider attending more than once. Some of our committee colleagues have been 3-4 times. The COW is that good.

4. In the City Attorney's opinion, the Committee is now subject to the provisions of the Open Meetings Act (Brown Act). The Planning Director and the Community Planners Committee have been working to revise Council Policy 600-24 and the Administrative Guidelines to that policy (which govern our activity). They will prepare a draft bylaws shell for review. The idea is to have all community planning group bylaws be as uniform as circumstances permit. The council policy and the bylaws shell have been reviewed at our mid-month meeting.

The draft Council Policy is at City Council for adoption May 22. After that, the City and the Community Planners Committee will work on the draft bylaws shell. The Administrative Guidelines to CP600-24 are the final item and will be done shortly after the new Council Policy and bylaws shell are in place.

Finally and separately from all that, the City and the Community Planners Committee are working with the City Attorney on a revision to the City's ordinance that provides indemnification to planning groups in the event they are sued. The new draft will probably be phrased so that the city "represents, defends, and indemnifies" planning groups and members in the event of a lawsuit. That's better language. I'll keep you informed.

5. Along those lines, I'll try to get a deputy City Attorney to come to a meeting soon to brief us about the Open Meetings Act and how it affects us.

6. I will try to get senior City staff members to attend our meetings with brief introductions to the major city departments and what they do. I also recommend you spend a little while browsing the city's website at www.sandiego.gov. There's a wealth of information there for the taking. Also, all planning group agendas are on the planning department webpage. Here's how to get them:

- a) dial up www.sandiego.gov;
- b) Select "Departments";
- c) Choose "City Planning & Community Investment";
- d) Choose "Planning";
- e) On Planning's home page, there is a red box at the right labeled "CPG Meeting Agendas";
- f) Click that box to access the agendas, and look for CHAPC.

7. I will circulate a draft roster that I hope you will check and correct if needed. If your roster entry is correct, please indicate that. There will be TWO rosters; a public one that I send to the City and a committee one for our own use. The public one will show only your name, the seat you occupy, and your term of office. If you want more information on the public roster, you will have to tell me so I can include your information.

Please don't let the committee-only roster get out of your hands. Some of our colleagues prefer that their information not be public.

8. Responding to the College, Pacific Beach and other community complaints about mini-dorms, the city has proposed some rule changes. I don't have a handout for the city proposal, but webpage www.sandiego.gov/development-services/industry/minidorm/shtml has the city proposal. I recommend you dial it up and look at it. The comment period is still open, so I have added this to the draft agenda as an action item in case you want to offer a recommendation.