

Community Planners Committee

Planning Department • City of San Diego
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CPC DRAFT MINUTES FOR MEETING OF APRIL 24, 2018

MEMBERS PRESENT:

Russ Connelly, City Heights (CH)
Barry Schultz, Carmel Valley (CV)
Naveen Waney, Clairemont (CL)
Michel D'Ambrosia, College (COL)
Pat Stark, Downtown (DWNTN)
Linda Godoy, Eastern (EAS)
David Swarens, Greater Golden Hill (GH)
David Moty, Kensington/Talmadge (KT)
John Shannon, La Jolla (LJ)
Noli Zosa, Linda Vista (LV)
Jeffrey L. Stevens, Mira Mesa (MM)
Lorayne Burley, Miramar Ranch North (MRN)
Debbie Watson, Mission Beach (MB)

John Nugent, Mission Valley (MV)
Gerry Weber, Normal Heights (NH)
Tim Taylor, North Park (NP)
Ann Dahlkamp, Old Town (OT)
Mark Freed, Otay, Mesa (OM)
Henish Pulickal, Pacific Beach (PB)
Robert Goldyn, Peninsula (PEN)
Vicki Touchstone, Rancho Bernardo (RB)
Jon Becker, Rancho Peñasquitos (RP)
Sandra Wetzel-Smith, Scripps Ranch (SR)
Raymond Bernal, Southeastern (SE)
Guy Preuss, Skyline/Paradise Hills (SPH)
Jan Whitacre, Tierrasanta (TIRSN)
Leo Wilson, Uptown (UT)

VOTING INELIGIBILITY/RECUSALS: Del Mar Mesa, East Elliot, Mid-Way, Ocean Beach, Peninsula, Serra Mesa, Tierrasanta, Torrey Pines, University.

Guests: Nicholas Reed, , Kathy Vandenheuvel, Matt Walstrom

City Staff/Representatives: Nancy Graham, Tony Kempton, Patricia Duenas, Stephanie Bracci, Christine Rothman, Drew Kleis, Mike Hansen

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: 2 minutes per issue.

Jim Varnadore of City Heights discussed how community character is being threatened in City Heights by the approval of 84-foot high buildings directly across the street from single-family residences without any buffer to transition the difference in scale. Varnadore suggested the use of step backs on upper stories would help address the issue. Varnadore said the CPG appeal of the project was denied but he mentioned possible legal action. Further he indicated that his group is planning a meeting to discuss ways to encourage resident activism around this issue. Guy Preuss recommended two books, Planned to Death and Pride of Place.

3. MODIFICATIONS AND APPROVAL OF AGENDA:

With no objections, chair Moty approved the agenda.

4. APPROVAL OF THE MINUTES OF MARCH 27, 2018:

David Swarens recommended minutes reflect adjourning to subsequent meeting in April.
Ayes: EAS, CV, MRN, CL, MM, UT, LJ, GH, OT, LV, RP, MV, SR, SPH. Abstaining:
PEN, DT, MB, NH, COL, SE, TIRSN, RB, NP, PB, KT.

5. COUNCIL MEMBER DAVID ALVAREZ – Information Item

David Alvarez, Council Member District 8 thanked CPC members for all the work they do for the City, not just in their planning groups but within the CPC umbrella as well. Alvarez then offered his ideas to revise and reform the City's sidewalk repair policy, Council Policy 200-12. He cited residents that use strollers find it a challenging exercise, particularly in the older communities. Last year the City made a payout of \$5M to a resident who sustained a serious injury on a sidewalk and another \$7M was paid over the last 5 years. Alvarez's response was to propose changes to the City Council Rules Committee. He said Council Policy 200-12 originally placed the responsibility for sidewalk repairs on property owners. The City assumes responsibility for sidewalk repair only when damaged by circumstances such as parkway landscaping, curb cuts, heat expansion and water main breaks. For damage not caused by the property owner the City shares the cost of repairs. In 2015 a sidewalk assessment was performed which identified 85,000 locations needing repairs. Alvarez proposes revising Council Policy 200-12 in order to utilize money that went to pay lawsuits to instead pay for sidewalk repair. This would occur through shifting the responsibility for sidewalk repair to the City, except in cases where the property owner or a third party were determined to have caused the damage. Because the current policy puts the responsibility for repairs on the adjacent property owner very few sidewalks actually get repaired. Having the City assume responsibility would increase sidewalk repairs according to Alvarez, resulting in safer sidewalks and fewer lawsuits, as the City assumes liability anyway.

Board Comment:

Guy Preuss of SPH posed a question whether the City could repair a sidewalk damaged by the property owner and then bill the property owner in order to expedite repairs. Alvarez's response was that it was definitely something that should be considered. Jon Becker of RP asked who is responsible for repairing damage from tree roots. Alvarez responded that it was the City's responsibility. Swarens of GH asked if curbs would be included in sidewalk repairs and whether community-specific standards would be adhered to as well. Alvarez agreed. Leo Wilson of UT asked what the estimated cost of the sidewalk repairs was. Alvarez responded that it was \$38M and that repairing all 85,000 damaged sidewalks was not something the City could accomplish within one year. Alvarez also suggested if the City were to assume responsibility, the City would be offered more protection from future lawsuits, with the added benefit of addressing the damaged sidewalks. Russ Connelly of CH asked if there was some prioritization process to address the equity issues. Alvarez expected an organized approach would be adopted and urged planning groups to provide input to help with prioritizing projects. Other questions were asked related to damaged water meter covers and missing sidewalk segments. Alvarez said a separate fund exists for water meter covers. In response to questions about missing sidewalks Alvarez said the budget has a separate line item to address that issue. Moty supported Alvarez's proposal and suggested sidewalk repairs be funded through a line item on resident's property tax.

6. PLANNING DIRECTOR MIKE HANSEN – Information Item

New Planning Director, Mike Hansen, introduced himself to the CPC. Hansen said he would like to have an interactive CPC session after he settles into his new position but provided

some information on his professional and personal background. Hansen said he has been with the City just over four years and came from the Mayor's office where he was Deputy Chief of Staff and Policy and prior to that Policy Advisor on Land Use and Environment. Hansen said he grew up in Poway and has spent time in Rancho Bernardo, Scripps Ranch and Mira Mesa. He attended UCLA and spend two years in San Francisco, where he developed an interest in planning as a volunteer for the Green Belt Alliance and advocated for urban growth boundaries. Hansen attended law school in Chicago and then returned to San Diego where he practiced land use law while residing in several different neighborhoods. Hansen said he was reviewing the Grand Jury report on planning groups and urged CPC members to contact Nancy Graham with information that CPGs would like taken into consideration while the City prepares its formal response to the Grand Jury. Responses are to be send to Ms. Graham by May 22.

7. MASTER STORM WATER SYSTEM MAINTENANCE PROGRAM-Information Item

Drew Kleis, Deputy Director for Transportation and Storm Water and Christine Rothman, Development Project Manager presented the annual update of the Master Storm Water System Maintenance Program. Kleis introduced himself then turned the presentation over to Christine Rothman. Rothman said the Master Storm Water System Maintenance Program resulted from several agency requests for a comprehensive approach to channel maintenance throughout the city. The program was approved by City Council in September 2013 for 5 years and a replacement program is currently in process. The goal is to remove vegetation, trash and debris from the channels to allow efficient flow and allow floodwater passage. Rothman described several locations where remediation occurred during the 2016-17 season including Sorrento Valley and Tijuana River Valley. Maintenance occurs from September to March and ceases during the summer months when bird mating season occurs. Permits are required from the various resource agencies prior to any maintenance. It currently takes two years to identify what channels require maintenance and obtain permits before any work can occur. Rothman said her department is working to expedite this process. Mitigation for impacts associated with maintenance is required and can consist of creation or enhancement of wetland habitat or purchase of mitigation credits. Rothman also discussed the San Diego River levee system that was developed in the 1920s.

Board Comment:

Russ Connelly (CH) inquired what scope of work is planned for the Auburn Creek area in CH and what if homeless people are encountered. Rothman replied that work will consist of standard vegetation and debris removal and her department would reach out to Environmental Services so a notice of intent could be posted to inform the inhabitants of planned maintenance. Noli Zosa (LV) asked if storm water could be infused into aquifers. Kleis replied that efforts to capture storm water for recycling are occurring.

8. PROPOSALS TO RESTRUCTURE COMMUNITY PLANNING GROUPS – Information Item

Maya Rosas, Advocacy Manager, Circulate San Diego, presented the proposal by Circulate San Diego to restructure Community Planning Groups with regards to elections, membership, meeting structure, education, staff support, and social media. Rosas said that, consistent with their organization's mission to create excellent mobility choices and vibrant, healthy neighborhoods, a main goal of the report was to facilitate more community representation on planning boards, but not to overthrow the planning group process. To achieve this goal, Circulate San Diego advocates removing the requirement for community members to attend a previous CPG meeting to be eligible to vote. She also advocated removing the requirement to

attend more than one meeting in the past 12 months to be eligible to join a CPG board and that voting be available for at least two hours during CPG elections. Other recommendations include to consider incorporating appointed positions to CPG's by Councilmembers, provide required ongoing education on decision-making processes, community planning and CEQA, and require a termed-out member to wait two years until they run again. Final recommendations included having the City Auditor review CPG's, revise the bylaws shell, require city staff attend every CPG meeting and allow CPG's to use social media.

Public Comment:

Matt Walstrom (UT) objected to the recommendation that Council members appoint planning board members as being undemocratic and that it would tip the scale toward developer interests. Kathy Vandenhevel was concerned that the proposed changes would make it more difficult, not easier for people to join and participate in planning groups. She supported some recommendations but not all.

Board Comment:

The overriding criticism of the report was opposition to the proposal of Councilmembers appointing CPG seats in order to maximize diversity. Most CPC members said their groups were diverse enough already and felt that Councilmembers appointing CPG seats was stacking the deck in favor of developer interest and not reflective of community representation. Two thought that having youth seats on their boards, like City Heights, was a good idea that would maximize diversity. Henish Pulickal,(PB) as well as several other CPC members, said his CPG had already incorporated some of the recommendations, including putting development review at the front of the agenda. He urged other CPC members to investigate [coUrbanize](#), a site dealing with and maximizing public outreach. Several members said the City should help CPG's with election publicity and there was moderate support for requiring meeting attendance for eligibility. Moty asked for clarification on proposed use of social media. Rosas said it would be to post agendas, notices, etc. and not for conducting conversations. Moty said his CPG already uses a social media platform – Nextdoor.

9. CPC OFFICERS ELECTION COMMITTEE

CPC chair Moty appointed a committee and requested volunteers. Jeff Stevens and Vicki Touchstone both volunteered

10. REPORTS TO CPC:

- Staff Report: Nancy Graham said the COW is scheduled for May 5. She said the department is encouraging people to attend the live COW over the electronic E-COW if possible. She requested members who wish to respond to the Grand Jury report to contact her at NHGraham@sandiego.gov or 619-236-6961.
- Subcommittee Report: None
- Chairperson's Report: Moty mentioned if he runs again he will not be able to continue past March of 2019 and for CPC members to let him know if that is an issue.
- CPC Member Comments: None

ADJOURNMENT TO NEXT REGULAR MEETING: MAY 22 , 2018

The meeting was adjourned by Chair David Moty at 9:05 PM