Community Planners Committee

Planning Department ● City of San Diego
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CPC DRAFT MINUTES FOR MEETING OF SEPTEMBER 26, 2017

MEMBERS PRESENT:

Barry Schultz, Carmel Valley	Daniel Smith, Navajo
Nicholas Reed, Clairemont Mesa	Jim Baross, Normal Heights
Pat Stark, Downtown	Dennis Campbell, North Park
Rhea Kuhlman, College Area	Mark Freed, Otay Mesa
Thomas Silva, Eastern Area	Henish Pulickal, Pacific Beach
David Swarens, Greater Golden Hill	Victoria Touchstone, Rancho Bernardo
David Moty, Kensington/Talmadge	Corey Buckner, Rancho Peñasquitos
Noli Zosa, Linda Vista	Wally Wulfeck, Scripps Ranch
Jeffry L. Stevens, Mira Mesa	Guy Preuss, Skyline/Paradise Hills
Lorayne Burley, Miramar Ranch North	Robert Leif, Southeastern
Deborah Watkins, Mission Beach	Leo Wilson, Uptown
Dottie Surdi, Mission Valley	

VOTING INELIGIBILITY/RECUSALS: La Jolla, Mid-Way, Ocean Beach, Serra Mesa

Guests: Sandy Wetzel-Smith, Victoria Joes

City Staff/Representatives: Nancy Graham, Tony Kempton, Patricia Duenas

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:**

   Edith Gutierrez, Development Project Manager, Planning Department, gave updates on ordinances. Regulations for companion units and affordable/sustainable units were approved by City Council and become effective on October 20, 2017. Also, at City Council on September 19, 2017 regulations for adult use of marijuana were approved by ordinance with a second hearing scheduled for October 3, 2017. Dottie Surdi of Mission Valley announced that she was requested by the grand jury to appear before their committee to discuss the Soccer City proposal at Qualcomm.

3. **MODIFICATIONS AND APPROVAL OF AGENDA:**
   Numbers 55 and 62 of agenda item #6B to be removed after publication of the agenda.
   Agenda as modified approved by unanimous consent.

4. **APPROVAL OF THE MINUTES OF JULY 25, 2017**:
   Victoria Touchstone said that three planning groups mentioned there was only limited
   information on the Planning website related to regulations and other planning matters
   undergoing review but that this was not reflected in the July minutes and should be.
   Approve: Carmel Valley, Downtown, Mission Valley, Mira Mesa, Southeastern,
   Eastern, Linda Vista, Uptown, Greater Golden Hill, Mission Beach, Otay Mesa, Rancho
   Bernardo, College, Scripps Ranch, Skyline/Paradise Hills. Abstaining: Pacific Beach,
   Clairemont, Kensington Talmadge, Normal Heights, Rancho Peñasquitos, Navajo,
   Miramar Ranch North.

5. **AFFORDABLE HOUSING REGULATIONS-Action Item**
   Jeff Murphy, Planning Director scheduled (not present), Edith Gutierrez presented. Four
   bills were passed recently regarding affordable housing and the City had to change its
   ordinance to comply. Edith highlighted the changes required for each bill. For the first,
   Bloom bill – all density calculations must be rounded up, developers are eligible for
   incentives even without requesting a density bonus, and parking reductions do not count
   as incentives or concession. For the next, Holden bill – for projects reserving 10% of
   units for very low income, transition, age, foster youth, disabled veterans, or homeless
   are eligible for a 20% density bonus. For the Nazarian bill – when former tenant income
   is unknown, required percentage of affordability is determined by HUD comprehensive
   affordability strategy database. For the Santiago bill – a commercial developer must be
   granted a 20% increase in FAR if the developer partners with an affordable housing
   developer to construct a mixed-use project with the housing located in the commercial
   development or within one mile radius of the commercial development. The City is
   proposing three incentives including: 1) for applicants not requesting a waiver or
   incentive to enlarge the building envelope are entitled to an additional 10% density bonus
   above a maximum, so long as the added density does not cause a need for a waiver, 2)
   applicants proposing a project consisting entirely of micro-units (< 800 sq. ft.) are
   entitled to a 100% density bonus, so long as the added density does not cause the need
   for a waiver incentive to enlarge the building, for 5 or more units, 3) an expansion of AB
   2442 with an allowance for projects reserving 10% of total units receive a density bonus
   available to other very low income housing projects.

   Board comment followed. Concern was expressed that no transit/mobility requirement
   associated with state sponsored affordability regulations, and that affordable incentives
   are breaking land development rules. A need for family housing, over micro-units was
   expressed, with focus on family over profit. The main issue expressed by several
   members was that the 10% affordable requirement was too low and should be raised to at
   least 20%-25%, even 40% and 50%. Edith responded that other affordable City
   regulations do have higher percentages. More than one member felt that affordable
   projects that qualify for incentives triggering a ministerial process bypassed the
   community. Edith responded that if a map is part of the project it would be discretionary.

   Motion (Southeastern) to split motion on table: approve 25% affordable with a sliding
   scale regarding incentives (from 25% affordable and up): Seconded (Navajo) Approve –
   Carmel Valley, Downtown, Mission Valley, Pacific Beach, Eastern, Clairemont, Linda
   Vista, Uptown, North Park, Normal Heights, Greater Golden Hill, Rancho Bernardo,

College, Scripps Ranch. Deny, Mira Mesa, Southeastern, Rancho Peñasquitos, Mission Beach, Navajo, Miramar Ranch North, Skyline/Paradise Hills. Abstain – Kensington/Talmadge, Otay Mesa.

Motion to "require" applicants make item informational (not an action item and no Process Two Notice) so CPGs at least review: Approve – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeastern, Eastern, Clairemont, Linda Vista, Uptown, North Park, Normal Heights, Rancho Peñasquitos, Greater Golden Hill, Rancho Bernardo, College, Navajo, Scripps Ranch, Miramar Ranch North, Skyline/Paradise Hills. Abstain – Kensington/Talmadge, Mission Beach, Otay Mesa.

6.   11TH UPDATE TO THE LAND DEVELOPMENT CODE – Action Item

Edith Gutierrez presented 11th Update to the Land Development Code.
A)   Item #1: Process Two Noticing

Motion (Uptown) to have Process Two Noticing part of the 12th Update of the LDC.
Approve – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeastern, Eastern, Clairemont, Linda Vista, Uptown, North Park, Normal Heights, Rancho Peñasquitos, Greater Golden Hill, Mission Valley, Otay Mesa, Rancho Bernardo, College, Navajo, Scripps Ranch, Miramar Ranch North, Skyline/Paradise Hills   Abstain – Kensington/Talmadge.

B)   Items 2, 6, 11-13, 15-17, 19-21, 25, 27-31, 41-44, 46-50, 52-57, 59-69- 71-72

Motion to approve 6B without #44 (Amended by Southeastern) Approve – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeastern, Eastern, Clairemont, Linda Vista, Uptown, North Park, Normal Heights, Rancho Peñasquitos, Greater Golden Hill, Mission Beach, Otay Mesa, Rancho Bernardo, College, Navajo, Scripps Ranch, Miramar Ranch North, Skyline/Paradise Hills. Abstain – Kensington/Talmadge.

Motion to approve #44 (amended as consistent with Fire Dept. standards.). Approve – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeastern, Eastern, Clairemont, Linda Vista, Uptown, North Park, Normal Heights, Rancho Peñasquitos, Greater Golden Hill, Mission Beach, Otay Mesa, Rancho Bernardo, College, Miramar Ranch North, Skyline/Paradise Hills, Deny – Scripps Ranch. Abstain – Kensington/Talmadge.

C) Item #8 Multiple Dwelling Unit Development on Consolidated Lots

Motion to approve (College) lot consolidation for RM-3, (Seconded Eastern) plus RM-2, 1-3 as Process 2, Process 1 for RM-4, 5. Approve – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeaster, Eastern, Clairemont, Linda Vista, Uptown, North Park, Normal Heights, Rancho Peñasquitos, Greater Golden Hill, Otay Mesa Rancho Bernardo, College, Navajo, Scripps Ranch, Miramar Ranch North, Skyline/Paradise Hills. Abstain- Kensington/Talmadge, Mission Beach.

D) Item #10 Signage for Commercial Uses in Residential Zones

Motion to support subcommittee recommendation opposing sign proposal. Approve – Greater Golden Hill, Mission Beach, Otay Mesa, Rancho Bernardo, Navajo, Scripps Ranch. Deny – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa,

Southeastern, Eastern, Clairemont, Linda Vista, Uptown, North Park, Normal Heights, Rancho Peñasquitos, College, Miramar Ranch North, Skyline/Paradise Hills   Abstain- Kensington/Talmadge.

E) Item #24 Exemption from Requirement to Provide Public Improvements Incidental to a Building Permit

Amended motion to support increase to $150K. Approve – Linda Vista, Uptown, Otay Mesa, Navajo, Skyline/Paradise Hills. Deny – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeastern, Eastern, Clairemont, North Park, Normal Heights, Rancho Peñasquitos, Greater Golden Hills, Mission Beach, Rancho Bernardo, College, Scripps Ranch, Miramar Ranch North, Abstain – Kensington/Talmadge.

Motion to support increase to $100K. Approve – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeastern, Eastern, Clairemont, Linda Vista, Uptown, North Park, Normal Heights, Rancho Peñasquitos, Greater Golden Hill, Mission Beach, Otay Mesa, Rancho Bernardo, College, Navajo, Miramar Ranch North, Skyline/Paradise Hills   Deny – Scripps Ranch Abstain – Kensington/Talmadge.

F) Item #45 Additional Vehicular Use Area Requirements – Shade Structures

Motion to approve CPC neutral position and revisit with 12th update of LDC. Approve – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeastern, Eastern, Clairemont, Linda Vista, Uptown, North Park, Normal Heights, Rancho Peñasquitos, Greater Golden Hill, Mission Beach, Otay Mesa, Rancho Bernardo, College, Navajo, Scripps Ranch, Miramar Ranch North, Skyline/Paradise Hills Abstain – Kensington/Talmadge.

7. INTERIM PARK AND RECREATION EQUIVALENCY REGULATIONS – Action Item

Motion (Uptown), seconded (Skyline/Paradise Hills) reflecting: 1) Oppose adoption of the interim Park & Recreation Equivalency Regulations as currently drafted; 2) Oppose reduction in the Developer Impact Fees collected for park-related purposes; 3) Identify that revisions should focus on creative and innovative ways to provide more parkland in the community planning areas in which they are generated; 4) Object to 143.1020(b), as many park equivalencies either do not involve park-related uses, or they offer temporary recreational opportunities to serve permanent development; 5) Identify that equivalencies used in a community planning area should be decided by the Community Planning Group; 6) Community Planning Groups should play an integral part in the update of the City's Park Master Plan. Approve – Carmel Valley, Downtown, Mission Valley, Pacific Beach, Mira Mesa, Southeastern, Eastern, Clairemont, Uptown, Normal Heights, Rancho Peñasquitos, Greater Golden Hill, Mission Beach, Rancho Bernardo, College, Scripps Ranch, Miramar Ranch North, Skyline/Paradise Hills. Deny – Linda Vista, North Park, Otay Mesa, Navajo. Abstain – Kensington/Talmadge.

- Staff Report: Nancy Graham reminded members to post their agendas 72 hours prior to the planning group meeting to comply with the Brown Act. Also, send updated rosters either to Nancy or the community planner.
- Subcommittee Reports: None
- Chairperson's Report: None
- CPC Member Comments: Guy Preuss said, somewhat tongue in cheek, that accessory

dwelling units and lot splits with companion units will provide affordable housing. Jeffry Stevens said that it is planning group input, not the City Manager's, that is important regarding equivalencies.

ADJOURNMENT TO NEXT REGULAR MEETING: OCTOBER 24, 2017

The meeting was adjourned by Chair David Moty at 9:38 PM