

# Community Planners Committee

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## **CPC DRAFT MINUTES FOR MEETING OF OCTOBER 23, 2018**

### **MEMBERS PRESENT:**

Barry Schultz, Carmel Valley (CV)  
Russ Connelly, City Heights (CH)  
Nicholas Reed, Clairemont (CL)  
Jose Reynoso, 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)  
Dawn Reilly, Midway (MW)  
Michele Addington, Mission Valley, (MV)  
Gary Weber, Normal Heights (NH)  
Rene Vidales, North Park (NP)  
Andrea Schlageter, Ocean Beach (OB)

Mark Freed, Otay Mesa (OM)  
Jason Legros, Pacific Beach (PB)  
Robert Goldyn, Peninsula (PEN)  
Jon Becker, Rancho Penasquitos (RP)  
Vicki Touchstone, Rancho Bernardo (RB)  
Wally Wulfeck, Scripps Ranch (SR)  
Bryce Niceswanger, Serra Mesa (SM)  
Guy Preuss, Skyline/Paradise Hills (SPH)  
Myron Taylor, Southeastern (SE)  
Emily Whittemore, Tierrasanta (TIRSN)  
Brad Ringy, Torrey Hills (TH)  
Susan Lyon, Torrey Pines (TP)  
Chris Nielsen, University (UN)  
Tom Mullaney, Uptown (UT)

**VOTING INELIGIBILITY/RECUSALS:** Barrio Logan, Carmel Mountain Ranch, Del Mar Mesa, East Elliot, Chollas Valley (Encanto), Keamy Mesa, Mission Beach, Old Town, Otay Mesa Nestor, San Pasqual/Lake Hodges, San Ysidro, Southeastern, Torrey Hills, Torrey Pines, University.

**Guests:** Sandy Wetzels-Smith, Alyssa Muto, Shannon Scoggins, Liz Drake, Bill Anderson

**City Staff/Representatives:** Lisa Lind, Tony Kempton, Alfonso Gastelum

**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.

Marylin Reed expressed concern over accessory units in the front yard of properties in the Navajo community. Reed contends the City was neglectful in interpreting the wording of the regulation that allowed accessory units to be built in the front yard. Reed contends that the regulation does not mention front yard, only side and rear yards allowing encroachment of the units. Reed said another change no longer requiring owners to reside on the properties in order to create higher density will not result in more affordable housing, but instead only benefit investors taking over private property to generate rental income. She advocated that both regulations be changed in the interest of preserving community character and quality of life. Reed said that Navajo planners asked City staff Edith Gutierrez to update the Navajo CPG on accessory units. Reed invited CPC members to attend the meeting on November 14,

2018.

**3. MODIFICATIONS AND APPROVAL OF AGENDA:**

With no objections, Chair David Moty approved the agenda.

**4. APPROVAL OF THE MINUTES OF AUGUST 15, 2018:**

Motion to approve CL, second SR. Ayes: Normal Heights, Ocean Beach, North Park, City Heights, Clairemont, Tierrasanta, La Jolla, Scripps Ranch, Golden Hill, Otay Mesa, Rancho Bernardo, College, Mission Valley. Abstaining: Torrey Pines, Carmel Valley, University, Peninsula, Uptown, Southeastern, Downtown, Rancho Penasquitos, Pacific Beach, Serra Mesa, Midway, Eastern, Skyline/Paradise Hills, Kensington/Talmadge.

**5. DIRECTOR OF BOARDS & COMMISSIONS – Information Item**

Dr. Joel Day, Director of Boards & Commission, introduced himself and explained his department's function. Day said one of the reasons for the department is to promote the work planning groups do, make sure that getting involved is easy, make sure planning groups abide by the Brown Act, and provide resources needed. Day encouraged CPC members to seek membership on other boards and commissions and offered assistance [DayJ@sandiego.gov](mailto:DayJ@sandiego.gov).

Board Comment:

Wally Wulfeck requested the City website be updated to reflect the forty-nine boards and commissions instead of just the Planning Commission. Day said this task is in process. Mark Freed asked if there would be a webpage. Day said it would be available at [sandiego.gov/boards&commissions](http://sandiego.gov/boards&commissions). Dawn Reilly asked whether Day's office would be reaching out to town councils as well as planning groups. Day said yes. David Moty asked if the issue over termed out members continuing their service is on Day's agenda. Day said that was a problem that was identified by the audit of planning groups and that his office will work directly with the council offices to identify where the vacancies are and address them working through the Mayor's office.

**6. PARKS MASTER PLAN STAKEHOLDER INPUT – Information Item**

Shannon Scoggins, Park Designer, Planning Department, and Liz Drake, Consultant, AECOM presented an update of the Parks Master Plan (PMP) work program, solicited input in response to four specific questions distributed to CPC and encouraged members to access the online questionnaire at [www.cityofsandiegoparksplan.com](http://www.cityofsandiegoparksplan.com). Scoggins described the PMP as a Citywide policy document to shape the future of parks, recreation facilities and programs for the next 20-30 years. Scoggins said the PMP is an opportunity to address park deficits to create equity in all communities and that services are equally distributed. Scoggins said the PMP will guide park design, construction and acquisition of land. The PMP is a three-year planning process consisting of four phases. The first is the learning phase that would examine existing conditions, demographics and understanding the technical components. Phase two is exploring needs and priorities. Public input will be gathered through workshops, stakeholder interviews and a statistical survey. A needs analysis will consider service standards, recreation programs and trends. Phase three is visioning and draft policies. The fourth phase will be implementation, with workshops to develop the strategic plan with funding strategies and partnership opportunities. Scoggins will be returning to CPC for input as the process goes forward. Liz Drake described the technical component of the PMP and the effort to date, including ten public workshop, an online questionnaire and survey of 1,800 residences and stakeholder interviews. CPC members were asked to give their feedback at the meeting or in writing.

Board Comment:

Members made suggestions to use the defunct stadium for a regional park and turn streets into parks and identified a need for dog parks and skate parks. Homelessness was identified as a deterrent to many seeking park access. Sharing regional facilities was mentioned as appropriate for underserved communities. Conversion of public lands to private interests was mentioned as a barrier to park development, due to lack of available funding by the City to develop the land for park use. Transit access and connectivity was cited as necessary to alleviate the reliance on single-occupancy vehicle trips to park facilities. Fees for organized groups to use parks were thought exorbitant and it was suggested ways be found to address this to facilitate park use by residents. Funding for park rangers was mentioned as necessary, along with signage, maintenance and needed curfews. General obligation bonds were put forward as a way to fund park acquisition.

**7. REVIEW OF RECENT COMMUNITY PLAN UPDATES – Information Item**

Roundtable discussion of issues arising out of recent plan updates included a statement read by David Moty on behalf of Cathy Kenton, Midway CPG, and Chris Nielsen, University City CPG. Midway felt the Planning Department produced an independent report on infrastructure financing that differed from their own priorities and felt rushed. They pushed back to align the infrastructure projects identified by the Planning Department to align more closely with their own. Midway's lessons learned from the experience were to: build strong relations with the Planning Department management, fight for what is important to the CPG, and build close relationships with the Council office for support when needed. David Moty offered his own views, including: determine the update schedule so the CPG and Planning can work effectively. Chris Nielsen said the Planning Department held a lottery to form an update subcommittee. Nielsen read a list of observations regarding the process, including: selection by lot removes the replication by board factions on the subcommittee, community members on the update subcommittee can have variable levels of experience, and process was inconsistent with CPG bylaws.

Board comment:

Nicholas Reed said there was confusion on his CPG regarding the update process and he advised expressing concerns and building a strong relationship with the planner. Guy Preuss said that there should be more people involved in the update process, not just a subcommittee. David Swarens said his plan update will result in tripling the existing density, along with existing transit infrastructure. Chris Nielsen said that transit studies will be helpful going forward. Rene Vidales said that a committee of the whole solved issues with poor subcommittee attendance during his plan update. Robert Goldyn asked if other CPGs had experienced pressure to add density through affordable housing bonuses. In response Nicholas Reed said the Morena Specific Plan encouraged more density, as well as a current county proposal. Tom Mullaney said there were plan rewrites in the last few months after seven years of previous effort. David Moty said his community's PDO was removed from the update.

**8. REVIEW OF DSD PROJECT REVIEW WORKSHOP- Information Item**

Russ Connelly said his takeaways were to contact the project manager with any project issues and prepare a memo to reflect the discussions with the CPG vote. Additional CPG members noted their observations and procedures, including requests for an engineer be included to address the technical aspects, project applicants to forward Powerpoints for review by the board members in advance of the meeting, and digital copies of plans, which are easier to share with other CPG members than hard copies.

## 9. REPORTS TO CPC:

- CPC Member Comments: Nicholas Reed said that a county project before his CPG has generated push back from the community. He felt the county was non-responsive and causing community outrage. He cautioned that other communities with surplus property ensure the owner/developer be responsive to the CPG. Russ Connelly said that four different properties are being presented as one project, under the guise of low-income housing. Connelly also urged developers be responsive and communicate with the CPG. Guy Preuss reported on the September 12 meeting of the Land Development Code Monitoring Team for commercial flexibility, which are being sent back to committee. David Swarens asked whether excused absences are considered legitimate. David Moty responded that they were not
- Chair Report: None
- Subcommittee Report: None
- Staff Report: Lisa Lind reminded CPG members that a failed motion is considered as no recommendation. If a vote fails a second motion can be made, although a second vote is not required. Lisa distributed the Planning Department organization chart.

### **ADJOURNMENT TO NEXT REGULAR MEETING: NOVEMBER 27, 2018**

The meeting was adjourned by Chair David Moty at 8:59 PM