

Community Planners Committee

Planning Department • City of San Diego
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APPROVED MINUTES FOR MEETING OF THURSDAY, APRIL 27, 2023

MEMBERS PRESENT:

Philomena Marino, Barrio Logan (BL)	Michele Addington, Mission Valley (MV)
Russ Connelly, City Heights (CH)	Brian Giles, Navajo (NAV)
Nicholas Reed, Clairemont Mesa (CM)	Marty Graham, North Park (NP)
Tom Silva, College Area (CA)	Andrea Schlageter, Ocean Beach (OB)
Laura Riebau, Eastern Area (EA)	Mark Freed, Otay Mesa
Encanto/Chollas Valley (CVE)	Scott Chipman, Pacific Beach (PB)
David Swarens, Golden Hill (GH)	Korla Eaquina, Peninsula (PEN)
David Moty, Ken-Tal (KT)	Jon Becker, Rancho Penasquitos (RP)
Howard Wayne, Linda Vista (LV)	Victoria LaBruzzo, Scripps Ranch (SR)
Harry Bubbins, La Jolla (LJ)	Catharine Stemple, Serra Mesa (SM)
Thomas Leeman, Miramar Ranch. N. (MRN)	Brad Remy, Torrey Pines (TP)
Chris Cate, Mira Mesa (MM)	Chris Neilsen, University (UN)
Deborah Watkins, Mission Beach (MB)	Stu McGraw, Uptown (UP)

VOTING INELIGIBILITY/RECUSALS: None.

City Staff/Representatives: Marlon Pangilinan, Planning Department.

AGENDA ITEMS:

1. CALL TO ORDER/MODIFICATIONS TO THE AGENDA:

Meeting called to order by Chair Schlageter at 6:35 pm.

2. APPROVAL OF THE MARCH 30, 2023 MINUTES AND ROLL CALL:

The March 30, 2023 minutes were approved 12-0-13.

Yea: CH, GH, KT, LV, MM, MV, NP, OB, PN, PQ, SR, and UV. Nay: None.

Abstain: BL, CA, CM, EA, CVE, LJ, MB, MRN, NAV, OM, SM, TP and UP.

3. NON-AGENDA PUBLIC COMMENT:

Announcements provided by various CPC members regarding the conclusion of the March elections and the introduction of new representatives to the CPC.

4. ELECTION OF OFFICERS - (ACTION ITEM): Continued to the May meeting.

5. HOUSING ACTION PACKAGE – (ACTION ITEM):

Jeff Ryan, Senior Planner with the Planning Department provided a presentation on the second Housing Action Package followed by a presentation of the recommendations from the CPC Ad-Hoc Subcommittee by Chair Schlageter.

Public Comment - The following comments were expressed by the public:

- The proposal would increase population which would affect infrastructure.
- There should be an exemption for historic districts.
- The City already allows subdivision of lots. There is not need for a massive upzone by SB10. There needs to be an analysis. It should not be implemented.
- Transportation and infrastructure are needed to support growth. This increase will lose small businesses.
- Housing density bonuses should be focused in commercial strip areas.
- Regulations are bad when it states that you can't undo it. The anti-repeal clause is anti-democratic.
- This could result in creating more lower income housing in low-income neighborhoods. We are solving the housing problems of other agencies like the University and the military.
- The need should be to incentivize housing for families – for-sale. Need more equity sharing, not incentivizing for-rent homes everywhere.

CPC Comment - The following concerns and comments were expressed by the CPC members:

- That SB10 would upzone the entire city.
- There needs to be a California Environmental Quality Act (CEQA) review, Development Impact Fee (DIF) for community infrastructure and more homeownership. Developers cannot have what they want.
- Need more homes for families as opposed to one-bedroom or studio units.
- Need to make sure that we are not creating concentrated areas of poverty. Allow other neighborhoods to pick up the low-income units.
- With regard to equity, how will we know when we've had enough housing?
- The downside to not implementing this is that we could lose out on State funding.
- More density is related to climate action and less on community. There is no value in turning people into permanent renters.
- The proposal would upzone half of the City by the summer. It should not be forgotten that Community Plan Updates (CPUs) area already upzoning already.
- Bus service needs to be improved and any housing we get should be built as

soon as possible.

- Concern over turning increasing rents.
- There needs to be more time to consider this. There is a lack of infrastructure and a rush to get this passed.
- There needs to be an evaluation on the impact on jobs or net job impact especially in job centers like Kearny Mesa and Mira Mesa.

The CPC moved the following motions recommended by the Ad-Hoc Subcommittee:

MOTION #1 – With respect to SB 10 implementation, that SB 10 not be implemented by San Diego at the current time. Motion to approve by LV. Seconded by UV.

Yea: BL, CH, CA, EA, CVE, KT, LV, MB, MV, NAV, NP, OB, PEN, PQ, SMR, SM, TP, UV and UP.

Nay: GH.

Abstain: LJ, MRN, MM and OM.

Vote: 19-1-4. Motion passed.

MOTION #2 - With regard to SB 10 Implementation/Missing Middle Income Homes, the CPC recommended, as to Section 143.1520, that the affordability requirement be increased to 30%, to be composed of 15% very-low- and low-income households, and 15% for moderate income households. It further recommended, as to Section 143.1525, that because of the impact that enhanced density will impose, Developer Impact Fees generated under SB 10 upzoned land be directed to the planning area where the projects are built. Motion to approve by LV. Seconded by UV.

Yea: BL, CH, CA, KT, LV, MV, NAV, NP, OB, PQ, SMR, TP, UV and UP.

Nay: EA, CVE, GH and OM.

Abstain: LJ, MB, MM, MRN, PEN and SM.

Vote: 14-4-6. Motion passed.

MOTION #3 - With regard to Complete Communities Housing Solutions Amendments, that they be accepted as specified in the Land Development Code. Motion to approve LV. Seconded by UV.

Yea: BL, CH, EA, LV, MV and UV.

Nay: CA, CVE, GH, KT, MB, NAV, OB, PEN, SMR, SM and TP.

Abstain: LJ, MM, MRN, NP, OM, PQ and UP.

Vote: 6-11-7. Motion failed.

6. MOBILITY MASTER PLAN – (INFORMATION ITEM):

Phil Trom, Program Manager with the Sustainability and Mobility Department presented an overview of the Mobility Master Plan.

CPC Comment - The following concerns and comments were expressed by the CPC members:

- There should be some coordination with the North County Transit.
- Need to work on making the City or Balboa Park a bike destination. Bike infrastructure is not being fully used. Bike theft/safe bike parking could be holding users back.
- Cities with successful use of transit have 3-5 times the density of San Diego.

7. REPORTS TO THE CPC

- **Staff Report:** Annual Planning Group Training scheduled for June. Chairs should forward the current member rosters so that City can send out invites. Webpage on Planning Group Recognition to be available in June.
- **Chair's Report:** None.
- **CPC Member Comments:** None.

ADJOURNMENT TO NEXT REGULAR MEETING: Tuesday, May 23, 2023.

The meeting was adjourned by Chair Schlageter at 9:00 PM.