

Community Planners Committee

Planning Department • City of San Diego
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CPC DRAFT MINUTES FOR MEETING OF APRIL 27, 2021

MEMBERS PRESENT:

Eric Edelman, Carmel Mtn. Rnch (CMR)	Matt Stucky, North Park (NP)
Russ Connelly, City Heights (CH)	Andrea Schlageter, Ocean Beach (OB)
Tom Silva, College Area (COL)	Mark Freed, Otay Mesa (OM)
Barry Schultz, Carmel Valley (CV)	Jason Legros, Pacific Beach (PB)
Naveen Waney, Clairemont Mesa (CLMT)	Korla Eaquinto, Peninsula (PEN)
Bill Orabone, Downtown (DWNTN)	Vicki Touchstone, Rancho Bernardo (RB)
Mario Ingrassi, Eastern (EAS)	Jon Becker, Rancho Penasquitos (RP)
Paul Schumacher, Golden Hill (GH)	Wally Wulfeck, Scripps Ranch (SR)
Deborah Sharpe, Ken/Tal (KT)	Marc Lindshield, (San Pasqual/Lake Hodges, (SP/LH)
Matt Mangano, La Jolla (LJ)	Kathy Stemple, Serra Mesa (SM)
Howard Wayne, Linda Vista, (LV)	Myron Taylor, Southeastern (SE)
Dike Anyiwo, Midway (MW)	Emily Whittemore, Tierrasanta (TIRSN)
Michelle Shon, Miramar Rnch N. (MRN)	Eduardo Savigliano, Torrey Pines (TP)
Jeff Stevens, Mira Mesa (MM)	Chris Nielsen, University (UN)
Michele Addington, Mission Valley (MV)	Clint Daniels, Uptown (UT)
Brian Gile, Navajo (NAV)	

VOTING INELIGIBILITY/RECUSALS: Barrio Logan, Carmel Valley, Chollas Valley, Clairemont, and Serra Mesa

City Staff/Representatives: Tony Kempton

Guests: , Sandy Wetzels-Smith, Carolyn Chase, Terri, Kathleen Lippitt, Barbara Gordon, Becky Rapp, Kerry Wessleman, Aria Pounaki, Cathy Ives, Robin Kaufman, Keith McCormick, Debra Knight, Judi Strang, Peggy Walker, and Liz Shopes

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/INTRODUCTIONS:

Chair Wally Wulfeck called the meeting to order at 6:00 pm. Roll Call: CMR, CH, CV, CLMT, COL, DWNTN, EAS, GH, KT, LJ, LV, MW, MM, MRN, MV, NAV, NP, OB, OM, PB, PEN, RB, RP, SR, SP/LH, SM, SE, TIRSN, TP, UN, and UT.

- 2. NON-AGENDA PUBLIC COMMENT:** Comment included a recommendation to amend the Municipal Code to allow larger development notice signs in order to notify all community members, not just local neighbors of proposed projects, plus the need for active code compliance to ensure resident safety. More resources allocated to code compliance was thought necessary. Other concerns were expressed over the proliferation of marijuana facilities, including in lounges and restaurants that attract youth and the need for risk analysis. A member advocated need for CPC to agendize the SDG&E franchise contract to provide community input on the negotiations for decision makers.
- 3. MODIFICATIONS AND APPROVAL OF AGENDA.**
Approved without modification.
- 4. APPROVAL OF THE MINUTES OF 03-23-21**– Approved with revisions to be forward to staff. 27-0-5
- 5. SHORT TERM RENTALS (STR) METRICS (Action Item) – 30 min. Andrea Schlageter, Ocean Beach).** Schlageter presented information on metrics to evaluate the recently adopted STR ordinance. Schlageter identified some problems that more STR's will generate including: accelerated gentrification with long-term residents and businesses being displaced by increased rents; revenue from STR permits not offsetting the cost to communities; the need to track whether good neighbor policies are working; and trash generated by STR's exceeding that produced by long-term residents

Board Comment:

Main concerns included:

- Costs for utilities and trash collection should be added to metrics Flies in trash pickup areas are a problem in the summer. Data regarding gentrification needs to be collected.
- Code Compliance response to noise complaints needs to be strengthened
- Metrics thought not representative of real equity in OB. Trash generated from Transit Occupancy Tax should be tracked for comparison with STR's. STR residents block driveways and sidewalks, walk dogs off-leash on boardwalk, overuse water

Motion:

Motion to approve moved by Schlageter, seconded by Connelly, revised by Wulfeck to refer to CPC subcommittee and consider in May. Motion tabled.

6. PARC UPDATE RE: PARKS MASTER PLAN, COMMUNITY ENGAGEMENT, EQUITY PARK STANDARD. (Information Item) – 20 min. Carolyn Chase/Susan Baldwin, Parks and Recreation Coalition)

Baldwin discussed how the PARC prepared a point paper and gave briefings to interested groups, including the Mayor and City Council. Baldwin said that though the PARC met with City staff on March 9, 2021, they received no information that was requested. Among other items Baldwin mentioned are: the City is to reissue the Parks Master Plan in two weeks; the PARC released its analysis of the point system to the Mayor's office; the PARC recommends using the point system for amenities only. Baldwin said that the point system is arbitrary and devalues land by emphasizing amenities, plus developers won't have to pay into the Citywide fee with the point system. Baldwin said the point system is inadequate for measuring equity and that there is a need to assess distribution of amenities with a Citywide map. Among the recommendations put forward are: park standards should be understandable for residents, staff and developers and also make the City accountable; adoption of a minimum payment by developers into a Citywide park fee; goals set for deficient communities and tree policies for Parks Master Plan.

Board Comment:

Main Comments/Concerns included:

- General support for PARC recommendations

7. OPEN SPACE CANYONS ADVISORY COMMITTEE (OSAC). (Action Item) – 15 min.

The Parks and Recreation Department is requesting two volunteer representatives plus an alternate to the OSCAC. They meet to review programmatic and long-term policy issues related to urban canyons and provides feedback to various City department and the Mayor. The committee is a mix of City representatives and canyon stakeholders. The two CPC members and an alternate serve two-year terms. Paul Kilburg is the point of contact from the Park and Recreation Department. Jeff Stevens offered to serve as an alternate. Vickie Touchstone said she would serve if no one else is interested. Andy Wiese was nominated.

8. REQUIREMENTS OF SB-330, 2019. (Information Item) – 15 min.

SB-330 requires that no more than 5 hearings can be required for a proposed housing development. The City Attorney will determine whether CPG hearings count. This limitation is to be repealed in 2025, although SB-8 would extend it to 2030. According to the law, 'hearing' does not include a hearing to review a legislative approval required for a proposed housing development project, including, but not limited to a general plan amendment, a specific plan adoption or

amendment, or a zoning amendment, or any hearing arising from a timely appeal of the approval or disapproval of a legislative approval.

Board Comment:

- Sentiment expressed that the 5-hearing rule is an example of the state taking away local land use control
- Community input needs to be registered, no matter how many hearings there are, and the more hearings there are the more likely a better project for the community

9. BILLS IN THE CALIFORNIA LEGISLATURE - (Information Item - 30 min).

About 2,500 bills have been proposed for the 2021-2022 legislature. Dozens of these affect housing or land use policies, and many of them change the rights of local legislative bodies to affect these policies. Several members of CPC have requested that the CPC consider some of these bills and develop recommendations.

Board Comment:

- The bills are pro-density and can turn single-family residential areas into multifamily
- The bills are bad for climate issues and traffic
- A mandate to fund infrastructure for added density is needed
- There is not enough affordable housing, with most new construction being market rate that gentrifies communities

REPORTS TO CPC:

- Staff Report- Kempton reported on Constant Contact, a new way to receive community planning group meeting agendas. Starting June 1, 2021 people can sign up to receive CPG agendas, Hearing Officer agendas, Public Notices and other news and information. Go to www.sandiego.gov/planning and click 'sign up to stay informed,' enter your email address and name and select which email list you want to sign up for.
- Subcommittee Report: None
- Chair Report- None
- CPC Member Comments – Member requested dates for upcoming COW. Staff replied that the COW will take place in either late May or in June but that the E-COW is available anytime and can be accessed via the City website at www.sandiego.gov.

ADJOURNMENT TO NEXT REGULAR MEETING: MAY 25, 2021:

The meeting was adjourned by Chair Wally Wulfeck at 8:31 PM.