

Skyline/Paradise Hills Planning Group
6610 Potomac Street
San Diego, Ca 92139

(619)470-0179

PUBLIC NOTICE & AGENDA

March 11 , 2008 MEETING

(ALWAYS THE SECOND TUESDAY OF THE MONTH)

AGENDA ITEMS:

-MEETING OF COMMITTEE ON CORRESPONDENCE	6:30PM
-CALL TO ORDER	7:00PM
-AGENDA ADDITIONS-	7:02PM
-SET UP/TEAR DOWN REMINDER	7:03 PM
-ANNOUNCEMENTS	7:05PM
-APPROVAL OF MINUTES	7:10PM
-TREASURER'S REPORT	7:11PM
-PRESENTATIONS BY CITY/COUNTY/STATE	7:12PM
-POLICE/FIRE COMPACT, CPC BOARD COMMITTEES	

Correspondence is available in the Rec. Center office prior
To meetings. Be sure to initial Routing Slip

Treasurer Report: 440.00\$ in treasurer
\$15.00 collected
New total 455.00\$

INFO ITEMS:

Marianne Greene City attorney office housing ordinance
Information project # 147758 Job order # 430001
Reo Drive map waiver
Ace recycling location 101-111 Meadowbrooke Dr.

ACTION ITEMS:

-Election for new members/ general members

**“We are fighting for things that make these homes
Worthwhile; a yard big enough to raise a garden; a
Paved street in front; sidewalks to walk on; sewers that
Don't stop up; garbage cans emptied weekly; decent
Playgrounds for the children; a tax bill we can afford to
Pay.”**

- **Harley Knox**

**Skyline - Paradise Hills Planning Committee
Minutes for Feb. 12, 2008**

Attendees: William Penick - Chair, Wayne English – Vice-Chair, Calvin Martin – Treasurer, Michelle Krug – fill-in Secretary, Guy Preuss, Yolanda Lujon, Richard Lujan, Nathan Beltz, (partial list.....need to get the rest from sign-in sheet given to Chair)

Call to order: 7:00 pm

**Agenda: Doti Point letter added to agenda as an action item.
Motion by Calvin; second by Guy; passes unanimously.
Motion to approve agenda with addition of Doti Point letter.
Motion by Guy; second by Calvin; passes unanimously.**

Deputy City Attorney Marianne Greene (scheduled to speak to us tonight) will come before us next month to speak on the housing ordinance.

Hearing for a conditional use permit (CUP) off sale alcohol license for the Paradise Food Mart (Paradise Valley Rd. and Deep Dell Rd.) – William Penick and other Board members attended and spoke at the hearing about the factual errors, concerns of the community, etc. CUP was granted.

The Sprint / Nextel antennae (on Aviation Drive) approved at our planning committee, will be going before the Planning Commission.

Approval of the minutes of Jan. 8, 2008. Motion by Guy; second by Calvin; passes unanimously.

Treasurer's Report: We have \$ 455.00

Captain Tony McElroy is our new Police Captain.

Julie Dashe and her students, from Morris H. S., gave us a presentation about their Seeds of Leadership (SOL) Youth Garden Project. The students grow organic vegetables and are learning about nutrition. They sell what they grow at Morris High School and encourage others to eat nutritiously. The students were very passionate about what they were doing and learning.

Information on proposed recycling center on Meadowbrook and Skyline – Dr. Jihad and Michael Barshak spoke on its behalf.

Doti Point letter approved. Motion by Guy; second by Wayne; passes unanimously.

Calvin was asked and accepted the position of Chair of the Nominating Committee for our upcoming elections next month (Mar. 2008).

Greg Morales (from MAPA) spoke of his disappointment concerning William Penick's testimony at the Planning Commission which seemed to imply that SEDC had presented the rezone of Valencia Park (from industrial to commercial) to our Planning Committee and that our Planning Committee had weighed in supporting the rezone. In fact, it has never come before SPHPC. William explained that he was not testifying in his role as Chair of SPHPC, but on behalf of the Pres. of the Skyline Community Association. He said that he would contact the City to make sure their record of his testimony was accurate. Mr. Morales requested more community-wide dialog to prevent future misrepresentations of what our communities want and need.

Adjournment: Motion to adjourn at 8:30 pm by Calvin; second by Wayne; passes unanimously.

(O-2008-61)

CITY ATTORNEY DIGEST

DATE OF FINAL PASSAGE _____

EFFECTIVE DATE _____

AN ORDINANCE REGARDING THE REGULATION OF ROOMING HOUSES AMENDING THE SAN DIEGO MUNICIPAL CODE BY AMENDING CHAPTER 11, ARTICLE 3, DIVISION 1, BY AMENDING SECTION 113.0103; BY AMENDING CHAPTER 13, ARTICLE 1, DIVISION 1, BY AMENDING SECTION 131.0112; DIVISION 2, BY AMENDING SECTION 131.0222; DIVISION 3, BY AMENDING SECTION 131.0322; DIVISION 4, BY AMENDING SECTIONS 131.0422 AND 131.0423; DIVISION 5, BY AMENDING SECTION 131.0522; DIVISION 6, BY AMENDING SECTION 131.0622; AND, BY AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5, BY AMENDING SECTION 142.0525.

The purpose of the rooming house ordinance is to address the chronic and growing problem of commercial overuse of dwelling units in residential single (RS)

dwelling unit zones. It would preserve and protect the neighborhood quality, character,

livability, and impacts to adjacent properties, in both RS and lower density residential

single (RM) dwelling unit zones. The ordinance would more appropriately locate rooming houses in higher density RM dwelling unit zones, with similar housing densities

and neighborhood characteristics and adjacent land uses, and in appropriate commercial

zone. In summary, the rooming house ordinance would specifically accomplish the following:

° Define a rooming house as a dwelling unit where three or more rooms are rented individually or separately, to tenants under separate rental agreements, by amending Chapter 11, Article 3, Division 1, Section 113.0103;

° Exclude rooming houses from RS, RM -1, and RM-2 zones, but allow them as a permitted use (by right) in RM-3 and RM-4 zones, and in most commercial

(O-2008-61)

zones, by amending Chapter 13, Article 1, Division 2, Section 131.0222; Division 3, Section 131.0322; Division 4, Sections 131.0422 and 131.0423; Division 5, Section 131.0522; and, Division 6, Section 131.0622;

° Establish a three-year phase out period for existing rooming houses, based upon factors that balance the public interest against the private harm, by amending Chapter 13, Article 1, Division 1, Section 131.0112(a)(3)(A); and,

° Apply a basic off-street parking space ratio of 1 space per tenant except under certain situations where the ratio decreases fractionally, by amending Chapter 14, Article 2, Division 5, Section 142.0525.

The rooming house ordinance would amend both the Land Development Code and the Local Coastal Program and apply Citywide.

This ordinance contains a notice that a full reading of this ordinance is dispensed with

prior to its final passage, since a written or printed copy will be available to the City Council and

the public a day prior to its final passage.

The rooming housing ordinance takes effect outside the Coastal Overlay Zone 30 days

after final passage; inside the Coastal Overlay Zone it takes effect upon unconditional

certification by the California Coastal Commission.

A complete copy of the rooming house ordinance is available for inspection in the Office

of the City Clerk of the City of San Diego, 2nd Floor, City Administration Building, 202 C

Street, San Diego, CA 92101.

MG:ca

2/06/08

Or.Dept: City Attorney

O-2008-61

-PAGE 2 OF 2