

# Community Planners Committee

Planning Department • City of San Diego 9485  
Aero Drive • San Diego, CA 92123  
SDPlanninggroups@sandiego.gov • (619) 235-5200

## **CPC DRAFT MINUTES FOR MEETING OF SEPTEMBER 27, 2022**

### **MEMBERS PRESENT:**

Philomena Moreno, Barrio Logan (BL)	Deborah Watkins, Mission Beach (MB)
Sally Smull, Chollas Valley, (CVE)	Michlele Addington, Mission Valley (MV)
Eric Edelman, Carmel Mtn. Rnch. (CMR)	Brian Gile, Navajo (NAV)
Tom Silva, College Area (COL)-	Jim Baross, Normal Heights (NH)
Nicholas Reed, Clairemont (CLMT)	Andrea Schlageter, Ocean Beach (OB)
Bob Link, Downtown, (DNTN)	Margaret Virrisimo, Peninsula (PEN)
Linda Kaufman, Eastern (EAS)	Robin Kaufman, Rancho Bernardo (RB)
Kathy Vandenheuvel, Golden Hill (GH)	Randy Steffler, Rancho Penasquitos (RP)
David Moty, Ken-Tal (KT)	Victoria LaBruzzo, Scripps Ranch (SR)
Howard Wayne, Linda Vista, (LV)	Cat Stempel, Serra Mesa (SM)
Jeff Stevens, Mira Mesa (MM)	Chris Neilsen, University (UN)
Kate Callen, North Park (NP)	Mat Wahlstrom, Uptown (UT)
Dike Anyiwo, Midway (MW)	
Bill Crooks, Miramar Rnch. N. (MRN)	

**VOTING INELIGIBILITY/RECUSALS:** Kearny Mesa, Skyline/Paradise Hills, and San Ysidro

**City Staff/Representatives:** Tony Kempton, Liz Saidkhanian

**Guests:** Kathleen Lippit, Becky Rapp, Nancy Reed

**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 Andrea Schlageter called the meeting to order at 6:00 pm. Roll Call: BL, CMR, COL, CLMT, CVE, DNTN, EAS, GH, LJ, KT, LV, MM, MRN, MW, NP, OB, PEN, RB, RP, SR, SM, UN and UT

### **2. NON-AGENDA PUBLIC COMMENT:**

- Overall guests complained of the Council vote on the changes to CPG's.
- Two guests complained of the Council vote on CPG appeals.
- A member requested the CPC to take a position on access to beach areas.
- A member opposed changing the coastal height limit.

### **3. Approval of July 26, June 13 minutes:**

Nicholas Reed moved to approve July 26 minutes (or was it June 13 min.?). Howard Wayne seconded. Ayes: BL, CMR, CLMT, COL, CVE, DNTN, EAS, GH, KT, LV, MW, MM, MRN, MB, MV,

NAV, NP, OB, PB, PEN, RB, RP, SR, SM, UN and UT. Nays: 0; Abstain: 0. Motion passed

Nicholas Reed moved to approve June, 13 minutes. Tom Silva seconded. Mat Wahlstrom amended to correct format change. Ayes: BL, CMR, CVE, CLMT, COL, GH, KT, LV, MW, MM, MV, OB, PEN, RB, RP, SR, TP and UT. Abstain: DNTN, EAS MRN, MB, NAV, PB, SM and UN.

- 4. LAND DEVELOPMENT CODE UPDATE - (ACTION ITEM):** (Liz Saidkhanian, Development Project Manager, Planning Department) The CPC will receive an update on the timeline for the Land Development Code (LDC) Update. Liz said chapters 11-14 of the LDC cover zoning for San Diego. These regulations are regularly monitored and updated by the Planning Department. Proposed amendments would streamline the permitting process and eliminate redundancies. The update consists of 17 clarifications, 20 corrections, 3 regulatory reforms to comply with state law, 20 corrections, 11 regulatory reforms, and 11 alignments of policy with climate, equity and housing goals. The LDC Update will include an update of the Downtown PDO consisting of 14 clarifications, 3 regulatory reforms, 4 corrections, The timeline for the LDC update is as follows: on September 21, 2022 draft amendments were released to public, on September 21, 2022 the CPC subcommittee met, on September 27, 2022 the CPC held its regular meeting, on October 27 the Planning Commission will hear the changes, on November 17 the LU&H committee will hear the changes and on December 6 the Council will hear the changes. Public workshops will be held, October 6 and October 11. The 2023 portal is open for submissions next year.

**Board Comment:**

Nicholas Reed described the subcommittee motions: First, they supported all changes except items 3, 15, 21, 22, 27, 50, excluding 5. Reed moved to approve. Tom Silva seconded. Motion passed unanimously. David Moty moved to oppose item 5 and recommend alternative language. Tom Silva seconded. Motion passed unanimously.

Andrea opened the meeting to board questions:

**Board Questions:**

David Moty asked if Nicholas would rephrase the comment about the 95 foot height limit. Nicholas agreed.

- Deborah Watkins said she never received the document Nicholas described. Nicholas said he would send the new language to members.
- Mat Wahlstrom asked for a link to Liz's presentation for his CPG's consideration.

**Public Comment:**

- Guest requested that the setback that applied to existing building be applied to a new ADU or JDU.
- Guest discussed changes to TPA language regarding state codes, how distance is measured and what transportation stops are used to define a major transit stop. She asked for language to be added for clarity. She requested just a distance instead of an equation to calculate distance and further recommended limiting the distance to a

transit stop be one-half mile walking distance. She recommended using RTIP to define transit areas instead of RTP.

- Guest addressed item 22 – proposed change to allow ADU's greater than 1,200 square feet. Guest said consequences could include cheating, including building a full-sized residence without paying DIF and the Regional Transportation Fee. Also, under this proposal an applicant could build a large ADU instead of two ADU's at 1,200 sf (one market rate and one affordable) thereby limiting affordable ownership.
- Guest asked where does the NDP fee go to regarding item 50. Also, why is there no CAP checklist for Complete Communities. Liz said the Neighborhood Enhancement Fee (paid through the NDP) goes to active transportation projects and affordable housing preservation. The CAP checklist is implied to be a requirement for Complete Communities so there is no need to add it.

#### **Board Comment:**

- Member said the language and boundaries of TPA's have allowed developers to build projects with zero intent of using public transit.
- Member said concerns over fires at battery storage facilities stemmed from a fire that sent noxious fumes into the atmosphere at such a facility in Monterey Bay, CA.
- Member said guest presentations were same as those presented by Neighbors for a Better San Diego from September and much appreciated. He said that housing that is built in TPA's based on RTP standards with no transit would increase vehicle use and undermine CAP goals.

#### **Motions/Discussion:**

Mat Wahlstrom moved to approve the recommendations in letter from Neighbors for a Better San Diego, amendments to the subcommittee recommendations, except for item 5. David Moty seconded motion. Moty questioned whether ADU's built under the use regulations could piggy-back on those built under the development regulations. Staff verified they cannot. Scott Chipman asked for verification that state law allows ADU's to be built to the property line. Presenter replied that one-story ADU's can extend to the lot line but two-story ADU's must have a four-foot setback. A member asked if JDU's can be built without a toilet. Presenter replied that a JDU within or attached to a main structure/garage does not need to have a toilet.

Previously the subcommittee moved to approve LDC update items except 3, 15, 21, 22, 27 and 50 pending their final resolution of language and exclude 5. This motion is also amended to approve the recommendations from Neighbors for a Better San Diego with the understanding that items 21 and 22 were misnumbered. Ayes: CMR, CVE, CLMT, COL, DNTN, EAS, GH, KT, LV, MW, MM, MRN, MB, MV, NAV, NP, OB, NH, PB, RB, RP, SR, SM, TP, UN and UT. Motion passed unanimously.

Nicholas Reed moved to approve item 22 with added language to fire response for battery storage facilities. Seconded by Bob Link. Mat Wahlstrom made an amendment to have the item come back to CPC prior to Council consideration. Nicholas and Bob Link accepted the amendment. Ayes: CMR, CVE, CLMT, COL, DNTN, EAS, GH, KT, LV, MW, MM, MRN, MB, NH, NP, OB, PB, RB, RP, SM, TP, UN and UT. Nays: MV, SR. Abstain: 0. Motion passed.

#### **REPORTS TO CPC:**

- **Staff Report** – None
- **Chair's Report** – Andrea said the sooner the CPG's agendaize their budget requests the sooner the Council can include it among their other budget requests. Also, Andrea will reach out to the Planning Department to discuss bylaws changes at a future CPC meeting.
- **CPC Member Comment** – Nicholas mentioned that the Clairemont Village was postponed to October due to Planning Department not providing comments in time. A thirteen unit project on Mountain St. is scheduled for November. Bylaws changes are scheduled for review in late 2022 and could be presented to CPC. Tom Silva asked if the CPC could prepare a bylaws template for the CPG's. Nicholas said that would be possible. Howard Wayne said would like the CPG appeal issue to be agendaized for October. Deborah Watkins said that since CPG's can't charge dues they could be sued for doing so to fund websites and other expenses. Kate Callen asked how websites could be made secure. Kathy Vandenheuvel said donations could be a solution. Mat Wahlstrom said that CPG intellectual property should be protected.

**ADJOURNMENT TO NEXT REGULAR MEETING: OCTOBER 25, 2022:**

The meeting was adjourned by Chair Andrea Schlageter at 8:15 PM.