

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 DECEMBER 10, 2019

MEMBERS PRESENT:

Russ Connelly, City Heights (CH)	Jason Legros, Pacific Beach (PB)
Nicholas Reed, Clairemont (CLMT)	Vicki Touchstone, Rancho Bernardo (RB)
Jose Reynoso, College Area (COL)	Randy Steffler, Rancho Penasquitos (RP)
Linda Godoy, Eastern Area (EAS)	Marc Lindshield, San Pasqual/Lake Hodges (SP/LH)
Debra Sharpe, Ken/Tal (KT)	Wally Wulfeck, Scripps Ranch (SR)
Kathy Vandenheovel, Greater Golden Hill (GH)	Bryce Niceswanger, Serra Mesa (SM)
Jeff Stevens, Mira Mesa (MM)	Myron Taylor, Southeastern (SE)
Michele Addington, Mission Valley (MV)	Emily Whittemore, Tierrasanta (TIRSN)
Tim Taylor, North Park (NP)	Chris Nielsen, University (UN)
Andrea Schlageter, Ocean Beach (OB)	
Mark Freed, Otay Mesa (OM)	

VOTING INELIGIBILITY/RECUSALS: Barrio Logan, Carmel Mountain Ranch, Del Mar Mesa, Keady Mesa, Otay Mesa Nestor, San Ysidro, Torrey Hills, Uptown.

Guests: Michael Nazarina, Sandy Wetzel-Smith, Laura Riebau

City Staff/Representatives: Tony Kempton, Brian Schoenfisch, Heidi VonBlum, Kelley Stanco, Leslie Keaveney

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 6:25 pm.

2. **NON-AGENDA PUBLIC COMMENT:** 2 minutes per issue.

None

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

Chair Wulfeck approved agenda without modification.

4. **ROLL CALL AND APPROVAL OF THE MINUTES OF NOVEMBER 26, 2019:**

Chair Wulfeck took roll call at 6:35 pm. Roll Call: CH, CLMT, COL, EAS, GH, KT, MM, MV, OB, OM, RB, RP, SP/LH, SR, SM, SPH, TIRSN, TP, UN. Nays: None, Abstain: MRN, NAV, NP, OB, OT, PB, RB, RP, SP/LH, SR, SM, SE, TIRSN, UN. Approval of the minutes with following modifications: Nicholas Reed-Clairemont, Tim Taylor-North Park attended in November, Carl Rand attended for Pacific Beach, and correction of header to reflect correct pagination.

5. GENERAL PLAN HOUSING ELEMENT UPDATE 2021-2029 – Action Item

Vickie White, Senior Planner, Planning Department, presented General Plan Housing Element Update for 2021-2029. White identified the six goals comprising the update and requested comment.

Goal 1: To facilitate the construction of quality housing.

Discussion – Member comment included: deleting quote at bottom that hints at CPG’s slowing down the review process; Motion: Activities - Consider requiring that projects are required to comply with community/precise plans. Amend to reflect that decision must meet Community Plan guidelines; Don’t continue using CPA’s. Seconded. Ayes: CH, CLMT, COL, EAS, GH, KT, MM, MV, OB, OM, PB, RB, RP, SP/LH, SR, SM, SE, TIRSN, UN, NO: 0. Abstain: NP Motion passes by vote of 19-0-1.

Goal 2: Improving the existing housing stock.

Discussion – Member comment regarding the seven farm labor housing units that were destroyed in the 2007 Witch fire, forcing laborers back into the canyons, creating new fire hazards. In response, the element addresses need for farm labor housing in objective D. Motion: Approve as presented, seconded. Ayes: CH, CLMT, COL, EAS, GH, KT, MM, MV, NP, OB, OM, PB, RB, RP, SP/LH, SR, SM SE, TIRSN, UN, NO: 0, Abstain: 0. Motion passes unanimously 20-0-0.

Goal 3: Providing new affordable housing.

Discussion – Members commented that construction liability law is currently inhibiting construction of new for sale units. Mediation between HOA and builders during first 10 years after construction has been somewhat effective in resolving conflicts. As to whether the City would cover expenses from Section 8 vouchers to incentivize development of Section 8 housing in cases of interruptions of federal funds, the answer is the SD Housing Commission has resources for this purpose. Motion: Approve as presented. Ayes: CH, CLMT, COL, EAS, GH, KT, MM, MV, NP, OB, OM, PB, RB, RP, SP/LH, SR, SM SE, TIRSN, UN, NO: 0, Abstain: 0. Motion passes unanimously 20-0-0.

Goal; 4: Enhanced quality of life.

Discussion - Members cited effort directed toward infrastructure needs, parks, commercial services and making density enjoyable. Short-term vacation rentals were seen as an obstacle to this, with owner-occupied on-site units. Motion: Approve as amended, Activities N, HEM 3 – identify opportunities to enforce legal uses, and enhance communities with village propensity, place-making and public spaces. Ayes: CH, CLMT, COL, EAS, GH, KT, MM, MV, NP, OB, OM, PB, RB, RP, SP/LH, SR, SM SE, TIRSN, UN, NO: 0, Abstain: 0. Motion passes unanimously 20-0-0.

Goal 5: Exemplify sustainable development and growth.

Discussion – Comment raised regarding utilization of climate action goals. A question was raised regarding whether development would be allowed given that some TPA’s don’t have transit yet . Response referred to General Plan for specifics and in conjunction with plan updates. New development without parking was approved in Little Italy despite opposition from business owners, though City Council called it an ‘experiment.’ Question raised whether business community will have input on this goal. Staff indicated that outreach was conducted with different stakeholders, including the business community. A member stated that if transportation is available there is no need for a car, but if not available a car is necessary. But that if parking is not available at the destination, taking a car becomes infeasible. Staff indicated that this goal for housing does not address parking nor are there funds available to build parking structures to

service public uses (parks, beaches, etc.). Motion: Approve with amendment to add to Objective P– explore options where construction of parking structures can later be converted to housing when transit is available. Ayes: CH, CLMT, COL, EAS, GH, KT, MM, MV, NP, OB, OM, PB, RB, RP, SP/LH, SR, SM SE, TIRSN, UN, NO: 0, Abstain: 0. Motion passes unanimously 20-0-0.

Goal 6: Publicize Housing Goals and Objectives.

Discussion: White presented data suggesting that the lack of affordable housing is having a negative effect on community. Motion: Approve as presented UN. Second MN. Ayes: CH, CLMT, COL, EAS, GH, KT, MM, MV, NP, OB, OM, PB, RB, RP, SP/LH, SR, SM SE, TIRSN, UN, NO: 0, Abstain: 0. Motion passes unanimously 20-0-0.

6. LAND DEVELOPMENT CODE – PROCESS IMPROVEMENTS UPDATE – Information Item

Kelley Stanco, Development Project Manager, Policy and Ordinance, Planning Department discussed process improvements regarding Land Development Code (LDC) amendments. Stanco said the process involves a number of steps. Stanco opened the website for the LDC and described step by step process for requesting amendments. Stanco said there will be a new update to the LDC every year going forward with requests for amendments followed by a vetting process. A public review process for the proposed amendments follows with advisory votes from public bodies including CPC and then Planning Commission in the fall.

Board Comment:

Comment as to whether a requestor’s name would be publicly available was replied to in the affirmative.

7. HOUSING, MOBILITY ELEMENT INITIATIVES – Information Item

Brian Schoenfisch, Program Manager, Planning Department and Heidi VonBlum, Program Manager, Planning Department, discussed major initiatives for housing and mobility related to Complete Communities and for mobility that works with new land use planning. Schoenfisch discussed the first initiative - housing solutions. Schoenfisch mentioned that San Diego has a major housing affordability issue and highlighted the downward trend in permits since 2016. Schoenfisch compared San Diego’s median housing price of \$645K to the national average of \$280K. Schoenfisch said San Diego will need to add 108,000 units over the next eight years to meet state-mandated goals. He said San Diego has taken steps to increase housing and affordability, including density bonuses, expansion of accessory dwelling units and the expedite program. He said that fifteen community plans have been updated to add capacity for approximately 74,000 units to address the need for housing. Schoenfisch said the Complete Communities Housing Solutions program will help achieve these goals through assistance with housing for low and middle-income residents. A major feature of Complete Communities is to provide smaller scale amenities, such as outdoor museums, parks, etc. at the time new affordable development occurs, not years later. Complete Communities would apply only in the city’s Transit Priority Area (TPA’s). In return for provision of amenities a development would receive incentives that include: ministerial review, FAR-based density, and a DIF reduction based on size of unit, encouraging small units. Public hearings are expected in early 2020.

Heidi VonBlum discussed how SB743 required traffic impacts to be measured through vehicle miles traveled (VMT) as opposed to level of service. This change will require mitigation to reduce impacts to VMT through active transportation programs to achieve Climate Action Plan goals, as opposed to mitigation for level of service requiring more infrastructure to accommodate

more vehicle trips. VonBlum discussed adoption of new CEQA thresholds that would achieve City goals, and a program to include on-site, lower cost VMT-reducing amenities in TPA's with a goal of increasing the number of TPA's citywide. Two components to achieve these goals area: adoption of an ordinance with the new regulations; amendments with appendices to the Land Development Code and CEQA significance thresholds for transportation. A draft EIR addressing housing and mobility initiatives is scheduled for release on 12-20-19.

Board Comment:

Comment mostly focused on examples of VMT-reducing amenities that would implement Complete Communities. Schoenfisch described examples and commented that on-site amenities would include a maintenance agreement that the developer would be responsible for. VonBlum provided examples of vehicle and micro-mobility charging stations. Other questions centered on whether the smaller units would provide less DIF though impact would be the same as a regular unit, and would the City subsidize the need. VonBlum identified fee scaling as a method to identify the true impacts of a smaller unit. One member said the focus on TPA's and development near the urban core would overlook the need for transportation improvements generated from DIF fees in the northern/I-15 communities. VonBlum responded that focusing on the urban core would result in more VMT-reducing amenities that would take more vehicles off the road than would be the case in the northern communities. VonBlum said they will return as an action item in 2020.

8. REPORTS TO CPC

- Chair Report – Land Use and Housing voted on the Task Force items. The next step would be to vote on inclusion in the LDC. Chair urged members to take their recommendations to their respective Council District members.
- CPC Member Comments – Russ Connelly said that the Housing Element Input Survey was slanted against present owner-occupied homes in favor of those who wish to impose new standards. Another response was that the survey promoted over development. Connelly urged members to contact their council members regarding the alleged, inherent bias. Another member complained that there was no mention of balanced housing, just multi-family housing.

ADJOURNMENT TO NEXT REGULAR MEETING: JANUARY 28, 2020: The meeting was adjourned by Chair Wally Wulfeck at 9:15 PM.