

Community Planners Committee

City Planning Department • City of San Diego
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APPROVED MEETING MINUTES OF TUESDAY, MAY 28, 2024

MEMBERS PRESENT:

Jeff Heden, Carmel Valley (CV)	Paul Coogan, Normal Heights (NH)
Andrea Hetheru, Chollas Valley-Encanto (CVE)	Lynn Elliot, North Park (NP)
Marcellus Anderson, City Heights (CH)	Andrea Schlageter, Chair, Ocean Beach (OB)
Matthew Wang, Clairemont Mesa (CM)	Mark Freed, Otay Mesa (OM)
Tom Silva, College Area (CA)	Korla Equinta, Peninsula (PEN)
Bredan Bargmann, Downtown (DT)	Vicki Touchstone, Rancho Bernardo (RB)
Laura Riebau, Eastern Area (EA)	Jon Becker, Rancho Penasquitos (RPQ)
David Moty, Kensington-Talmadge (KT)	Victoria LaBruzzo, Scripps Ranch (SR)
Harry Bubbins, La Jolla (LJ)	Catharine Stempl, Serra Mesa (SM)
Felicity Senoski, Linda Vista (LV)	Guy Preuss, Skyline-Paradise Hills (SPH)
Bill Crooks, Miramar Ranch North (MRN)	Liz Shopes, Torrey Pines (TP)
Michele Addington, Mission Valley (MV)	Chris Nielsen, University (UNIV)
Brian Giles, Navajo (NAV)	Matt Wahlstrom, Uptown (UP)

VOTING INELIGIBILITY/RECUSALS:

The following planning group have single absences: CV and UP.

The following planning group has double absences: MB .

Per Article IV, Section 5 and Section 6 of the CPC Bylaws the following planning groups have three (3) consecutive absences and will not be able to vote until recordation of attendance at two (2) consecutive CPC meetings by a designated representative or alternate: BL, CMR/SS, DMM, GGH, KM, MPH, MM, OTSD, OMN, PB, SPLH, SY, SE, TS and TH.

AGENDA ITEMS:

1. CALL TO ORDER/INTRODUCTIONS/MODIFICATIONS TO THE AGENDA:

Chair called the meeting to order at 6:20 p.m. upon reaching quorum and roll call was conducted.

2. NON-AGENDA PUBLIC COMMENT:

Non-agenda public comment included:

- Concerns over the proposal of large-scale mental health facilities that would create a nuisance in single-family zoned areas and parking issues.
- Suggestions for placing a bond measure to fund public improvements similar to school district propositions.
- Mentioning of an article on planning group recognition in the OB Rag.
- Suggesting Pride of Place as a good read regarding urban planning.

3. APPROVAL OF MINUTES OF APRIL 23, 2024 and ROLL CALL:

Approval of the April 23, 2024 minutes as revised:

Yea: CV, CH, CLMT, CA, KT, LV, MRN, MV, NH, NP, OB, PEN, RB, SR, SPH, UNIV and UP
Nay: None.

Abstain: CVE, DT, NAV, OM, SM, TP

Minutes approved as revised: 17-0-6

EA, RPQ and LJ arrived after minutes were approved.

4. BLUEPRINT SAN DIEGO (ACTION ITEM)

Nathen Causman, Senior Planner from the City Planning Department presented on the project and the changes that will be presented to the Planning Commission.

Public comment included the following:

- Blueprint SD creating places where people don't want to live.
- The City continues to build affordable housing in low resources areas
- Responses are needed to public comments along with meaningful interaction with staff.

Comments from the CPC included:

- Putting Blueprint SD on hold until public comments are addressed.
- What is being proposed is what would be needed in Otay Mesa where more residential is needed.
- There hasn't been any benefit from the City of Villages like more community resources or recreation opportunities.
- The public has not seen much benefit from designations like Transit Dense Areas where affordable housing is supposed to be concentrated.
- Concerns expressed regarding comments being left unanswered by the City.
- A number of concerns regarding a lack of community input and outreach, "broad brush" responses that sweep over community responses, a need to see a balance between market rate and affordable housing. Also, need to

see what metrics can be used to measure how housing has changed and show where resources have been received.

- Areas in the northern part of the City are not transit or park rich. Would like to see transit on Del Mar Heights Road. There is a way to manage development without just building luxury housing.
- There should be more opportunities to build more homes and transit to reduce the time it takes to get to jobs.
- Needing to see thorough written responses to CPC comments along with high-resolution map to fully understand the issues.
- The citizenry needs to be taken care by planning for infrastructure before density. The City does the opposite.

Motion #1: Approve the 10 requests for change to Blueprint SD with a change to #5 that would say that in low resources communities, policies should start to include more moderate income and market rate houses with opportunities for employment and commercial that bring it up within the standard deviation of the median level of resources in the City. Motion made by EA. Second by CA.

Yea: CV, CVE, CH, CLMT, CA, EA, LV, MRN, NP, OB, PEN, RB, SR, SM, TP, UNIV and UP.
Nay: DT, KT, MV, NAV, OM and SPH.
Abstentions: LJ, NH and RPQ.

Motion Approved: 17-6-3.

Motion #2: Oppose Blueprint SD as presented. Motion made by PEN. Seconded by UP.

Yea: CV, EA, LV, NP, PEN, RPQ, TP and UP.
Nay: CVE, CLMT, CA, DT, KT, MRN, MV, NAV, NH, OB, OM and UNIV.
Abstentions: CH, LJ, RB, SR, SM and SPH.

Motion Failed: 8-12-6

5. GRAND JURY REPORT (ACTION ITEM)

Paul Coogan (NH) presented a review of the work of the CPC Grand Jury Subcommittee related to Request for County Grand Jury Investigation of San Diego Land Use Governing Practices., which included four separate letters for approval:

Letter #1 – Improper Project Classifications

Motion: Approve Letter #1.

Yay: CV, CVE, CH, CA, EA, KT, LJ, LV, MRN, MV, NAV, NH, NP, OB, PEN, RB, RPQ, SR, SM, SPH, TP, UNIV and UP.

Nay: DT and OM.
Abstentions: CLMT.
Motion Approved: 23-2-1.

Letter #2 – Improper Legislation of Municipal Code

Motion: Approve Letter #2 replacing “Legislation” with “Interpretation.”
Motion made by KT. Seconded by SR.
Yay: CV, CVE, CH, CA, EA, KT, LJ, LV, MRN, NAV, NH, NP, OB, PEN, RB, RPQ, SR, SM, SPH, TP, UNIV and UP.
Nay: DT, MV and OM.
Abstentions: CLMT
Motion Approved: 22-3-1.

Letter #3 – Access and Transparency

Motion: Approve Letter #3. Motion made by SR. Seconded by UP.
Yay: CV, CVE, CH, CA, DT, EA, KT, LJ, LV, MRN, NAV, NH, NP, OB, OM, PEN, RB, RPQ, SR, SM, TP, UN and UP.
Nay: MV.
Abstentions: CLMT and SPH.
Motion Approved: 23-1-2.

Letter #4 – Municipal Code Enforcement

Motion: Approve Letter #4. Motion made by LJ. Seconded by MV.
Yay: CV, CVE, CH, CA, DT, EA, KT, LJ, LV, MRN, MV, NAV, NH, NP, OB, OM, PEN, RB, RPQ, SR, SM, TP, UN and UP.
Nay: None.
Abstentions: SPH.
Motion Approved: 25-0-1.

6. ENVIRONMENTALLY SENSITIVE LANDS (INFORMATION ITEM)

Request to form a subcommittee to evaluate the changes being made to the Municipal Code that limits public comment about impacts on environmentally sensitive lands. Presentation provided by Eric Bowlby and Tricia Delgin from SD Canyonlands. Chair Schlageter called for volunteers.

7. CPC EXECUTIVE BOARD ELECTION RESULTS

Michele Addington (MV) conducted the election and announced the results of the election:

Chair – Andrea Schlageter (OB)
Vice Chair – Chris Nielsen (UNIV)

Secretary – Paul Coogan (NH)

8. CPG CHANGES UPDATE (INFORMATION ITEM)

Marlon Pangilinan, Program Coordinator from the City Planning Department updated the CPC on planning group recognition and next steps follow City Council's decision.

9. REPORTS TO CPC:

- **City Staff Report:** Annual Planning Group training is scheduled for May 29 on zoom. An Alternative Online Training will be made available afterwards. Chairs will be providing a list of voting members who have completed the training requirement.
- **Chair Report:** Chair Schlageter mentioned that she would like to consider increasing the planning group stipend amount as an action item next month.
- **CPC Member Comments:** KT mentioned that Leo Wilson, former Chair of CPC and Uptown Planners passed away.

ADJOURNMENT TO NEXT REGULAR MEETING:

Meeting was adjourned at 8:40 P.M. to next regular meeting on June 25, 2024.