

Community Planners Committee

City Planning Department • City of San Diego
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APPROVED MINUTES FOR MEETING OF TUESDAY, JULY 23, 2024

MEMBERS PRESENT:

Marcellus Anderson, City Heights (CH)
Ian Grooms, Clairemont Mesa (CM)
Tom Silva, College Area (CA)
Bob Link, Downtown (DT)
Laura Riebau, Eastern Area (EA)
Brian Schwab, Golden Hill (GH)
David Moty, Kensington-Talmadge (KT)
Patrick Ahern, La Jolla (LJ)
Felicity Senoski, Linda Vista (LV)
Michele Addington, Mission Valley (MV)

Brian Gile, Navajo (NAV)
Lynn Elliot, North Park (NP)
Andrea Schlageter, Chair, Ocean Beach (OB)
Scott Chipman, Pacific Beach (PB)
Korla Eaquinta, Peninsula (PEN)
Vicki Touchstone, Rancho Bernardo (RB)
Guy Preuss, Skyline-Paradise Hills (SPH)
Victoria Labruzzo, Scripps Ranch (SR)
Chris Nielsen, University (UNIV)
Matt Wahlstrom, Uptown (UP)

VOTING INELIGIBILITY/RECUSALS:

The following planning group have single absences: OM, UP and NH.

The following planning group have double absences: CV.

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, MB, MPH, MM, OTSD, OMN, PB, SPLH, SY, SE, TS and TH.

AGENDA ITEMS:

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

Chair Schlageter called the meeting to order at 6:15 p.m. upon reaching quorum and roll call was conducted.

2. NON-AGENDA PUBLIC COMMENT.

Non-agenda public comment included:

- Comments on Accessory Dwelling Units (ADUs) and Bonus ADUs negatively affecting neighborhoods in the Clairemont community where they also are issues in areas of high fire severity and can create emergency evacuation issues.

- A need to take enforcement action against environmental impacts associated with a ceramic manufacturer's operations adjacent to a residential neighborhood in City Heights.
- Issues of transparency regarding the removal of the virtual comment option at hearings and recommendations from the San Diego County Grand Jury regarding the cannabis industry.
- An introduction by Larry Turner who is running for mayor.

Comment from the CPC Members included various comments on:

- Opposing ADUs and bonus ADU's in the community.
- Recommendations for addressing homelessness.
- How long-term residents have a better vision than politicians and their staff.
- The recent adoption of the Blueprint SD and the Hillcrest Focused Plan Amendment.
- For the City Attorney's Office to look into better lease terms for the City relative to 101 Ash Street and supporting homeless facilities.

3. APPROVAL OF MINUTES OF JUNE 25, 2024.

Motion: Approve of the May 28th, 2024 minutes. Motion by NP. Second by MV:

Yea: CH, CA, DT, EA, GGH, KT, LV, NAV, NP, OB, RB, SR, SPH and UP.

Nay: None.

Abstain: CLMT, LJ, MV, PB, PN and UNIV.

Minutes approved: 15-0-6

4. SHORT TERM VACATION RENTAL ORDINANCE (ACTION ITEM).

(Item and discussion continued from June 25, 2024 due to a loss of quorum)

Kevin Hastings returned to continue the discussion on findings and proposals from a citizen-led initiative on the effects of and potential amendments to the City's Short Term Rental Ordinance (STRO).

Comments from the public and the CPC included the following:

- Distance separation could be a way of addressing concerns over STROs and there is interest in seeing an audit regarding enforcement actions.
- Other solutions to consider involve additional fees to supplement serious enforcement of regulations, limited distribution of STROs by community and the need for dedicated staff. Also, landlords should sign affidavits that they are the only host to prevent abuse.
- Another concern arising from STROs is the conversion of naturally affordable housing.
- Safety and inspections should also be a concern regarding STROs.

- Because entities with money and resources can “lock up” STRO licenses, licenses should have limited durations (e.g. 10 years) and/or annual reviews and renewal periods via lottery.
- Appreciation and praise for work that was done on this issue was expressed overall.

Motion: To Approve as is. Motion by UP. Second by KT.

Yea: CH, CLMNT, CA, DT, EA, GGH, KT, LJ, LV, MV, NAV, NP, OB, PB, PN, RB, SR, SPH, UNIV and UP.

Nay: None.

Abstain: None.

Motion approved: 20-0-0

5. ENVIRONMENTALLY SENSITIVE LANDS LDC UPDATE REQUEST (ACTION ITEM).

Victoria LaBruzzo (SR) and Vicky Touchstone (RB) presented on a request from the ESL Subcommittee that the CPC submit a proposal to amend Article 2, Division 6 of the Land Development Code to correct what is considered an omission to ensure public awareness and provide the opportunity for public review and comment on public and Capital Improvement Projects proposed in locations where a project has the potential to affect Environmentally Sensitive Lands that seek deviations through a Process 5.

Comments from the public and CPC included the following:

- The community should always have an opportunity to voice their input.
- Overall agreement that amendment is a good idea to correct an omission especially to preserve our canyons.
- Clarification should also be sought at the City to determine that this was truly an omission on their part.

Motion: To APPROVE as presented. Motion by MV. Second by UNIV.

Yea: CH, CLMNT, CA, DT, EA, GGH, KT, LJ, LV, MV, NAV, NP, OB, PN, RB, SR, SPH, UNIV and UP. PB had left the meeting prior to the vote.

Nay: None.

Abstain: None.

Motion approved: 20-0-0

6. REPORTS TO CPC

- **Chair Report:** Chair Schlageter reminded CPC members to urge their planning group members to complete their training to maintain eligibility and to please check with staff.

- **City Staff Report:** Staff also reminded CPC members to ensure that their fellow CPG members complete the online training available on the Community Planning Group Resources webpage.
- **CPC Member Comments:** The CPC members should be a part of the process that the City has started on a new Street Design Manual. Also, the CPC should consider including virtual meetings and look at changes to their bylaws.

ADJOURNMENT TO NEXT REGULAR MEETING:

The CPC will be dark in August. Meeting was adjourned at 7:46 P.M. to next regular meeting on Sept. 24, 2024.