

Community Planners Committee

City Planning Department • City of San Diego
202 C Street, M.S. 413 • San Diego, CA 92101
SDPlanningGroups@sandiego.gov • (619) 235-5200

DRAFT MEETING MINUTES FOR MEETING OF WEDNESDAY, NOV. 20, 2024

MEMBERS PRESENT:

Jeff Heden, Carmel Valley	Brian Gile, Navajo (NAV)
Andrea Hetheru, Chollas Valley (CV)	Paul Coogan, Normal Heights (NH)
Tom Silva, College Area	Lynn Elliot, North Park (NP)
Del Mar Mesa, Representative	Andrea Schlageter, Chair, Ocean Beach (OB)
Bob Link, Downtown (DT)	Becky Rapp, Rancho Bernardo (RB)
Laura Riebau, Eastern Area (EA)	Victoria LaBruzzo, Scripps Ranch (SR)
Brian Schwab, Golden Hill (GH)	Liz Shopes, Torrey Pines (TP)
David Moty, Kensington-Talmadge (KT)	Chris Nielsen, University (UNIV)
Felicity Senoski, Linda Vista (LV)	Matthew Driver, Uptown (UP)
Bo Gibbons, Mira Mesa (MM)	

VOTING INELIGIBILITY/RECUSALS:

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, KM, LJ, MWPH, MB, OT, OMN, SP/LH, SY, SE and TH.

The following planning groups have two (2) consecutive absences:
OM and PB.

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. Agenda was approved with modification to include an action item on Footnote 7 related to Chollas Valley and an information item on the Turquoise Project in Pacific Beach.

2. NON-AGENDA PUBLIC COMMENT.

Non-agenda public comment included:

- Concerns were raised about legislation, HOAs and law makers regarding airborne particulates and ceramic making processes which may affect public health.
- Request for an update on the status of the public engagement guide. Staff

addressed the status of the guide and announced that civic workshops and stakeholder meetings will be held in 2025.

Comment from the CPC Members included:

- An update on the recent Montezuma Road Fire. Members stated that the proceedings of the workshop will be streamed.

3. APPROVAL OF MINUTES OF OCTOBER 22, 2024.

Carmel Valley requested modification of the minutes to include a statement that the incoming City Attorney introduced herself as a candidate for City Attorney.

Motion: Approve of the October 22, 2024 minutes.

Yea: CV, CVE, CA, DT, EA, KT, LV, MM, NH, OB, SR, TP and UNIV.

Nay: None.

Abstain: NAV, NP, RB and UP

MOTION APPROVED: 13-0-4

4. COASTAL RESILIENCE MASTER PLAN (INFORMATION ITEM)

Julia Chase, Chief Resiliency Officer with the City Planning Department presented on the Coastal Climate Resilience Master Plan Update project background and status. CPC members were informed on how Climate Resilient SD will provide nature-based approaches to potential adaptations for six project sites. An overview of the community engagement timeline and community feedback was provided.

Comments from the public and the CPC included the following:

- Concern about maintaining parking for all six project sites. Staff clarified that the amount of parking will be maintained
- Interest as to when will next engagement even take place? Staff answered that the next event will be held at Central San Diego Library
- Concerns about why the project sites were chosen and protections for areas around them. Interest was expressed about wanting to see how coastal dynamics will be monitored and addressed
- What type of parking will be offered at Sunset Cliffs? Staff stated that studies will be conducted
- Finding potential flooding solutions for Mission Bay like pump stations in Miami. Staff answered that there is a 10-year plan set up for the area and that studies are being conducted for stormwater.
- How high do berms need to be to prevent flooding? Staff answered that definitive heights have not been defined, will come in next phase.
- Inquiries about tribal outreach. Staff stated that the City would like more partnership and collaboration.

- Discussion on berm composition and vegetation
- It was encouraged to have people that led subgroups talk to community groups
- It was suggested that the City consider how they choose which project will be implemented first
- Criticisms were made of CEQA.
- Questions were made regarding what the plan would be to help people from lower-income, inland areas to have access to the beach? Staff stated that they are looking at shuttle services.
- It was expressed that there be a long-term way to control the rise and fall of Mission Bay would be an improvement
- Opposition was expressed regarding doing high-density buildings closer than 100 feet to sea level

5. LDC UPDATE (INFORMATION ITEM)

Liz Saidkhanian, Principal Planner with the City Planning Department presented on the 2025 Land Development Code Update, which updates Chapters 11-15 of the San Diego Municipal Code. She shared an anticipated timeline and engagement plans, which will include use of a draft overview video.

Comments from the public and CPC included the following:

- That subcommittee should review matrix and overview of the items
- That planning groups should get direct notice for the matrix
- Confirmation that anyone can suggest changes to the land development code. Staff confirmed that they are able to take public comments.
- Disapproval of CEQA mandates and Air Pollution Control District

6. BUDGET REQUEST TO INCREASE STIPEND FOR CPGs (ACTION ITEM) –

Discussion on what the CPC feels is adequate for a stipend for each planning group. A letter or memo to the City will be sent considering the requests from other CPG chairs.

Comments from the public and CPC members included the following:

- Costs are increasing for tools for planning group outreach operations
- Golden Hill stated that they have a \$720 cost for web maintenance and operation
- An equitable stipend for communities that may not have facilities or capacity should be considered
- Several members suggested \$2000 as a starting point to cover basic meeting costs and virtual tools/software
- Request for microphones for the room or to have meetings on Zoom if CPC can't have an amplifier for the room

- Gather thoughts and tally individual budgets to come back to CPC.
- Asking group for training on best practices for outreach and a discounted rate for room rentals
- Concerns were expressed about lack of funding for CPGs and considering group contracts to lessen expenses
- The City should provide a procedure that each group should be using to make a coordinated effort
- That the group should be sharing techniques and best practices.
- That the City should give \$2000
- If a planning group files an appeal and wins the appeal, then the fee should be given back
- That the City has the funds to help CPG's mission
- Clarification that the funds received from the City will be a reimbursement
- Consideration should be given to loans/sharing funds between groups

Motion: To move forward with writing a letter to City asking for increased stipends. Motion by CV. Second by CVE.

Yea: CV, CVE, CA, DM, DT, EA, GGH, KT, LV, MM, NAV, NH, OB, NP, RB, SR, TP, UNIV and UP.

Nay: None.

Abstain: None.

MOTION APPROVED: 19-0-0

7. FOOTNOTE 7 PRESENTATION/UPDATE (ACTION ITEM)

Motion: To add Footnote 7 item to the agenda. Motion by NH. Seconded by NP.

Yes: CV, CVE, CA, DM, DT, EA, GGH, KT, LV, MM, NAV, NH, OB, NP, RB, SR, TP, UNIV and UP.

Nay: None.

Abstain: None

MOTION APPROVED: 19-0-0

Andrea Hetheru and Rob Campbell from the Chollas Valley Community Planning Group presented on Development Regulations for Residential Zones – Table 13104D Footnote 7 Removal information. Shared information on the current zoning for Encanto and how the City met with the group on Monday. Presenters clarified that the City ruled against itself and that Chollas Valley did not win the appeal. According to presenters, the City had stated that they plan to remove Footnote 7 by February and projects will proceed if already approved. Presenters expressed criticism of this timeline and lack of halting projects, so they would like the Mayor to pass an executive order to remove Footnote 7. Asking the CPC to endorse the letter written to Mayor.

Comments from the public and the CPC included the following:

- A question was raised with regard to confirming the legality of what the City can do to address the issue and if the Mayor can issue an executive order on this matter
- Staff explained that downzoning will decrease amount of housing and will need the California Department of Housing & Community Development (HCD) to provide direction.
- Concerns were expressed about the planning laws in place

MOTION: To endorse the letter from the Chollas Valley Community Planning Group (CVCPG) to have the Mayor issue an executive order to: 1) No City Official, department, or subdivision of the City administration approval any project reliant on footnote 7 – whether past, present, or future and 2) Footnote 7 is deemed invalid and without effect. Motion by NP. Seconded by EA.

Yes: CV, CVE, CA, DM, DT, EA, GGH, KT, LV, MM, NAV, NH, OB, NP, RB, SR, TP, UNIV and UP.

Nay: None.

Abstain: None.

MOTION APPROVED: 19-0-0

8. 970 TURQUOISE 'VELA' DEVELOPMENT PROJECT (INFORMATION ITEM)

Karl Rand presented on the new 970 Turquoise "Vela" Development Project and discussed a letter from PB urging the Mayor to reconsider the project. Rand urged the CPC to review the information presented.

9. REPORTS TO CPC

- **Chair Report:** Chair Schlageter informed members that there is an option to be on the Measure B focus group.
- **City Staff Report:** Marlon Pangilinan from the City Planning Department provided an update on the Sustainability and Mobility initiative that will be presented in early 2025, and CPCs are encouraged to listen to the presentation. Pangilinan provided a short preview of the Citywide Trails Master Plan and will be forwarding a copy of the presentation to the CPC.
- **CPC Member Comments:** None.

ADJOURNMENT TO NEXT REGULAR MEETING:

Meeting was adjourned at 7:59 P.M. to next regular meeting Tuesday, January 28, 2025.