The Regional Planning Committee meeting was called to order by Committee Chair Lori Holt Pfeiler (North County Inland) at 12:09 p.m. The attendance sheet for the meeting is attached.

Chair Holt Pfeiler thanked all for attending the meeting after having a long summer off. Self introductions were made.

1. APPROVAL OF JULY 2, 2004 MEETING MINUTES

   Action: Mayor Houlihan (Encinitas) moved and Councilmember Jones (East County) seconded to approve the minutes of the September 3, 2004 meeting. The vote was unanimously in favor.

2. PUBLIC COMMENTS/COMMUNICATIONS/MEMBERS COMMENTS

   None.

CONSENT (Item 3)

3. HOUSING UPDATE – BOARD ACTION ON REGIONAL HOUSING NEEDS ASSESSMENT (INFORMATION)

   Staff reported that the SANDAG Board accepted the Regional Housing Needs Assessment (RHNA) numbers for distribution at its September 23, 2004 meeting. At that meeting, concerns regarding the numbers were expressed by several Board members. Staff will mail out the three income alternatives to local jurisdictions, and as part of the public review process, will be available to make presentations to the local elected bodies. In addition, staff will discuss the Board’s action on the RHNA with the planning directors at their next meeting. Also, the Department of Housing and Community Development (HCD) will host a Housing Element workshop in San Diego on October 28, 2004, to discuss requirements needed to meet housing element law and any legislative changes relating to Housing Elements. Finally, staff will host a housing workshop with the SANDAG Board in January 2005. Staff will come back to the Regional Planning Committee in January 2005 with comments on the RHNA numbers resulting from the review period.
Committee Member Comments:

- Mayor Houlihan gave kudos to SANDAG staff on accurately reporting the Regional Planning Committee member comments to the Board.

REPORTS

4. PRESENTATION ON DOWNTOWN SAN DIEGO PLANNING ACTIVITIES (INFORMATION)

Peter Hall, Executive Director of the Centre City Development Corporation (CCDC), provided the Committee with an overview of its Downtown Community Plan Update. Currently, 40% of all new housing in the City of San Diego is being built in downtown San Diego. The Community Plan Update is focusing on quality of life issues such as mixed-use, transit-oriented development, infrastructure enhancements, and other smart growth concepts, that also can be applied in other areas of the region. The plan update is currently being reviewed, and approval is expected early next year.

Gary Papers, Manager of Planning and Architecture for CCDC, provided the Committee with details of CCDC's Downtown Community Plan Update, which will implement many of the principles advocated in the RCP. He highlighted key projects currently being developed and proposed to be developed, and noted that downtown's planned build-out is higher than that included in the 1992 community plan with regard to population; residential units; office, retail, and hotel square footage; and parks and open spaces. The plan envisions 75,000 - 80,000 residents in downtown, helping to meet the region’s housing demand, and most of the new growth will be centered around the trolley.

Mr. Hall commented that what is being done in downtown San Diego is critical not only to downtown but also to the region. The projects serve as a good model of what can be done throughout the region. Downtown does need infrastructure, however, that won't happen without the Regional Planning Committee’s leadership and support. He urged the Committee, as it does its strategic planning, to keep that in mind.

Supervisor Slater-Price stated that it is exciting to see the growth in downtown particularly along the transit corridors. She expressed concern regarding what will happen when people want to move beyond the areas served by the trolley and how transportation will be coordinated. Mr. Hall replied that MTDB’s Transit First Project proposes the linkage between the East Village in downtown San Diego and Hillcrest, which is an important part of the local mobility. In addition, many mixed-use projects will be built close to existing/proposed trolley/transit stations in the downtown area, and bike lanes are being incorporated into many of the new roadway plans.

Supervisor Slater-Price added that active use parks should not be overlooked as families will begin to move downtown; fire fighters and police stations should also be increased. Mr. Hall responded that two new fire stations will be placed downtown: one on the
waterfront and the other in East Village. He pointed out that the vast majority of emergency responses are medical. Regarding schools, there are numerous schools in downtown and CCDC is hoping to include a vertical elementary school in the downtown area in the future.

Mr. Papers added that many of the future housing units that will be built in downtown within the next few years will provide a more diverse range of product types and price ranges. CCDC is doing its best to provide more affordable housing.

Mayor Houlihan stated that she attended a Healthy Transportation Alternatives seminar regarding smart growth and smart code issues and new urbanism principles. She asked whether the downtown developments are including smart code and asked what is considered as affordable housing. Mr. Papers commented that everything that CCDC is working on follows smart growth principles, and that they subscribe to about 80 percent of the smart code. New urbanism promotes walkable communities and good design, but restricts high-rise buildings, so it is something that CCDC shouldn’t be constrained by.

Mr. Hall mentioned that state law mandates that 15% of new housing units within redevelopment areas need to be affordable. CCDC meets and exceeds that number with 29% of its current and future units being considered as affordable housing. We have a lot of “naturally affordable” housing in downtown. The median housing price in the region is $470,000 - more than half of the units in downtown are less than the regional median price. In the suburbs, housing cost is land driven; in downtown, housing cost is construction driven. The only way to stay competitive is to build smaller units. Therefore, the open space elements of the plan become more critical.

Councilmember Madaffer complimented the CCDC staff and is proud of their hard work. Their work is a good example of what redevelopment can do within an area. Because of their success, other smart growth projects are taking place throughout the city. He added that had it not been for Ernie Hahn’s foresight, San Diego would not have what it currently has.

Mr. Hall complimented the “City of Villages” effort and stated that the goals for the City are bright.

Chair Pfeiler thanked CCDC for the presentation noting that many of their projects are good examples of how the Regional Comprehensive Plan can be implemented.

5. STATUS REPORT ON ENERGY WORKING GROUP (INFORMATION)

Dr. Henry Ababarnel, Co-Chair of SANDAG’s Energy Working Group (EWG), announced that the EWG met twice in the month of September, with Councilmember Jones in attendance. The first item Dr. Ababanel discussed was in response to the Committee’s comments from its July 2, 2004 meeting where comments were made about the absence of an effective way of contributing ideas to SDG&E on its energy efficiency programs. SDG&E brought its action plan to the September 9, 2004 EWG meeting. In response to the comments, SDG&E proposed program advisory groups (PAG) and recommended that the EWG supply and demand working group sit on the PAG. The EWG could assist SDG&E in disseminating
information to residents within the San Diego region. SDG&E recognized its absence of public involvement in the past and agreed that they will gain an enormous amount by involving local policymakers, residents, and stakeholders.

The second item Dr. Abarbanel discussed was the first major product of the EWG. The EWG will focus its efforts on developing a Long Term Resource Plan to be submitted to the California Public Utilities Commission (CPUC), spelling out required regional energy resources and their distribution. The EWG will work closely with SDG&E to develop this plan. The California Energy Commission (CEC) has recognized this region as the only region in California that is working with its public utilities company to shape its energy plans. The CEC will send a representative to the EWG monthly meetings. The EWG has urged the CPUC to do the same.

The EWG has an approved work plan which includes the execution of the Long Term Resource Plan and fundraising. The EWG’s policy subcommittee has asked what the EWG will be when it evolves. It isn’t sure what the outcome will be, but the EWG will be looking at various mechanisms to make important decisions that will be binding. The possibility of creating a Joint Powers Authority (JPA) was discussed. SDG&E was originally resistant to the suggestion but is now thinking in the longer term than in the past, and will assist the EWG to develop such a mechanism.

SDG&E is formally, by law, held accountable by the CPUC for delivering power. The EWG is investigating how local jurisdictions and stakeholders can get together, plan for creating a solution, and address issues of accountability. Dr. Abarbanel welcomed advice from the Committee and will report back in the future.

Staff and Committee Comments:

Staff commented that looking at the Regional Energy Strategy, what is being proposed may require legislative changes. Staff added that the effort to get the CEC to participate with the EWG is a good thing. Dr. Abarbanel noted that the EWG wants to tackle something tangible regarding energy in the region.

Chair Pfeiler stated that if the San Diego region could work together to share the decision making responsibilities, it would be great. Dr. Abarbanel commented that would involve a change in the view of the public utility companies, including SDG&E. The EWG is not in a position to discuss the issues with them at this time.

Chair Pfeiler noted that the decision-making process would be evolutionary. Dr. Abarbanel added that neither SANDAG nor the local jurisdictions are capable to take over the job of SDG&E. But there could be some means to sharing the policy making and responsibility.

Mayor Houlihan commented that she is glad to have the right people on the EWG and asked what EM&V means. Staff replied that EM&V stands for: Evaluation, Measurement and Validation.

Chair Pfeiler thanked Dr. Abarbanel for attending.
6. UPDATE ON REGIONAL WATER SUPPLY ISSUES FROM THE SAN DIEGO COUNTY WATER AUTHORITY (INFORMATION)

Councilmember Jim Bond, representative from the San Diego County Water Authority, provided the Committee with a detailed presentation on water supply issues in the San Diego region, noting that the San Diego region needs to use all of its available water, as many times as possible, prior to discarding it into the ocean.

Action: The Committee received this item for information.

7. RCP IMPLEMENTATION ACTIVITIES (DISCUSSION/POSSIBLE ACTION)

Staff noted that since the SANDAG Board approved the Regional Comprehensive Plan (RCP) in July, the focus of the RCP has now shifted to implementation. Staff provided an overview of implementation activities, and briefed the Committee on what to expect over the next few months, pointing out that the key driver to the RCP implementation schedule is the Regional Transportation Plan update. Under current law, the next RTP update is due in early 2006. Staff listed key land use/transportation issues of focus, including the Pilot Smart Growth Incentive Program; Urban Design Manual; Subregional Transportation/Land Use Plans; and Smart Growth Concept Map.

In addition, staff highlighted two other major RCP work elements: the RHNA process and the RCP Performance Measures. The baseline monitoring report will be brought to the Committee in December 2004 or January 2005 and targets will then be developed. A proposal for creating a new Stakeholders Working Group will also be presented.

In closing at its July Board meeting, SANDAG Board members and several public speakers raised concerns about the pressure to convert industrial lands to other uses, and problems with co-locating industrial and residential uses. Staff will try to focus on environmental compatibility related to these issues, although work on this topic is not currently included in the OWP.

Committee Comments

- Mayor Houlihan stated that she found it useful that at the Healthy Transportation Alternatives Workshop, traditional zoning and form based zoning were pictured with what needs to be and what our communities end up looking like. She suggested that the RPC begin to visualize how future zoning and development can be approached differently. Form based zoning could be more effective than traditional zoning in implementing the RCP.

- Supervisor Slater-Price supported efforts to examine the industrial / residential lands relationship, and stated that this would be a good area for staff to focus on. Staff responded that it will develop a work program identifying how much staff time and costs would be involved, will look at other issues that can be deferred, and will bring a summary back to the Committee for review.
• Gail Goldberg stated that she is happy to see SANDAG moving forward on the industrial / residential lands issue.

• Councilmember Bond emphasized that smart growth incentives are good, and reminded the Committee that we should remember scales and flexibility when applying smart growth concepts and incentives.

**Action:** The Committee received this item for discussion.

7. **UPCOMING MEETINGS**

The next meeting of the Regional Planning Committee is scheduled for 12 to 2 p.m. on Friday, November 5, 2004.

8. **ADJOURNMENT**

Chair Pfeiler adjourned the meeting at 2:01 p.m.

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**BOB LEITER**  
Director of Land Use and Transportation Planning

**Key Staff Contact:** Carolina Gregor, (619) 699-1989, cgr@sandag.org
## CONFIRMED ATTENDANCE
### SANDAG REGIONAL PLANNING COMMITTEE MEETING
### OCTOBER 1, 2004

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