

**THE COMMITTEE ON LAND USE AND HOUSING
OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO**

**ACTIONS FOR
WEDNESDAY, OCTOBER 1, 2003, AT 2:00 P.M.**

**COUNCIL COMMITTEE ROOM (12TH FLOOR), CITY ADMINISTRATION
BUILDING
202 C STREET, SAN DIEGO, CALIFORNIA**

For information, contact Gina Clark-Bellak, Council Committee Consultant
202 C Street, 3rd Floor, San Diego, CA 92101
Email: gclark@sandiego.gov
619-533-3920

COUNCIL COMMENT

ACTION: None received.

NON-AGENDA PUBLIC COMMENT

ACTION: None received.

ITEM-1: Report from the City Manager regarding the AFFORDABLE HOUSING TASK
FORCE RECOMMENDATIONS ANALYSIS.

(Continued from the September 17, 2003, meeting.)

(See CMR 03-179; Recommendations of the Community Planners Committee)

ACTION: Motion by Councilmember Frye, second by Councilmember Lewis on
Recommendation 4.d to support directing City staff to evaluate surplus public lands
that are vacant or underdeveloped, but reject converting either the Rose Canyon
operating station or Montgomery Field into affordable housing sites and to not
pursue land dedicated or designated as public parks or open space as potential sites
for affordable housing.

VOTE: 5-0; Peters-yea, Zucchet-yea, Atkins-yea, Lewis-yea, Frye-
yea

ACTIONS
Committee on Land Use & Housing
October 1, 2003

- 2 -

ACTION: The Land Use and Housing (LU&H) Committee agreed to defer final consideration of Recommendation 1.a, adopting the total housing need figure for the 2003-2013 period of 113,696, of which 81,421 is projected future need, until the finance and revenue issues to fund affordable housing have been determined.

VOTE: 5-0; Peters-yea, Zucchet-yea, Atkins-yea, Lewis-yea, Frye-yea

ACTION: The LU&H Committee agreed to refer Recommendation 2.b.i, increase the Redevelopment Agency Set-Aside from 20% to 35% for a total of \$17,500,000 per year, to the Redevelopment Agency for further analysis and to report back to the LU&H Committee with a final recommendation.

VOTE: 5-0; Peters-yea, Zucchet-yea, Atkins-yea, Lewis-yea, Frye-yea

ACTION: Motion by Councilmember Atkins, second by Councilmember Lewis to update the nexus study for Recommendation 2.b.iii, which proposed to reestablish the Housing Trust Fund Commercial Fee (Linkage Fee). A new nexus study was requested in order to provide justification for changes to the structure of the Housing Impact Fee. Staff estimated it could take approximately four months to complete the nexus study and return to the LU&H Committee for review.

VOTE: 5-0; Peters-yea, Zucchet-yea, Atkins-yea, Lewis-yea, Frye-yea

ACTION: Motion by Councilmember Atkins, second by Councilmember Lewis to oppose Affordable Housing Task Force Recommendation 4.b which proposed the City work with Community Planning Groups Citywide to develop Master Plans and/or create and apply an "Affordable Housing Overlay Zone" targeting and prioritizing areas where affordable housing should be encouraged. As an alternative, Councilmember Atkins moved the City should explore the development of Master Plans and/or create and apply in-fill transit-oriented higher density development incorporating affordable housing within existing community plans and with the direct involvement of officially recognized planning groups.

VOTE: 5-0; Peters-yea, Zucchet-yea, Atkins-yea, Lewis-yea, Frye-yea

ACTIONS
Committee on Land Use & Housing
October 1, 2003

- 3 -

ACTION: Motion by Councilmember Atkins, second by Councilmember Frye to refer Affordable Housing Task Force Recommendation 4.c to the Centre City Development Corporation (CCDC) for further analysis and to report back to the LU&H Committee for final review. Recommendation 4.c proposes the CCDC make 38% of new units affordable to households earning from 0-80% which emphasize sufficient square footage to accommodate families of any composition.

VOTE: 5-0; Peters-yea, Zucchet-yea, Atkins-yea, Lewis-yea, Frye-yea

ACTION: Motion by Councilmember Lewis, second by Chair Peters to accept the City Manager's designation of the Assistant City Manager as the interim contact for the Housing Czar position and to revisit the proposal in Recommendation 6.a to create a newly funded Housing Czar position within the City Manager's Office during the next budget process.

VOTE: 5-0; Peters-yea, Zucchet-yea, Atkins-yea, Lewis-yea, Frye-yea

ACTION: Motion by Councilmember Atkins, second by Chair Peters to refer item 6.b, to fully fund and staff the City's Land Development Code Update Team, to the City Manager for inclusion in the next budget process and as part of the upcoming audit of the Development Services Department.

VOTE: 5-0; Peters-yea, Zucchet-yea, Atkins-yea, Lewis-yea, Frye-yea

ACTION: Motion by Councilmember Atkins, second by Chair Peters to not support Recommendation 8.b.ii, proposing to pursue State legislation that would require the School District to replace housing that is demolished to make way for the construction of new schools. The Committee instead directed staff and the Governmental Relations Department to continue to work on pursuing legislation to address the City's desire to protect affordable stock impacted by school development without hampering school development.

VOTE: 5-0; Peters-yea, Zucchet-yea, Atkins-yea, Lewis-yea, Frye-yea

ACTIONS
Committee on Land Use & Housing
October 1, 2003

- 4 -

ITEM-2: Report from the City Manager regarding the STATUS REPORT AND ACTION PLAN FOR THE LAND USE AND HOUSING TECHNICAL ADVISORY COMMITTEE (TAC).

(See CMR 03-197; TAC Roster Fiscal Year 2003)

ACTION: Information item only. No action taken.

ITEM-3: Report from the City Manager regarding the FISCAL YEAR 2004 SERRA MESA PUBLIC FACILITIES FINANCING PLAN (PFFP) AND FACILITIES BENEFIT ASSESSMENT (FBA).

(See CMR 03-195; PFFP; 1472 dated July 9, 2003)

ACTION: Motion by Councilmember Frye, second by Councilmember Lewis to approve the Fiscal Year 2004 Public Facilities Financing Plan and Facilities Benefit Assessment.

VOTE: 5-0; Peters-yea, Zucchet-yea, Atkins-yea, Lewis-yea, Frye-yea

ITEM-4: Report from the City Manager regarding the FISCAL YEAR 2004 DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN (PFFP) AND FACILITIES BENEFIT ASSESSMENT (FBA).

(See CMR 03-196; PFFP/FBA; Paul Metcalf's September 18, 2003, letter)

ACTION: Motion by Councilmember Lewis, second by Councilmember Zucchet to approve with staff to work on Mr. Metcalf's letter.

VOTE: 4-0; Peters-yea, Zucchet-yea, Atkins-not present, Lewis-yea, Frye-yea

ITEM-5: Report from the City Manager regarding the SOUTH UNIVERSITY PUBLIC FACILITIES SUMMARY AND DEVELOPMENT IMPACT FEE.

(See Public Facilities Summary)

ACTIONS
Committee on Land Use & Housing
October 1, 2003

- 5 -

ACTION: Motion by Councilmember Frye, second by Councilmember Zucchet to rescind old South University City Development Impact Fee plan to approve the Public Facilities Summary Update which would result in an increase of South University City Development Fees. The Attorney indicated a full report is needed by the time this item goes to the City Council.

VOTE: 5-0; Peters-yea, Zucchet-yea, Atkins-yea, Lewis-yea, Frye-yea

Scott Peters
Chair