

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

**ACTIONS FOR  
WEDNESDAY, NOVEMBER 29, 2006, AT 2:00 P.M.**

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

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NON-AGENDA PUBLIC COMMENT : Jim Varnadore urged staff to prepare a suitable token of appreciation for his service on the Newsrack Task Force.

COMMITTEE COMMENT: None.

CITY ATTORNEY, IBA, AND MAYORAL STAFF COMMENT: None.

CONSENT AGENDA:

Approval of the Record of Action Items for October 25, 2006.

ACTION:     Approved by common consent.

**NOTE: At the request of the City Planning and Community Investment Department, Item 1 was pulled from the agenda and is anticipated to be re-docketed in 2007.**

ITEM-1:     Report from the City Planning and Community Investment Department regarding the SCRIPPS MIRAMAR RANCH PUBLIC FACILITIES FINANCING PLAN

ADOPTION AGENDA

ITEM-2:     Report from Development Services Department and City Attorney regarding MINI-DORMS/NUISANCE RENTAL PROPERTIES

(See Report to the City Council No. 06-180; City Attorney Report RC-2006-30; Councilmember Madaffer's October 11, 2006, memo; College Area Community Council's November 8, 2006, report; College Area Community Council's November 29, 2006, PowerPoint; Attorney General's March 19, 2003, opinion; Mini Dorms November 29, 2006, PowerPoint)

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Public Comment: Dan Cornthwaite, representing the College Area Community Council, gave an organized presentation that analyzed from the community perspective each of the options outlined in Councilmember Madaffer's Mini Dorm memo to the Mayor.

Public Comment: Norman Mann commented regarding the illegal activity as reported in the Daily Aztec's November 29, 2006, Mini Dorm article. This issue was referred to the City Attorney for further investigation.

ACTION: Motion by Councilmember Hueso, second by Councilmember Faulconer, to: 1) direct staff to prepare an ordinance with the recommendations from the Staff Report to help enforce Mini Dorm issues; 2) incorporate Councilmember Madaffer's comments as part of the motion; and 3) come back to the Land Use and Housing Committee in February 2007 with language for the proposed changes, including the following:

- a. Amend the Campus Impact Overlay Zone and Land Development Code to include: 1) reduce the campus impact parking threshold to four bedrooms to further restrict bedroom additions in existing structures; 2) require a minimum of two enclosed parking spaces; 3) modify the minimum parking design requirements to ensure proposed spaces are functional and minimize negative impacts on adjacent developments; 4) reduce the amount of hardscape permitted within the front yard.
- b. Draft options to further restrict parking in the Residential Parking Permit District by reducing the number of permits allowed per home in Parking Permit Area B.
- c. Encourage the community to meet monthly with other partners (San Diego Police Department, San Diego State University, and College Area Community Council) to discuss ongoing issues and solutions.
- d. Enforce the Community Assisted Party Plan program, and provide: 1) legal analysis for changes to the Municipal Code to allow San Diego Police officers the authority to issue violation fines directly to offenders; 2) legal analysis of the Community Assisted Party Plan program with respect to the following:
  - Can a fee be charged by the City to a new Community Assisted Party Plan program house?
  - Would the City need to codify the Community Assisted Party program and establish a fine schedule in order to charge a fee once a new house comes under this program?
  - Can this be done administratively?
- e. Options to provide for a greater role for the Redevelopment Agency to work with Neighborhood Code Compliance,

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possibly to hire additional persons to work specifically on Mini Dorm issues.

- f. Direct staff and Independent Budget Analyst to identify funding for the proposed changes or by creating a cost recovery system in order to hire two additional staff positions (a Land Development Investigator and Combination Dwelling Inspector, as outlined in the staff report) to work proactively in the Campus Impact Overlay Zone area to fully enforce existing codes.
- g. Direct staff to draft a plan, based on cost recovery, to require owners of rental properties within the Campus Impact Overlay Zone to register their property to record responsible party information for each change in lease.

The Land Use and Housing Committee referred the following to the Mayor and City Attorney for follow-up:

- 1. Clarification from the Mayor's Office regarding the nine current vacancies in the Neighborhood Code Compliance Department, to see if any of those positions have been identified for removal from the Fiscal Year 2008 Budget, or if they were removed from the City's budget in the Mayor's Five Year Plan. The Committee members also request confirmation from the Mayor that the vacant positions are not targeted for absorption by the department thus eliminating additional field positions for Neighborhood Code Compliance from future budgets;
- 2. Request for more information from San Diego State University regarding the number of Police officers on their staff, and, if the University is increasing this number, what the adjusted staff levels are for weekend nights for the San Diego State University Police Department; and
- 3. Request for data on the Community Assisted Party Plan program's annual revenue generation. How much revenue is generated from fines collected through the Second Response Ordinance? How many students have been disciplined by San Diego State University as part of the required Student Code of Conduct?

VOTE: 4-0; Madaffer-yea, Faulconer-yea, Atkins-yea, Hueso-yea

- ITEM-3: Report from the City Planning and Community Investment Department regarding REDEVELOPMENT AGENCY RESTRUCTURING
- A. Report from Clarion Associates on Best Management Practices

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B. Report from Clarion Associates on Governance Structuring  
Options

(See Redevelopment Agency's November 22, 2006, Report No. RA-06-52; Redevelopment Agency's November 29, 2006, Focused Study PowerPoint; Clarion's March 13, 2006, Focused Study of Redevelopment Practices Report; Clarion's November 2006 Restructuring Options Report)

ACTION: Information only. No action taken.

Jim Madaffer  
Chair