

Urban Agriculture Potential Regulatory & General Plan Amendments

Land Use & Housing Committee
Item 6
October 5, 2011



A Healthy WorksSM program made possible by funding from the U.S. Department of Health and Human Services, through the County of San Diego and the San Diego Association of Governments.

Farmers' Markets - Current

- **Public Property**
 - Special Events Permit
 - \$150 fee
 - 1- 2 months
- **Private Property**
 - CUP
 - \$8,000 deposit
 - ≈ 6 months
 - Limited number of commercial zones



Daily Farmers Market Stands

- Limited Use most commercial zones
- Private property
 - Permission
 - No parking displaced
 - No value added foods
- Public right-of-way
 - Permission
 - Insurance
 - Clear path
 - Size and Location
 - No value added food



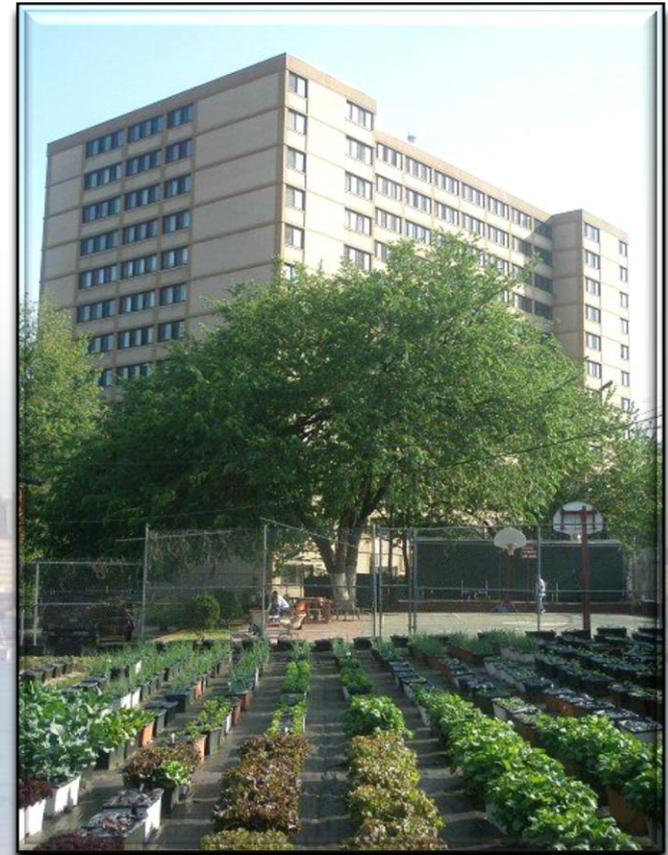
Farmers Market - Private Property

- **Limited Use most commercial zones**
- **Permission of property owner**
- **Once/week per location**
- **Monday through Friday**
- **Maintain all access**
- **Onsite public restroom**
- **No onsite cooking**
- **Minimize loss of parking**
- **Replace parking for disabled**



Retail Farms – New Use

- **Select commercial & industrial zones**
- **Max. 4 acres**
- **Pesticides prohibited**
- **Parking ratios**
 - Farm area – per acre
 - Retail area – per 1,000 s.f.
- **Structures per base zone**
 - Height
 - Setbacks
- **Storage/equipment**
 - Enclosed
 - Secured



Chickens – Proposal

- Roosters prohibited
- No setback onsite dwelling
- 5 hens - Maintain setback
- 15 hens - 15' setback
- 25 hens - No change
- Coop
- Enclosure



Goats - Proposal

- Miniature goats only
- Must have two (kids up 12 weeks old)
- Dehorned
- Males neutered
- Shed
- Enclosure
- Food for personal consumption only



Bees - Proposal

- Distances – Ongoing discussions with County Agriculture
- 6' screen or 8' above grade
- Hive opening away from nearest property line
- Secured area - not visible to public
- 1 hive/lot - 1 additional for each additional 5,000 sq. ft.
- Reliable water source within 10'
- Compliance with best practices



Community Garden Clean-up

- **Industrial**
 - Remove prohibition in IL-2-1
 - Permit with NUP
- **Sales in Residential**
 - Allow as garage/yard sale regulations
 - Three events/year
 - Each event no more than 2 days



Existing General Plan (2008)

- **Community Farms & Gardens**
 - Consider as a component of parks and public facility design (Recreation Element)
 - Pursue through partnerships and agreements (Recreation Element)
- **Sustainable Local Food**
 - Encourage community farms & gardens (Conservation Element)
 - Provide public spaces for local farmers' markets (Urban Design Element)



General Plan Amendments

- **General Description**

- Link urban agriculture to sustainability policies in Conservation Element (CE), Section A
- Introduce practice of urban agriculture and identify environmental, economic and public health co-benefits

- **Resources**

- Expand the scope of CE Section L – Agriculture beyond conventional large-scale operations
- Recognize competing demands for resources



GP Amendments (cont.)

- **Opportunities**
 - Increase urban agriculture opportunities
- **Food Systems Planning**
 - Increase food systems security and access to fresh food
 - Link producers to local markets
 - Create jobs and benefit local economy
- **Collaboration**
 - Continue to consult with public health community



Process to Amend

- **Code Monitoring Team (CMT)**
- **Technical Advisory Committee (TAC)**
- **Community Planners Committee (CPC)**
- **E-Blast ≈ 2,000 persons**
- **Planning Commission**
- **LU&H**
- **City Council**
- **Airport Authority**
- **California Coastal Commission**



Expanded Public Outreach

Collaborate with

- **International Rescue Committee**
- **San Diego County Childhood Obesity Initiative**
- **The 1 in 10 Coalition**



Urban Agriculture Potential Regulatory & General Plan Amendments



A Healthy WorksSM program made possible by funding from the U.S. Department of Health and Human Services, through the County of San Diego and the San Diego Association of Governments.