MEMORANDUM

DATE: February 2, 2016

TO: Honorable Councilmembers

FROM: Councilmember Lorie Zapf

SUBJECT: 2016 Smart Growth & Land Use Committee Priorities

As Chair of the Smart Growth & Land Use Committee, I look forward to discussing and moving forward land use policy which will shape our City's future. I have received suggestions from Council President Lightner and all of the 2016 Smart Growth & Land Use Committee members regarding 2016 Committee Priorities. I have integrated many of those suggestions with my priorities below:

Smart Growth/Sustainability

- Review and provide direction to Staff on Community Plan Updates and Community Plan Amendments
- Request and review an update on the overall status of Community Plan Updates citywide
- Request and review an update on the City's Transient Oriented District and Transit Area Overlay District policies
- Review and provide direction on the Affordable Housing Density Bonus Update
- Request and review Council Policy 600-27: "Affordable /In-fill Housing and Sustainable Buildings Expedite Program"
- Request and review a report on bicycle share programs
- Request and review a report on the implementation of car share programs

Land Use

- Review and provide direction to Staff on the Tenth Land Development Code Update
- Review and provide direction to Staff on population-based park requirements and park equivalency criteria
- Request and review update on the implementation of changes Council Policy 100-18 regarding the Community Parking District Program.

- Request and review a report on the implementation of smart parking meters and the development of Community Parking District performance metrics.
- Review and provide direction to Staff on the SRO Hotel Ordinance
- Request and review a report from Development Services Department and Technical Advisory Committee regarding the City's application and implementation of CEQA requirements
- Request and review a report on the Oversized Vehicle Ordinance
- Review Historic Designation process.
- Review draft ordinance regarding Short Term Vacation Rentals (at Committee and/or Council)

Expanding Housing Opportunities and Affordable Housing

- Review report from Development Services Department regarding efforts to lower the cost of housing construction and tenant improvements and provide direction to Staff
- Review report from Development Services Department regarding regulatory relief, and process improvements and provide direction to Staff
- Request and review report from San Diego Housing Commission regarding "Housing First" efforts, and the goal of housing 1000 homeless veterans

Regular Updates and Reports to Committee

- Civic San Diego Housing Master Plan
- Leases of City Properties
- Sales of Excess City Properties
- Transportation Planning
- General Plan Amendments
- Walkability

cc: Honorable Councilmembers
Independent Budget Analyst Andrea Tevlin

CITY OF SAN DIEGO
COUNCIL PRESIDENT SHERRI S. LIGHTNER
DISTRICT ONE

MEMORANDUM

DATE: January 27, 2016

TO: Councilmember Lorie Zapf
Chair, Smart Growth and Land Use Committee

FROM: Council President Sherri S. Lightner

SUBJECT: 2016 Smart Growth and Land Use Committee Priorities

I appreciate the opportunity to provide you with priorities for your consideration as you develop the Smart Growth and Land Use Committee's 2016 work plan. My priorities include:

Community and City Planning

- Update status on community plans, including identification of funding sources to support updates
- Request a status report on the Uptown Interim Height Ordinance
- Request and review a status report on the City's General Plan Land Use Element actions
- Implementation of land use issues related to the Climate Action Plan

Affordable Housing

- Develop a proposal to create additional affordable housing, considering options and recommendations included in:
    - San Diego Housing Commission's Report, "Addressing the Housing Affordability Crisis in San Diego and Beyond"
    - Independent Budget Analyst Reports on potential affordable housing revenue sources

Review and/or Update of Existing Programs

- Request and review an update of Council Policy 600-27, "Affordable/In-Fill Housing and Sustainable Buildings Expedite Program"
- Ensure that all Developer Impact Fee (DIF) funds and Facilities Benefit Assessment (FBA) funds citywide receive annual updates
- Expand the Voluntary Accessibility Program Ordinance - which encourages residential development to incorporate accessible design features to increase opportunities for persons with disabilities to age in place - to include incentives for remodels in older communities
- Review the 10th Update to the Land Development Code

Historical Resources

- Request that staff provide a report on how to form historic districts in communities where the creation of a historic district is included in the implementation of the community plan
- Clarify the historical resource designation process to make the process more user-friendly
- Consider increasing fines when a historic structure is demolished without a permit
- Review the requirements and nomination process for serving on the Historical Resources Board

Regulatory Relief and City Process Improvements

- Update report on the status of regulatory relief suggestions referred to the committee
- Continue to improve online accessibility in the Development Services Department

Regular Update Reports to the Committee

- Historical Resources Board
- Abandoned Properties Ordinance
- Property Value Protection Ordinance
- Mills Act properties
- Urban agriculture
- Implementation of Council Policy 900-14, "Sustainable Building Policy"
- Code Monitoring Team
- Technical Advisory Committee

SL: db

cc: Honorable Mayor
Jan Goldsmith, City Attorney
Andrea Tevlin, Independent Budget Analyst
Robert Vacchi, Director, Development Services Department
Richard Gentry, President & CEO, San Diego Housing Commission
Diana Jurado-Sainz, Director of Legislative Affairs
Ryan Purdy, SG&LU Committee Consultant

OFFICE OF COUNCILMEMBER TODD GLORIA
COUNCIL DISTRICT THREE

M E M O R A N D U M

DATE: January 26, 2016

TO: Honorable Councilmember Lorie Zapf, Chair, Smart Growth and Land Use Committee

FROM: Councilmember Todd Gloria

SUBJECT: Smart Growth and Land Use Committee Priorities for 2016

I feel fortunate to return as a member of the San Diego City Council Committee on Smart Growth and Land Use (SG&LU). Per your request, I am including my priorities for committee discussion and action below.

- Climate Action Plan (CAP): As the City moves forward with the implementation of the CAP, SG&LU should regularly monitor the development of any land use policies necessary to meet its goals.

- Community Plan Updates: I request that City staff provide regular updates on the progress of Community Plan Updates for North Park, Uptown, Greater Golden Hill, and Old Town/Midway, along with their associated Public Facilities Financing Plans.

- Community Parking Districts: SG&LU should monitor the implementation of recently enacted changes to Council Policy and process changes made to enhance the efficacy of our Community Parking District program. I would also request an update on the development of performance metrics which were requested by the Council and recommended by the City audit of the program.

- Bike Share Program: SG&LU should receive an update on the City's bike share program, Deco Bike, enabling the committee to weigh in on the progress of installing the network and to provide feedback based on outcomes, performance, and community satisfaction.

- SRO Ordinance: SG&LU should continue its consideration of changes proposed by the San Diego Housing Commission to strengthen the Single Room Occupancy (SRO) Ordinance and ensure that this important element of our housing stock remains viable.

- Smart Parking: Following installation of smart parking meters, I would like the SG&LU Committee to press for implementation of additional smart features such as availability sensors and pay-by-phone capabilities on all meters throughout the City.

Thank you for considering my requests. If you have any questions or comments about these items, please let me know or contact Stephen Hill of my staff at 619-236-6137 or shill@sandiego.gov.

cc: Independent Budget Analyst Andrea Tevlin

City of San Diego
Councilmember Scott Sherman
Seventh District

MEMORANDUM

DATE: January 28, 2016

TO: Councilmember Lorie Zapf

FROM: Councilmember Scott Sherman

RE: Smart Growth & Land Use Priorities

In response to your memo dated January 4, 2016, I am pleased to submit my Smart Growth and Land Use (SD&LU) Committee priorities.

1. **Review Population-based Park Requirements and Park Equivalency Criteria:** As San Diego's population grows and becomes more urbanized, meeting the General Plan's Population-based Park requirement of 2.8 usable acres per 1,000 residents is proving to be infeasible in built-out communities where available land is either non-existent or cost prohibitive. In light of these constraints, the SG & LU Committee should consider expanding the "Park Equivalency Criteria" to include portions of Regional, State, County, and Shoreline parks.

2. **Develop a Common Sense Plan for Short Term Vacation Rentals:** As a strong believer in property rights I would like to see this issue resolved in a sensible manner that allows for the continued operation of short term vacation rentals with common sense regulations put in place to ensure that bad operators are held accountable. I strongly believe that limiting the rights of property owners is not the answer to this problem. There are already laws in place that will help solve many of the problems that have been discussed in regards to this issue. Improving both Code Enforcement's and the Police Department's ability to enforce those laws will be the most effective way to solving those problems and holding bad operators accountable.

3. **Address the Growing Homeless Situation:** The homeless population in San Diego continues to grow and that growth manifests itself as a strain on our emergency services. This committee should continue to work with the Housing Commission as well stakeholders at the local, state, and federal levels to explore and develop innovative and effective ways to help house our homeless population.

4. **Help Accomplish the Mayor's Goal of Housing 1000 Homeless Veterans:** The Mayor announced in his State of the City address that he would begin an initiative to find housing for 1000 veterans this year. Our veterans have made sacrifices to this country so that the rest of us can enjoy our freedoms. As a City and as a Country, we should honor that sacrifice by ensuring that our veterans never have to sleep on the streets. This committee should work with the Mayor's office to help implement this goal.

5. **Implement Policies that Will Improve the Cost of Housing in San Diego:** As the Housing Commission finishes its Housing Affordability Study, this committee should explore the recommendations made in it to find ways to improve the cost of housing in the City. San Diego is one of the most expensive places to live in the country and improving the cost of housing will help improve the lives of San Diegans.

6. **Update the City's Transit Overlay District:** The committee should consider updating the City's Transit Overlay District to allow greater parking flexibility for new developments around transit.

7. **Update the Density Bonus Program:** The SG&LU Committee should work to update the City's Density Bonus program. The update should identify several options that would incentivize on-site affordable housing in future developments.

cc: Honorable Mayor Kevin Faulconer

COUNCILMEMBER DAVID ALVAREZ
City of San Diego
Council District Eight

MEMORANDUM

DATE: January 28, 2016

TO: Councilmember Lori Zapf, Chair, Smart Growth & Land Use Committee

FROM: Councilmember David Alvarez

SUBJECT: 2016 Smart Growth & Land Use Committee Priorities

In response to your memorandum of January 4, 2016 soliciting priorities for the Smart Growth & Land Use Committee, I urge your careful consideration of the following:

1. **Barrio Logan Plan Update:** In 2013, the City Council approved a long overdue update to the Barrio Logan Community Planning area. The update passed by the Council would have provided Barrio Logan businesses and residents the much needed zoning revisions to allow the community to grow and flourish in the coming decades. However, the update was subsequently overturned through an initiative process by special interests. Mayor Faulconer indicated in 2014 that staff would bring forward a revised proposal to update the community plan. To my knowledge, no such proposal has been brought forward for consideration. It is critical that the residents of Barrio Logan move forward with an update to their community plan that allows the community to build and grow for future generations. The Committee should request a plan update be brought forward for consideration in 2016.

2. **Procedures for City Property Sales:** The Real Estate Assets Department manages the City's real estate portfolio. Recently staff has proposed property sales that were received negatively by the community. The Committee should create a procedure that includes formal community input and

Planning Group recommendation before being brought forward for Council consideration. Additionally, the historical review process should be taken into account on historical properties.

3. **Support Responsible and Sustainable Development:** The building industry in San Diego is a significant contributor to our economy. We must work together to develop greater capacity for housing and commercial facilities in the most responsible and sustainable way possible. Most recently, the City has experienced a number of contentious development projects in communities that do not want to see growth, meanwhile other neighborhoods welcome this type of development and growth. This Committee should research potential incentives to foster additional development in areas of the City where residents would welcome it. The Development Services Department (DSD) should research ways in which the City can expedite permitting processing time, assess our performance measures, create a matrix for units approved and units built. The Committee should look at the potential of revision of parking minimum standards, as this could be an effective way to reduce the end price of units. Additionally, DSD and Independent Budget Analyst should provide the Committee with a comparison of what other cities are doing to subsidizing public infrastructure requirements for projects.

4. **Creation of Community Revitalization and Investment Authority and Area:** The passage of AB 2 (Alejo), *Community Revitalization Authority*, has created a funding mechanism that provides for the planning and financing tools to invest in and support the revitalization of economically distressed communities. In coordination with any action by the ED&IR Committee, this Committee should consider creation of an action plan to take the preliminary steps necessary initiate the process to create a San Diego Community Revitalization and Investment Authority and Area. Moving forward on utilizing AB2 would ensure San Diego makes use of the tools provided by the State to invest in areas that require enhanced financial investment to encourage urban revival efforts. Additionally, the return of redevelopment area CDBG funding received by the city from the state should be considered for funding the creation of a Community Revitalization and Investment Authority and Area.

5. **Regional Transit Oriented Development (TOD):** SANDAG recently prepared a Regional TOD Strategy as part of the San Diego Forward: The *Regional Plan* to promote and incentivize sustainable development throughout the region. The TOD Strategy states that "The San Diego region has developed at a relatively low density with dispersed job centers… The conventional definition of TOD as Transit-Oriented Development— development immediately adjacent to an existing or planned transit station—alone would not result in sufficient development capacity and the vibrant communities serviced by transit called for in San Diego Forward. Transit Oriented Districts, generally described as places within 5 minutes of existing and planned transit stations, would allow communities to consider larger areas for reinvestment and to tailor development to meet community goals." This Committee should work with City staff to fund a study to assess potential TOD project locations within the City of San Diego.