

## Previous Actions on Collocation

### Background

The maintenance of both a short-term and long-term supply of employment land is critical for the siting and expansion of businesses key to the City's economic prosperity. However, the lack of land designated for residential uses has exacerbated the City's housing crisis for both existing residents and for potential workers required by key employers. This condition, short-term market conditions affecting demand for office and industrial uses, and national trends have resulted in several requests for industrial land conversion and for industrial/residential collocation which are expected to continue. Conversion is a redesignation or change in use of an industrially-designated site to commercial, institutional, mixed-use, or residential-use. Collocation is the geographic integration of residential development into the industrial uses located on the same premises.

The Planning Department originally proposed an interim council policy to establish criteria by which industrial and residential uses could occur on the same site with a Community Plan Amendment. There was significant public outreach on the interim collocation policy. Staff presented the policy to business, health, professional and public organizations as well as the Community Planners Committee, Planning Commission and community planning groups which requested a presentation. Below is a summary of the previous actions taken.

**March 2003, Planning Commission Initiation, Report Nos. P-03-057 and P-03-068 -** Two community plan amendments in Mira Mesa were initiated that propose residential development within the community's Sorrento Mesa employment center.

**July 17, 2003, Planning Commission Workshop, Report No. P-03-183 – A** preliminary draft of the interim criteria for the conversion of industrial lands to residential-use was discussed. At the workshop, the Planning Commission requested the following additional information; a vocational analysis, the appropriate distance for a jobs/housing balance, residential density, public facilities and transit funding, types of employment uses which would be compatible, and the use of parcel size as a criterion.

**August 6, 2003, City Council Committee on Land Use and Housing, Report No. 03-183 – A** redraft of the interim policy based on the Planning Commission input was presented. LUH recommended consideration of the following issues; provide that there be no net loss of industrial land, the types of industrial land which would be compatible with housing, the effect of housing on industrial users, disclosure of industrial operations to potential residents, and additional requirements on residential developers to insure future residents are not impacted by the nearness of industry.

**October 30, 2003, Planning Commission Hearing, Report No. P-03-333 -** A draft Council Policy 600-41 with numerous revisions as specified in their motion was recommended. Some of the revisions not previously discussed included an alternate

method of defining no-net-loss, provision of a connected residential community, formation of a bio-safety committee, deletion of references to industry clusters, and support of more than the minimum amount of affordable housing.

**November 5, 2003, City Council Committee on Land Use and Housing, Report No. 03-227** - The committee recommended that a collocation zone be created in conjunction with the policy adoption, and that the utilization of only one-third of an industrial site for residential uses be further examined.

Through the public input process, an interim policy developed that addressed many of the concerns expressed. However, subsequent to the November 5 meeting, additional concerns were voiced by the business and environmental health communities regarding the possible burden on the business community of perceived health risks for residents. Due to the complexity of the issues raised and the timing of the General Plan update, it was determined that the issues could be more broadly addressed in the Economic Prosperity Element of the General Plan.

**January 13, 2005, Collocation Stakeholder Meeting** - For the General Plan policy, preliminary input from a stakeholders meeting on January 13, 2005, with industry, building, community, environmental health, and business representatives was incorporated into the proposed draft contained in Attachment 5.