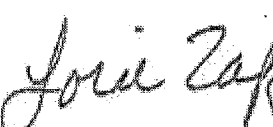




## MEMORANDUM

**DATE:** February 2, 2015  
**TO:** Honorable Councilmembers  
**FROM:** Councilmember Lorie Zapf   
**SUBJECT:** 2015 Smart Growth & Land Use Committee Priorities

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As Chair of the Smart Growth & Land Use Committee, I look forward to discussing and affecting policy on issues of land use which will shape our City's future. I have received suggestions from all of the 2015 Smart Growth & Land Use Committee members with regards to what they would like to be heard at Committee this year. I have integrated many of those suggestions with my priorities below:

### Smart Growth

- Receive an update on the Community Plan Update process
- Review specific Community Plan Updates as they become available
- Update the City's Transient Oriented District and Transit Area Overlay District policies
- Update Density Bonus Plan
- Receive a report on bicycle/pedestrian masterplan and individual bicycle/pedestrian programs into community plans

### Land Use

- Review Housing Affordability: Explore ways which would lower the costs of developing housing for all San Diegans
- Review the Ninth Land Development Code Update
- Review Vacation Rental regulations, remittal of Transient Occupancy Tax (TOT) and Tourism Marketing District (TMD) assessments, and permitting
- Discuss Medical Marijuana Consumer Cooperative (MMCC) zoning regulations and process
- Review population-based park requirements and park equivalency criteria
- Review Council Policy 100-18 regarding the Community Parking District Program
- Review the current utilization of parking meters and installation of smart meters

- Discuss the Single Room Occupancy Ordinance
- Discuss statewide California Environmental Quality Act (CEQA) reform efforts and what can be done locally to implement CEQA requirements efficiently at the City level
- Review the use of City-owned properties, the current uses of properties (i.e. Qualcomm Stadium) and how they will be utilized in the future
- Review Historical Issues as they pertain to tenant improvement of properties

### **Affordable Housing**

- Review the Affordable Housing Masterplan
- Receive a report from the San Diego Housing Commission and Office of Independent Budget Analyst (IBA) concerning Affordable Housing Costs and Affordable Housing Revenue Options
- Receive a report from the San Diego Housing Commission with regards to statewide legislation which affects the price of constructing Affordable Housing locally

cc: Honorable Councilmembers  
Independent Budget Analyst Andrea Tevlin



**OFFICE OF COUNCILMEMBER TODD GLORIA  
COUNCIL DISTRICT THREE**

**MEMORANDUM**

**DATE:** January 23, 2015

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

**FROM:** Councilmember Todd Gloria *Todd Gloria*

**SUBJECT:** Smart Growth and Land Use Committee Priorities for 2015

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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.

- 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.
- Permitting for Temporary Pedestrian Plazas: City staff should report to the Committee on the status of a standardized policy for the permitting of parklets, which activate public spaces..
- Update to Council Policy 200-17 (Pedestrian Crossing Policy): The City has been conducting a comprehensive review of the Council Policy guiding the recommendations for various crosswalk and pedestrian crossing improvements. Crosswalks and pedestrian improvements are closely linked to economic development and quality of life in our neighborhoods. The current policy is considered to be overly restrictive and based on outdated design principals.

- Pedestrian Master Plan: The City has been developing a Pedestrian Master Plan, which has been the subject of several public meetings. I request that City staff report on the progress of this effort at SG&LU so that the City can begin implementing pedestrian improvements.
- Bicycle Master Plan - Strategic Implementation Plan: The Bicycle Master Plan (BMP) asks for staff to develop a Strategic Implementation Plan (SIP) for the prioritization and implementation of projects contained in the 2014 Plan. Additionally, a Bicycle Advisory Committee was formed in 2014 and tasked with development and review of the SIP as one of its central duties. I request that City staff report on the progress of this effort and update the committee on how the BMP projects will be implemented.
- Smart Parking: Following installation of smart meters, I would like the SG&LU Committee to press for implementing additional smart features such as availability sensors and pay-by-phone capabilities.
- Utility Undergrounding: The Utility Undergrounding Advisory Committee will be coming forward with suggestions regarding utility undergrounding in March. These will include changes to the process which will have greater involvement by the community planning group and be much more transparent. The SG&LU Committee should plan to follow up on these recommendations once they are finalized.
- Community Parking District Program: Following the audit of the Community Parking District Program, I am anxious to see this issue considered by the SG&LU Committee to ensure the City's processes and policies are conducive to community project completion, and the Districts are incentivized to implement meaningful parking solutions.
- SRO Ordinance: It is my suspicion that the Single Room Occupancy (SRO) Ordinance may not be sustainable. Existing restrictions may make it non-economical to make necessary improvements to the buildings, eventually leading to substandard housing. I request that the SG&LU Committee, in conjunction with the Housing Commission and Civic San Diego collaborate on a report as to the status and conditions of the City's SRO stock, including suggestions for ways that the SRO Ordinance could be strengthened to ensure the retention of SROs.


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](mailto:shill@sandiego.gov).

cc: Honorable Councilmembers  
Independent Budget Analyst Andrea Tevlin



City of San Diego  
Councilmember Scott Sherman  
Seventh District

## MEMORANDUM

DATE: January 23, 2015  
TO: Councilmember Lorie Zapf  
FROM: Councilmember Scott Sherman   
RE: 2015 Smart Growth and Land Use Committee Priorities

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In response to your memo dated January 6, 2015, I am pleased to submit my Smart Growth and Land Use (SG&LU) Committee priorities.

- 1. Evaluate Community Parking District Policy and Monitor Parking Meter Utilization Rates:** The SG&LU Committee should examine Council Policy 100-18 for potential updates based on recommendations made in the Performance Audit of the City's Community Parking District (CPD) Program. In addition, the committee should reassess how parking meter revenues are split between the City and CPDs to determine whether the current allocation is appropriate, and evaluate the types of uses and expenditures allowed under the current policy. I would also request that the committee receive a semi-annual update regarding parking meter utilization rates.
- 2. 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.
- 3. 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.

4. **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.

**Informational Reports and Updates:**

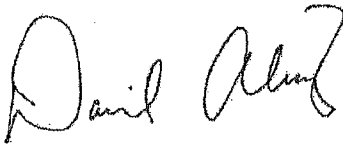
- IBA report regarding revenue options for affordable housing projects
- Updated General Plan Monitoring Report
- Quarterly Bike Share Program Monitoring Report
- Examine the fiscal impact of the City's Prevailing Wage Ordinance on affordable housing projects

cc: Honorable Mayor Kevin Faulconer  
Honorable City Councilmembers  
Andrea Tevlin, Independent Budget Analyst



City of San Diego  
Eighth District

MEMORANDUM

**DATE:** January 23, 2015  
**TO:** Committee Chair Lorie Zapf  
**FROM:** Councilmember David Alvarez   
**SUBJECT:** 2015 Priorities for the Smart Growth and Land Use Committee

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In response to your memorandum of January 6, 2014 soliciting priorities for the Smart Growth and Land Use Committee, I urge your careful consideration of the following:

- 1. Sidewalk Repair Responsibility:** The City has a convoluted history of assessment, liability, and responsibility for sidewalks, unimproved streets, and alley maintenance and repair. In 2015, the Committee should consider the current state of the law (what repairs, maintenance, and liability does the City currently have) and consider the potential concerns or costs, if any, of the City taking full responsibility for sidewalks, unimproved streets, and alleys.
- 2. Community Plan Update Schedule:** Given the long backlog in reviewing community plans, this Committee should assess the schedule for updating each of our community plans, and suggest a time schedule for review given community needs, length of backlog, existing staff, and potential volunteer efforts.
- 3. Receivership for Slumlord/Absentee-owned Properties:** Current state law allows the City to petition for court appointment of a receiver for property when a landlord refuses to correct code violations. The committee should work with the City Attorney to explore how this process can be used to rehabilitate properties and provide additional living space.
- 4. Analyze Qualcomm Stadium Land Use:** Given recent discussion about stadium operations, this Committee should receive information about the current state of the property, how it is being used, and any proposed changes.