

Greater Golden Hill Planning Committee Wednesday, May 12, 2021, 6:30 P.M.

This will be a virtual meeting
(not in-person) through Zoom

INSTRUCTIONS FOR PARTICIPATING IN THE VIRTUAL MEETING VIA ZOOM ARE ON PAGE 2 OF THIS AGENDA

6:30 Call to Order
Additions and/or Deletions to Agenda
Review/Approval of Minutes of April 2021

6:40 Governmental Reports

City Council District 3	Ryan Darsey	619.510.6881	RDarsey@sandiego.gov
San Diego Mayor's Office	Kohta Zaiser	925.408.9745	ZaiserK@sandiego.gov
City Planner	Bernard Turgeon	619.533.6575	bturgeon@sandiego.gov
Community Officer	Ricardo Rivas	619.744.9516	rrivas@pd.sandiego.gov
San Diego County D4	Aaron Burgess	619.417.6143	aaron.burgess@sdcounty.ca.gov
39 th CA Senate District	Chevelle Tate	619.645.3133	chevelle.tate@sen.ca.gov
53 rd Congressional District	Jessica Meir	619.280.5353	Jessica.meir@mail.house.gov
80 th CA Assembly District	Lucas Cruz	619.338.8090	lucas.cruz@asm.ca.gov
78 th CA Assembly District	Christopher Gris	619.645.3090	Christopher.gris@asm.ca.gov

6:55 Non-Agenda Public Comment

For items not on the agenda but within the scope of authority of the planning committee. Limited discussion, as these have not been "noticed" for consideration, and limit to two minutes, please.

7:10 Action Items

- 1) **Water Group Job 952.** Presentation from the City of San Diego's Engineering and Capital Projects Department on this upcoming water replacement project in the Greater Golden Hill Area planned for late 2021 to late 2023. Presented by Mr. Sanfilippo, SSanfilippo@sandiego.gov (619) 533-7497.
- 2) **Update on Redistricting Commission:** Presented by Lora Fleming, Chief of Staff, City of San Diego Redistricting Commission, LJFleming@sandiego.gov.
- 3) **Golf Course Drive Improvements Project** – Provide an update from the Balboa Park Committee May 6, 2021 meeting.
- 4) **City of San Diego Short-term Rental Ordinance Efficacy Metrics:** Discussion of the new short-term rental program and possible recommendations for adding reporting metrics for the City to track and disclose to aid in evaluation of the impacts of the Ordinance. Andrea Schlageter presented on this topic at the April 27, 2021 CPC meeting. The slides from her presentation are provided as an attachment for reference.

8:20 Chair, Vice Chair, CPC, CAC/ANAC, BPC, and Subcommittee reports

8:30 Adjourn

Next Meeting: June 12, 2021 at 6:30 PM

The City of San Diego distributes agendas via email and can provide agendas in alternative formats as well as a sign language or oral interpreter for the meeting with advance notice. To request these services, please an online request

found on the Planning Department's homepage under "Most Requested Links" on the right side: www.sandiego.gov/planning or send an email to sdplanninggroups@sandiego.gov for more information.

Find the GGHPC on the Web at <https://goldenhillplanning.com>

INSTRUCTIONS FOR PARTICIPATING IN THE VIRTUAL MEETING:

To join the meeting, drag-and drop this URL into your browser or click on the link:

<https://us02web.zoom.us/j/89920542464?pwd=Zzg1OUZlamRJeXUrMnlnZytHT2lIZz09>

Meeting ID: 899 2054 2464

Passcode: 879882

One tap mobile

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Meeting ID: 899 2054 2464

Passcode: 879882

Find your local number: <https://us02web.zoom.us/u/kFnsCjSCI>

The Zoom Application:

- ❖ Downloading the Zoom application to your device provides for the best results. You can register for free.
- ❖ If you are unable to download and run the Zoom application for this meeting, you can choose "Join from your web browser" upon joining the meeting, which does not require downloading any plugins or software. Google Chrome is the recommended web browser.
- ❖ The Participants button is at the bottom center of the Zoom video screen. Use this button to get both a list of participants and to expose the "Raise Hands" feature at the bottom.

Join the Webinar at the Scheduled Time:

- ❖ Meeting participants will initially be admitted into the meeting "waiting room". The Chair or Vice Chair will move participants from there to the meeting itself.
- ❖ When you enter the meeting, all participants will be muted unless otherwise directed by the Chair.
- ❖ Leave your device muted during the meeting; this helps keep extraneous background sounds from interfering with the meeting.

Providing comments on non-agenda public comment and agenda items:

- ❖ Via the Zoom: Participants will be muted on entry and will need to “raise their hands” during each agenda item to be recognized by the Chair to speak. Thanks for your courtesy!
- ❖ Via the phone: Send an email to goldenhillplanning@sbcglobal.net with your name and the item you want to address speak over the phone.
- ❖ Via email: Send an email to goldenhillplanning@sbcglobal.net with your name, the item and the comment you want read aloud.

Questions or Technical Issues:

- ❖ If you have any questions or technical issues prior to the meeting beginning, please contact Kathy Vandenheuvel at goldenhillplanning@sbcglobal.net up to 15minutes prior to the meeting for assistance.
- ❖ More comprehensive instructions how to join a Zoom meeting and how to test your computer or smartphone setup are available should you need them at:
<https://support.zoom.us/hc/enus/articles/201362193-Joining-a-Meeting>

EFFICACY METRICS

STR ORDINANCE

WHY METRICS ARE IMPORTANT

- ▶ Ordinance will come for yearly review
- ▶ Holding the city accountable to goals
- ▶ Holding the city accountable to negative impacts

STOCK OF NATURALLY OCCURRING AFFORDABLE HOUSING (NOAH) AND OVERALL HOUSING COST

- ▶ Concern: STRs concentrated in certain neighborhoods will drive up housing costs.
- ▶ Purpose: Keep track of how many homes remain in the affordable category and track price increases.

PUBLIC SCHOOL ENROLLMENT

- ▶ Concern: Concentration of STRs will diminish the desire of long term residents and families to live in those neighborhoods.
- ▶ Purpose: Will monitor the health of long term resident populations.



TRACK RENTS OF COMMERCIAL AND RESIDENTIAL PROPERTIES

- ▶ Concern: STRs will drive gentrification and long term business and residents out.
- ▶ Purpose: Make sure rent is not rising disproportionately in areas where STRs are concentrated.

STR RELATED NUISANCE CALLS TO THE POLICE AND CODE ENFORCEMENT AND THE TIMES THOSE CALLS ARE MADE

- ▶ Concern: STR party houses and code enforcement being able to respond within an appropriate time frame
- ▶ Purpose: To track where party houses are occurring, if the Good Neighbor Policies are working and how effectively in enforcement responding



TOT FROM STRS

- ▶ Concern: The revenue will not offset the cost to communities.
- ▶ Purpose: To track how much revenue the city is generating from this use and ensure the city allocates spending accordingly.

TRASH PICKUP FREQUENCIES

- ▶ Concern: The amount of trash these properties produce will be significantly higher than long term residential units.
- ▶ Purpose: To compare the amount of trash created by STRs versus residential properties.



DEMOGRAPHICS OF OWNER/OPERATORS OF STRS

- ▶ Concern: STRs will be concentrated within areas and populations.
- ▶ Purpose: To determine if there is an equitable distribution of STR licenses.

FULL OCEAN BEACH MOTION

Acknowledging the possible strain that is put on beach communities as well as other tourist heavy communities, we ask that the City Council add the following quality of life metrics to the STR ordinance: Stock of Naturally Occurring Affordable Housing (NOAH), cost of general housing, public school enrollments, increase on rents both commercial and residential, STR related nuisance calls to the police and code enforcement, TOT revenues from STRs, increase in trash pickups. These metrics should be done at a frequency where reasonable adjustments to the ordinance can be made.

RE-WORKED MOTION

Acknowledging the possible strain that is put on communities, we ask that the City Council add the following quality of life metrics to the STR ordinance, to be used to evaluate the efficacy of the ordinance during its required yearly review: Stock of Naturally Occurring Affordable Housing (NOAH), cost of general housing, public school enrollments, increase on rents both commercial and residential, STR related nuisance calls to the police and code enforcement including times these calls were placed, TOT revenues from STRs, increase in trash pickups, demographics of STR owners/operators.

OTHER SUGGESTIONS THAT COULD POSSIBLY INCLUDED

- ▶ Water usage
- ▶ Impact to off street parking
- ▶ Increased strain and damage to infrastructure
- ▶ Older data on proposed metrics for comparison