

AGENDA
Land Development Code
Code Monitoring Team (CMT) Meeting
Wednesday · December 11, 2019 · 10:00 am to 11:30 am

Development Services Center (DSD) · Training Room, 4th Floor
1222 First Avenue, San Diego, CA 92101

CMT MEMBERS:

- | | | |
|--|---|--|
| <input type="checkbox"/> Harold Kiewel
Accessible Design
Professional | <input type="checkbox"/> Vacant
Business Owner at-Large | <input type="checkbox"/> Marcela Escobar-Eck
Small Business |
| <input type="checkbox"/> John Ziebarth
American Inst. of
Architecture | <input type="checkbox"/> Neil Hyytinen
Chamber of Commerce | <input type="checkbox"/> Brian Longmore
Permit Consultant |
| <input type="checkbox"/> Yara Fisher
(or Dan Wery)
American Planning Assoc. | <input type="checkbox"/> Claude-Anthony
Marengo
Community Member At-
Large | <input type="checkbox"/> John Shannon
S.D. Assoc. of Realtors |
| <input type="checkbox"/> John Leppert
(or Raun Connely)
American Society of Civil
Engineers | <input type="checkbox"/> Guy Preuss
Community Member – CPC | <input type="checkbox"/> Justine Nielsen
S.D. Bar Association |
| <input type="checkbox"/> David McCullough
American Society of
Landscape Architects | Steve Silverman
Council of Design
Professionals | <input type="checkbox"/> Molly Kirkland
SD County Apartment
Assoc. |
| <input type="checkbox"/> Matt Adams
(or Angeli Calinog)
Building Industry Assoc. | | |

ITEMS:

1. Non-agenda Public Comment
2. Informational Items: 2020 CMT Reforms. Laura Black (10 minutes).
3. Informational Item: Comprehensive Code Update, Process Improvement. Kelley Stanco, Planning Department (20 minutes).
4. Informational Item: Planning Department Complete Communities, Housing & Mobility Initiatives (see attached Fact Sheet), Brian Schoenfisch and Heidi Vonblum, Planning Department (45 minutes).

This meeting is open to the public. CMT is being asked to evaluate how the proposed amendment accomplishes LDC goals to: (1) Simplify land development regulations; (2) Clarify language or concepts within development regulations; (3) Make development regulations more objective; (4) Make the code adaptable to changes in technology or innovative techniques; (5) Eliminate redundancy and contradictions in development regulations; (6) Maintain a standardized land development regulation framework; and (7) Increase predictability in the application of land development regulations.



COMPLETE COMMUNITIES HOUSING SOLUTIONS

The proposed Complete Communities Housing Initiative provides an innovative new incentive program to stimulate the construction of housing and improve affordability and quality of life for **all** San Diegans by:

- ✓ **Focusing housing construction** in multi-family and mixed-use commercial areas served by transit (Transit Priority Areas).
- ✓ **Removing regulatory barriers to housing** at all income levels, especially low, very low, and moderate-income households at or below 120% of the Area Median Income (AMI).
- ✓ **Investing in infrastructure improvements** that enhance the neighborhood and encourage use of mobility alternatives.

WHAT IS PROPOSED

DRAFT REQUIREMENTS (What a Project Must Provide)				
Location	Construct Affordable Housing	Replacement of Any Existing Affordable Units	Infrastructure Improvements	Design Requirements
<ul style="list-style-type: none"> ✓ Within TPAs zoned for multi-family. ✓ Height is limited to 30 feet in Coastal Height Limit Overlay Zone. 	<ul style="list-style-type: none"> ✓ Affordable Housing amounts and AMI levels TBD based on feasibility testing. 	<ul style="list-style-type: none"> ✓ Complete replacement of equivalently sized existing affordable units. 	<ul style="list-style-type: none"> ✓ Construct on-site recreation improvements and amenities; OR ✓ Payment of fees for improvements. 	<ul style="list-style-type: none"> ✓ Incorporate pedestrian and multi-modal supportive design in a manner that connects to the surrounding neighborhood.



DRAFT INCENTIVES (What a Project Receives)				
Ministerial Processing	Waiver of Maximum Density	FAR ¹ -Based Density	FAR-Based Height	DIF Scaling
<ul style="list-style-type: none"> ✓ By-right approval with limited exceptions. 	<ul style="list-style-type: none"> ✓ Maximum density of the base zone and the Community Plan do not apply. 	<ul style="list-style-type: none"> ✓ May construct as many units as allowed by FAR and Building Code minimums. 	<ul style="list-style-type: none"> ✓ Height of the project governed by the allowable FAR, except in Coastal Height Zone. 	<ul style="list-style-type: none"> ✓ Development Impact Fees based on project square footage, rather than number of units.

¹ Floor Area Ratio (FAR) is a tool for defining building size and is determined by dividing the square footage (s.f.) of the building by the s.f. of the premises.

