

# Technical Advisory Ad Hoc Committee Virtual Meeting

July 24, 2024

# Presentation Topics

## Announcements

## Discussion/Action/Informational

ITEM-1 Stormwater Standards Manual Minor Update - Alex Gostomelskiy

ITEM-2 Senate Bill (SB) 684 - Brian Schoenfisch

ITEM-3 Building and Engineering Permit Extensions and Information Bulletin Working Group - Ali Fattah

~~ITEM-4 DSD Fee Changes - Bouthayna Khalil~~

~~ITEM-5 Sheet Numbering Tool - J.C. Thomas~~

ITEM-6 Land Development Code Changes - Michael Prinz

ITEM-7 Next TAC Meeting

- October 23, 2024

Adjourn

# Item 1

## Stormwater Standards Manual Minor Update – Alex Gostomelskiy



# Stormwater Standards Minor Updates

July 2024



# Stormwater Standards Part 1

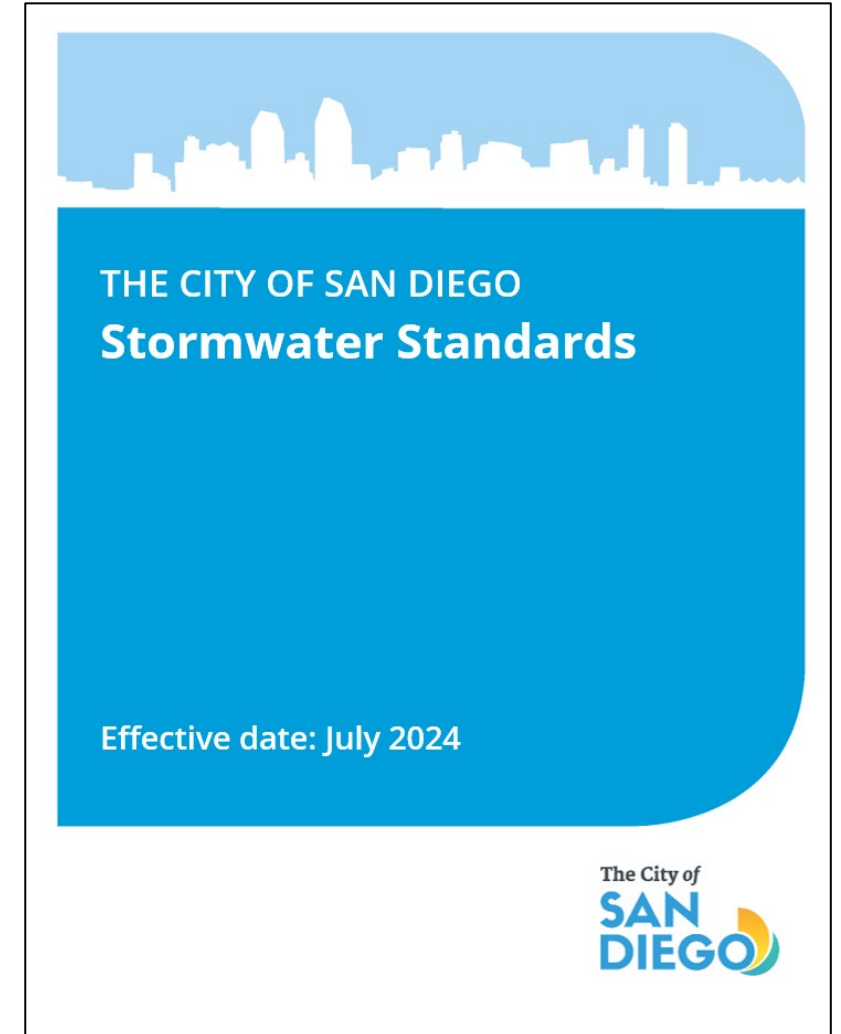
**Standard Projects**

**Priority Development Projects**

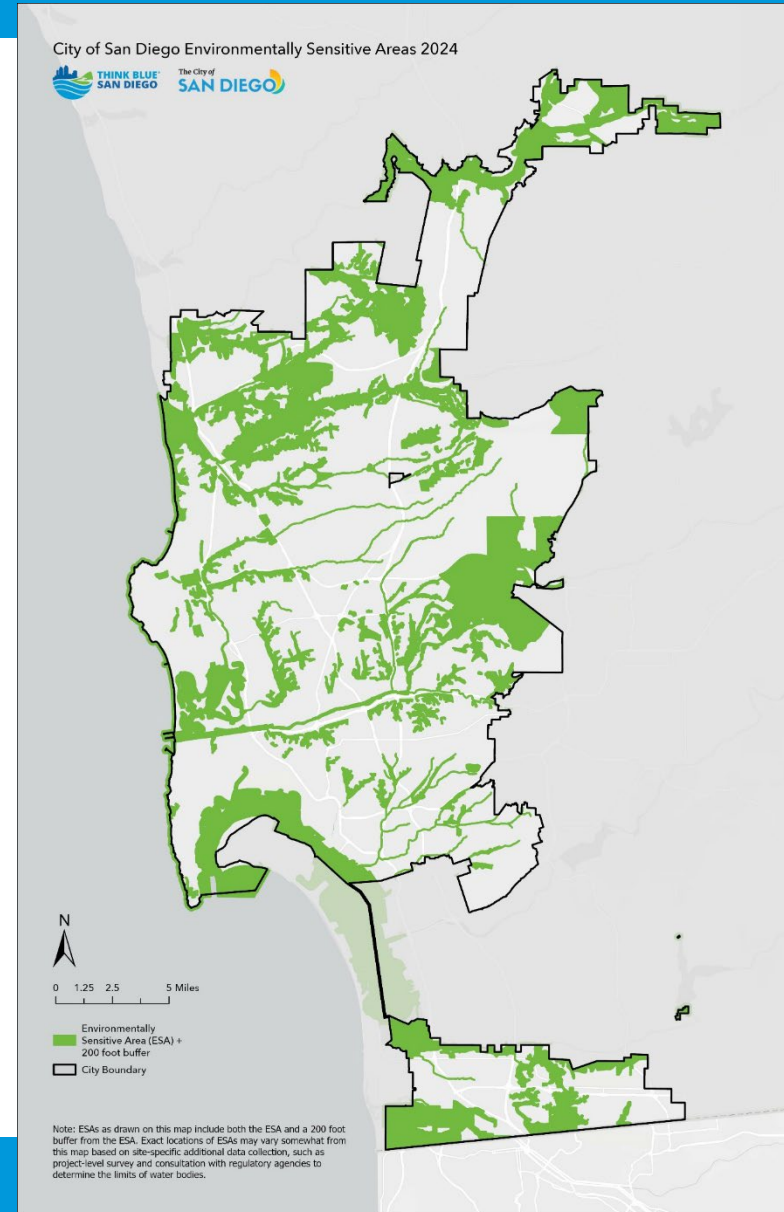
**Site design and source control BMPs**

**Structural treatment BMPs and hydromodification flow control BMPs**

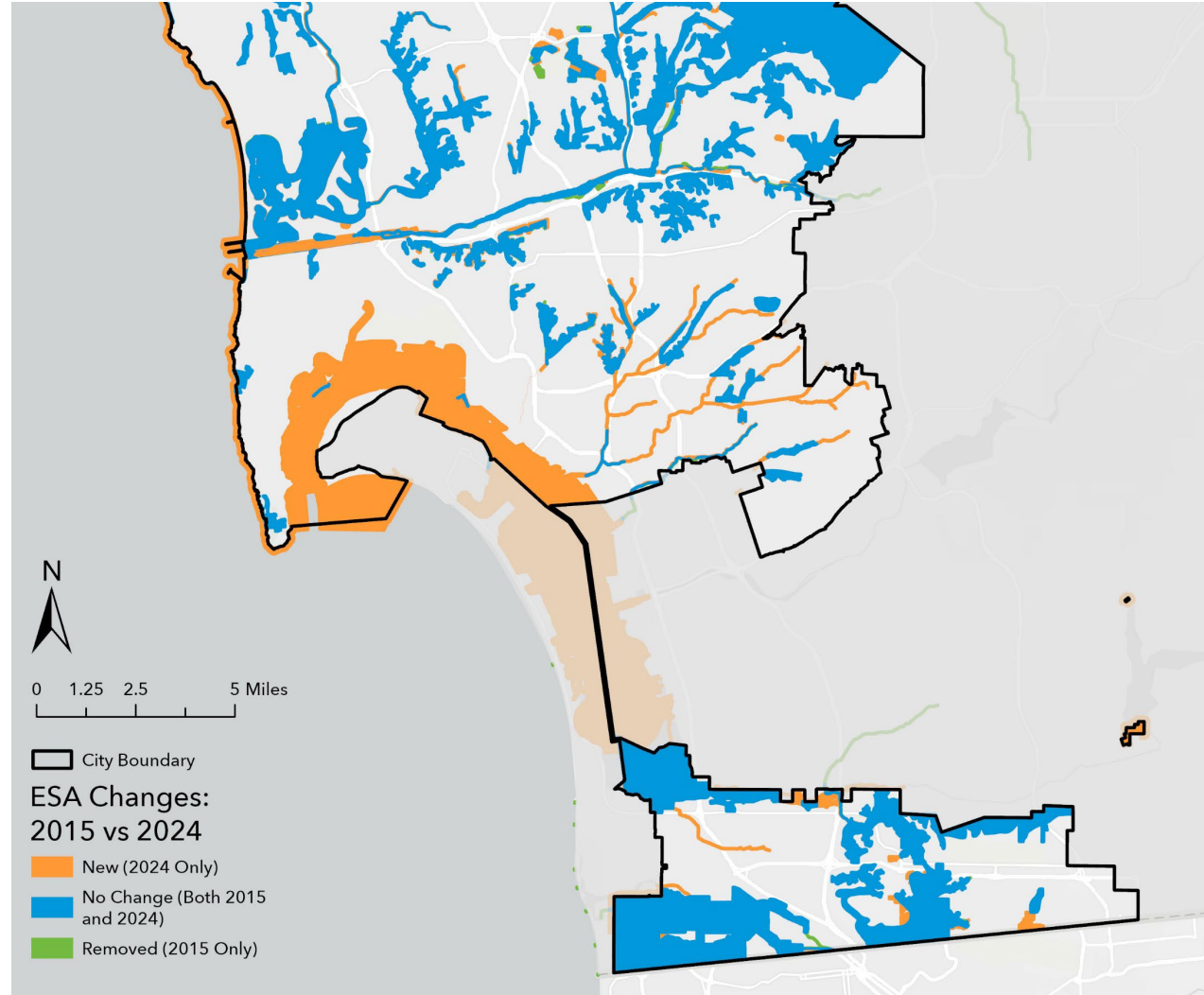
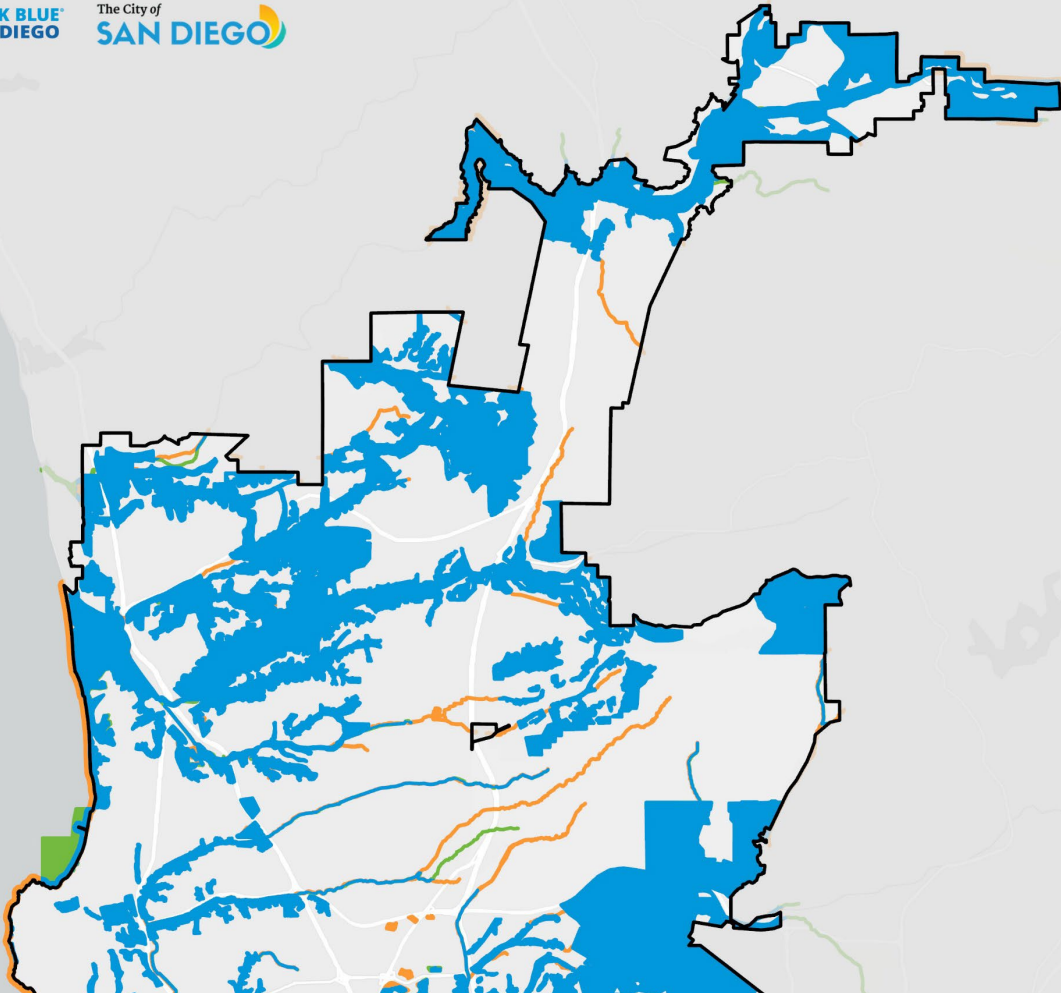
- **Basis:** Changes to State 303(d) List and Model BMP Design Manual
- **Updates:**
  - Revised list of Clean Water Act Section 303(d) impaired water bodies and map of Environmentally Sensitive Areas (ESA)
  - Clarifications made for consistency with the 2018 regional Model BMP Design Manual and in response to questions from applicants.



- **Based on**
  - **303(d) list**
  - **MHPA**
  - **San Diego Basin Plan**
- **Updated GIS data available to public**



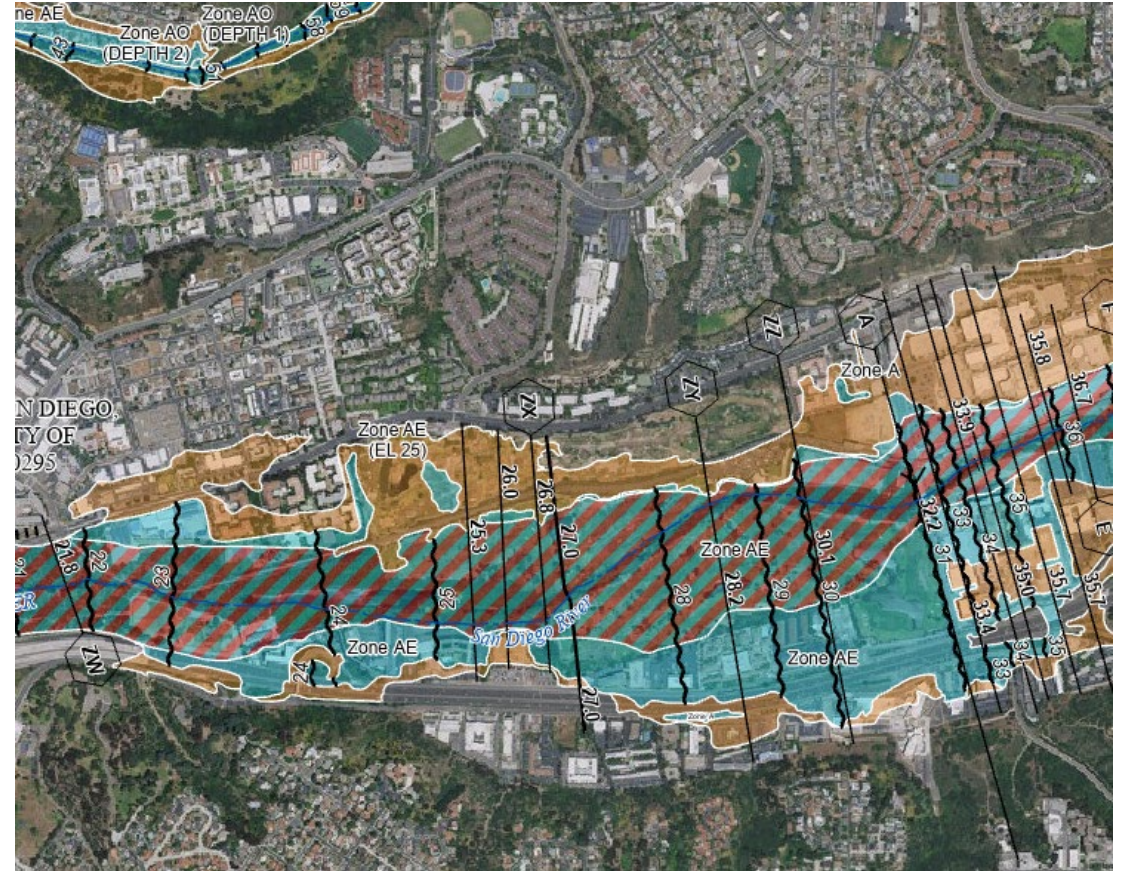
City of San Diego Environmentally Sensitive Areas 2024





## Clarifies requirements if BMPs proposed in the floodplain or floodway

- **BMPs must demonstrate effectiveness and performance standards during flood events**
- **BMPs must comply with City's floodplain management requirements**



**Clarification:** City will **not allow** permanent private BMPs to be located on City property or ROW

Property owner must take responsibility for maintenance, per DSD Information Bulletin 576



**Clarification:** submittals prepared using other jurisdictions' PDP SWQMP templates will not be accepted

**Priority Development Project (PDP)  
Storm Water Quality Management Plan (SWQMP)**

[Insert Permit Application Number]

[Insert Drawing Number (if applicable) and Internal Order Number (if applicable)]

Check if electing for offsite alternative compliance

**Engineer of Work:**

[Insert Civil Engineer's Name and PE Number]

Provide Wet Signature and Stamp Above Line

**Prepared For:**

[Insert Applicant Name]

[Insert Applicant Address]

[Insert Applicant City, State, Zip]

[Insert Applicant Phone Number]

**Prepared By:**

[Insert Company Name & Paste Company Logo Above Line (Optional)]

[Insert Company Address]

[Insert Company City, State, Zip]

[Insert Company Phone Number]

**Date:**

[Insert Date]

Approved by: City of San Diego

Date



## Revisions to Worksheet B.5-2: Sizing Method for Volume Retention Criteria

- Clarifies infiltration rates to use for BMP design in no infiltration condition

Sizing Method for Volume Retention Criteria		Worksheet B.5-2	
1	Area draining to the BMP		sq. ft.
2	Adjusted runoff factor for drainage area (Refer to Appendix B.1 and B.2)		
3	85 <sup>th</sup> percentile 24-hour rainfall depth		inches
4	Design capture volume [Line 1 x Line 2 x (Line 3/12)]		cu. ft.
<b>Volume Retention Requirement</b>			
5	<p>Measured infiltration rate in the DMA</p> <p>Note:</p> <p>When mapped hydrologic soil groups are used:</p> <ul style="list-style-type: none"> <li>• Enter 0.10 for NRCS Type D soils. Include a map documenting the NRCS hydrologic soil type in the SWQMP.</li> <li>• Enter 0.30 for NRCS Type C soils. Include a map documenting the NRCS hydrologic soil type in the SWQMP.</li> </ul> <p>When the no infiltration condition applies and the actual measured infiltration rate is unknown:</p> <ul style="list-style-type: none"> <li>• Enter 0.0 in/hr if there are known geotechnical and/or groundwater hazards, and document the source used to identify the hazards in the SWQMP.</li> <li>• Enter 0.05 if there are no documented geotechnical and/or groundwater hazards.</li> </ul>		in/hr.
6	Factor of safety	2	
7	Reliable infiltration rate, for biofiltration BMP sizing [Line 5/ Line 6]		in/hr.
8	<p>Average annual volume reduction target (Figure B.5-2)</p> <p>When Line 7 &gt; 0.01 in/hr. = Minimum (40, 166.9 x Line 7 + 6.62)</p> <p>When Line 7 ≤ 0.01 in/hr. = 3.5%</p>		%
9	<p>Fraction of DCV to be retained (Figure B.5-3)</p> <p>When Line 8 &gt; 8% = 0.0000013 x Line 8<sup>3</sup> - 0.000057 x Line 8<sup>2</sup> + 0.0086 x Line 8 - 0.014</p> <p>When Line 8 ≤ 8% = 0.023</p>		
10	Target volume retention [Line 9 x Line 4]		cu. ft.

## Worksheet B.5-4: Alternative Minimum Footprint Sizing Factor for Non-Standard Biofiltration

- Revised worksheet format to make calculation process clearer

Alternative Minimum Footprint Sizing Factor for Non-Standard Biofiltration					Worksheet B.5-4	
BMP ID	DMA(s) Draining to BMP					
1	Average Annual Precipitation Attach documentation for value entered (typical data source is SanGIS).					in
<b>Volume Weighted EMC Calculation</b>						
	A	B	C	D	E	F
	Area Draining to BMP (ft <sup>2</sup> )	Runoff Factor	Annual Runoff (ft <sup>3</sup> )	% of Annual Runoff	TSS EMC (mg/L)	Volume Weighted EMC (mg/L)
Formula	-	-	A x B x Line 1 / 12	C / Line 2[b]	-	D x E
Single Family Residential		0.40			123	
Commercial		0.80			128	
Industrial		0.90			125	
Education (Municipal)		0.50			132	
Transportation		0.90			78	
Multi-family Residential		0.60			40	
Roof Areas		0.90			14	
Low Traffic Areas		0.50			50	
Open Space		0.10			216	
2	Drainage Area Totals	[a]	N/A	[b]	100%	N/A [c]
3	Does Line 2[a] equal the area of the DMA(s) draining to the BMP in Worksheet B-1? • If "Yes", move on to Line 4. • If "No", revise inputs above until the answer is "Yes".					Yes / No
<b>Sizing Factor for Clogging</b>						
4	Load to Clog, L <sub>c</sub> (default value when using Appendix E fact sheets is 2.0; attach documentation for review if using different value)					lb/ft <sup>2</sup>
5	Allowable Period to Accumulate Clogging Load (T <sub>c</sub> ) (default value is 10; attach documentation for review if using different value)					yr
6	Adjustment for pretreatment measures Where: Line 6 = 0 if no pretreatment; Line 6 = 0.5 if the pretreatment has an active Washington State TAPE approval rating for "pre-treatment"; Line 6 = 0.25 when pretreatment without TAPE certification is included. Attach pretreatment sizing calculations for review when value >0 is entered.					-
7	Calculate the Average Annual TSS Load (Line 2[b] x 62.4 x Line 2[c] x (1 - Line 6)) / 10 <sup>6</sup>					lb/yr
8	Calculate the BMP Footprint Needed (Line 7 x Line 5) / Line 4					ft <sup>2</sup>
9	Calculate the Minimum Footprint Sizing Factor for Clogging Line 8 / (Line 2[b] / (Line 1/12))					-

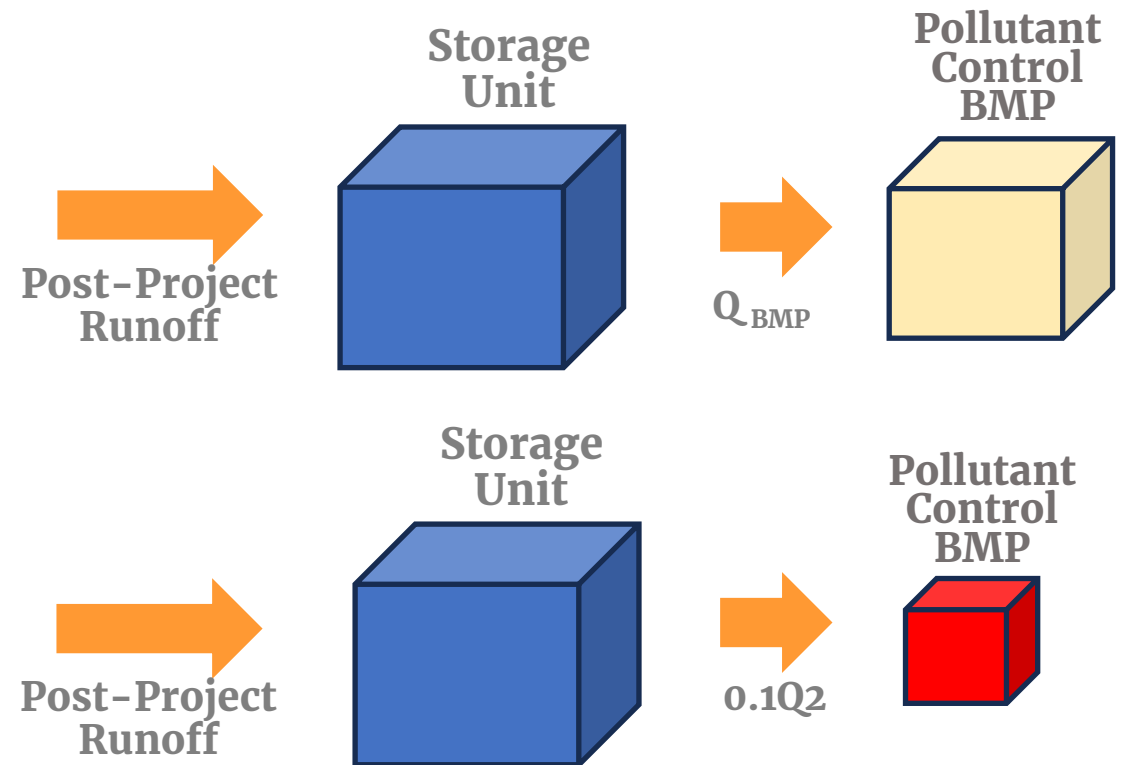
# Appendix B.5.2 Non-Standard and Compact Biofiltration BMP Sizing

Like non-proprietary BMPs, need to complete clogging risk analysis if propose smaller BMP.

1. Size for standard water quality flow rate based on intensity of 0.2 in/hr

OR

2. If sized for a lower flow rate (flow control orifice), complete a clogging risk analysis



## Clarifications to be consistent with 2018 Model BMP Design Manual and County:

- **Bioretention (INF-2)**
- **Biofiltration with partial retention (PR-1)**
- **Biofiltration (BF-1)**

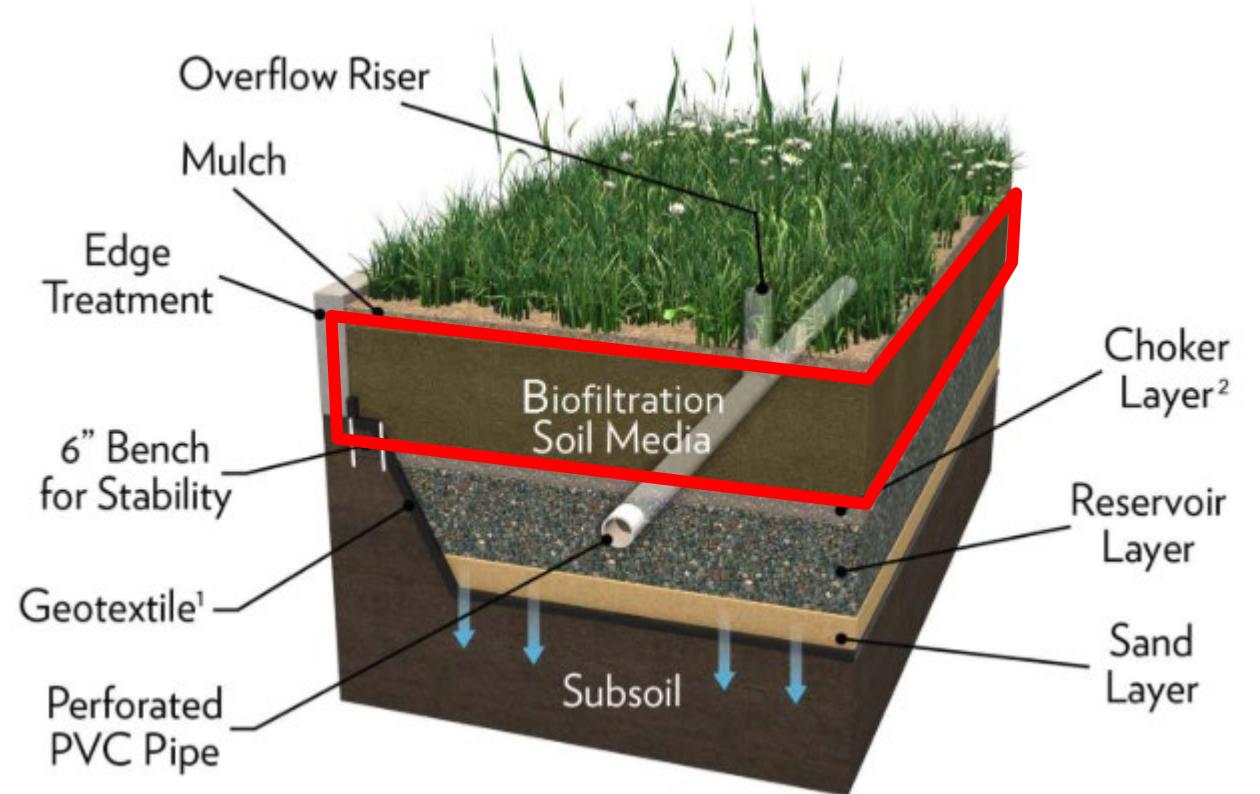
## Clarifications include:

Mulch types, media layer references, filter course layer, and aggregate storage layer recommendations



**Incorporates option to follow County of San Diego Bioretention Soil Media specifications**

**Rationale: more recent spec, availability from soil suppliers**





**Thank you!**

## Item 2

# Senate Bill (SB) 684 – Brian Schoenfisch

# Senate Bill 684




**Quick Search:**  
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## SB-684 Land use: streamlined approval processes: development projects of 10 or fewer residential units on urban lots under !

- Text**
- Votes
- History
- Bill Analysis
- Today's Law As Amended 
- Compare Versions
- Status
- Comments To Author

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Date Published: 10/12/2023 09:00 PM

### Senate Bill No. 684 CHAPTER 783

An act to add Sections 65852.28, 65913.4.5, and 66499.41 to the Government Code, relating to land use.  
[ Approved by Governor October 11, 2023. Filed with Secretary of State October 11, 2023. ]

#### LEGISLATIVE COUNSEL'S DIGEST

SB 684, Caballero. Land use: streamlined approval processes: development projects of 10 or fewer residential units on urban lots under 5 acres.

## Senate Bill 684

- Streamlined approval process
- Tentative Maps
- Ministerial Process 1
- 10 or fewer residential units
- Qualified lots



# Information Bulletin 414

## Senate Bill 684 Tentative Maps

INFORMATION BULLETIN

414

July 2024

[View All Information Bulletins](#)

IN THIS BULLETIN:

- [Eligibility Criteria](#)
- [Tentative Map Process](#)
- [Regulations](#)
- [Final Map](#)
- [Building Permit](#)
- [Previous Versions](#)

This Information Bulletin addresses the City of San Diego's ministerial approval process and requirements to implement [California Senate Bill 684](#), which streamlines the process for certain tentative maps for 10 or fewer residential units on qualified lots under 5 acres. It also describes the application requirements for filing a tentative map using provisions that allow a [Process One](#) ministerial approval.

### Eligibility Criteria

The following are eligibility criteria that determine if a development may utilize the SB 684 tentative map approval process:

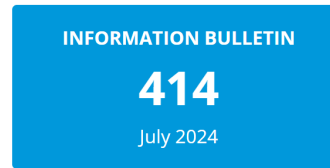
1. The existing parcel must be zoned for Multiple Dwelling Unit development.
  - A. Find your zone designation: [Zoning and Parcel Information Portal \(ZAPP\)](#)
  - B. Base Zone Designations: Use Regulations Tables in [SDMC Chapter 13, Article 1, Divisions 1 through 7](#)
  - C. Planned District Ordinance Zone Designations: Use Regulation Tables in [SDMC Chapter 15, Articles 2 through 20](#)
2. The existing parcel must be no larger than 5 acres.
3. At least 75% of the perimeter of the existing parcel must adjoin, or be separated only by an improved public right-of-way from, parcels that are developed with residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.

<https://www.sandiego.gov/development-services/forms-publications/information-bulletins/414>

# Information Bulletin 414 Overview

- Eligibility Criteria
  - Locational Criteria
  - Existing Lot Size Maximum
  - Housing Preservation
- Application Process
  - Same as Other TMs
  - No Public Notice and No Public Hearing
- Regulations
  - Lot Size Reduction
  - Floor Area Ratio Increase
  - Parking Reduction
- Final Map
  - Separate Process After TM Approved
  - Required to Implement Conditions from TM

## Senate Bill 684 Tentative Maps



[View All Information Bulletins](#)

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# Item 2

## Questions?

## Item 3

# Building and Engineering Permit Extensions and Information Bulletin Working Group – Ali Fattah



## Item 6

# Recent Land Development Code Changes – Michael Prinz

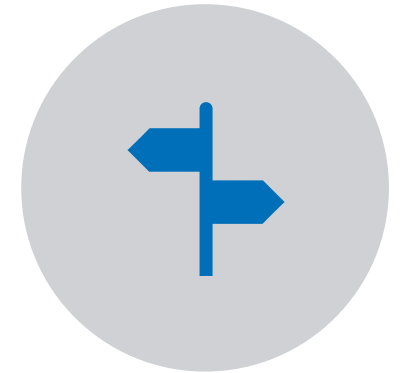
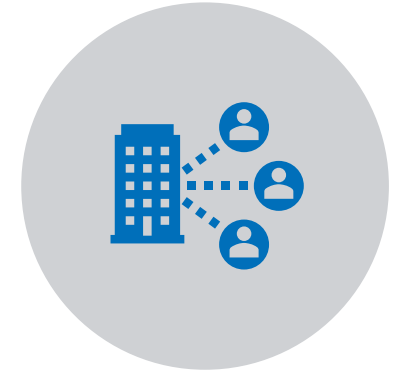
# Amendments to the Land Development Code in 2024

## Housing Action Package 2.0

- Effective March 16, 2024
- Amendments not effective in Coastal Overlay Zone

## 2024 Land Development Code Update

- Will go into effect September 20, 2024
- Amendments not effective in Coastal Overlay Zone



# What is the Housing Action Package 2.0?

## Highlighted for Today's Discussion

1. Implement AB 2097 – Parking Regulations
2. Revisions To Junior Accessory Dwelling Units
3. Accessible ADUs
4. Incentives to build more housing on commercial sites
5. Student Housing Density Bonus Amendments
6. Complete Communities: Housing Solutions Amendments
7. Anti-displacement measures

# 1. Implementation of Assembly Bill 2097

**AB 2097 is presently in effect and mandatory**

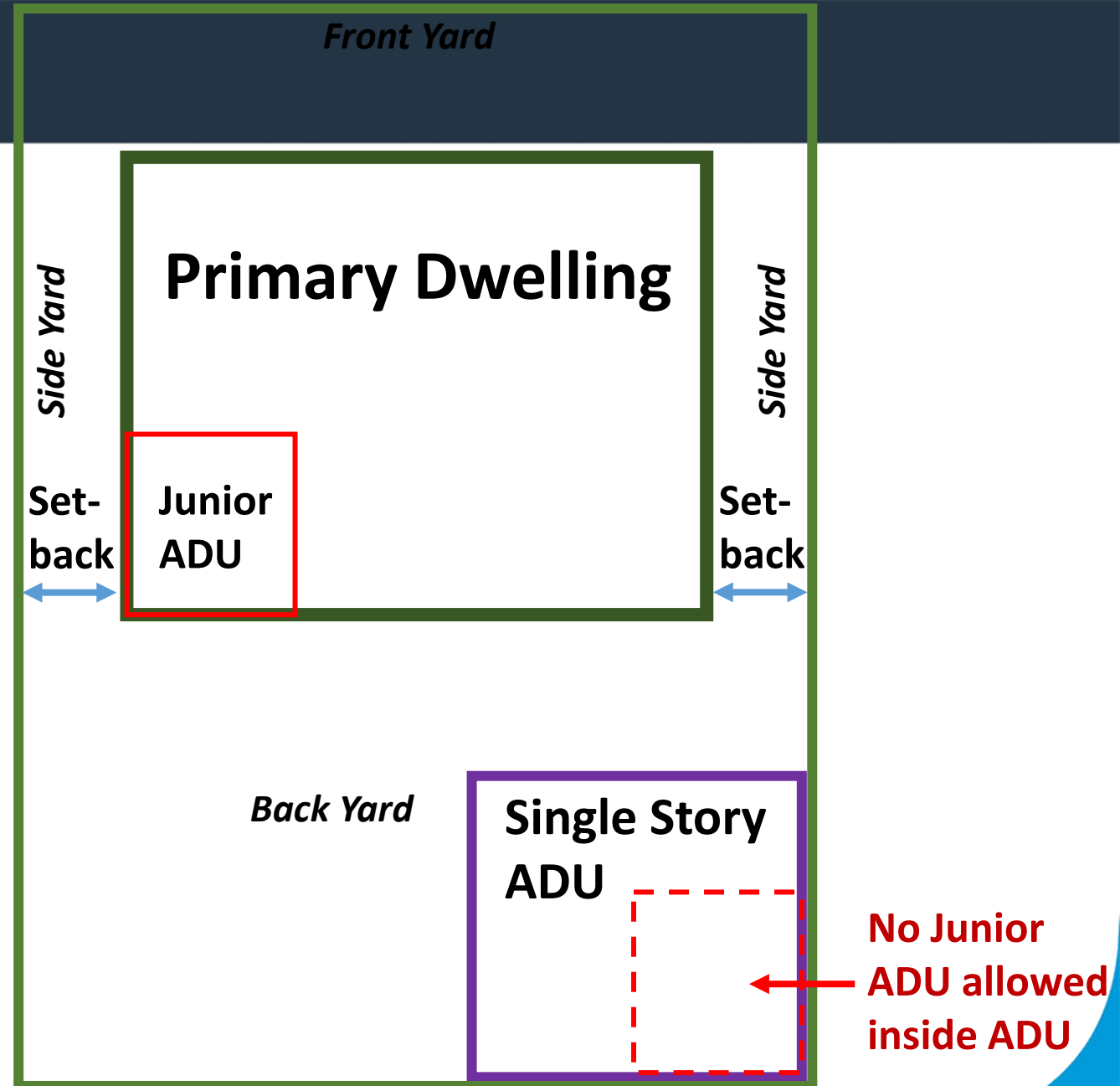
- No parking required for most uses on sites within a Transit Priority Area



*Transit Priority Area*

## 2. Revisions to the JADU Regulations

- No longer allowed in a detached garage
- No longer allowed attached to an ADU
- Only allowed in attached garage or within the walls of an existing single dwelling unit



## 3. Providing an Incentive to Build Accessible ADU Homes

- Incentivizes accessible ADUs
- Allows up to one accessible ADU in proposed development in the ADU Bonus Program
- Requires a minimum two affordable ADUs



## 4. Incentivizing Homes on Underutilized Commercial Sites

- Provides a 0.5 FAR bonus for residential or mixed-use development on sites:
  - In Sustainable Development Areas
  - Have a commercial zone that allows for residential or mixed-use
  - Have a current use that is non-residential
- May be used in addition to other incentives



## 5. Off Campus Student Housing

- Flexibility for student housing
- Allowable in any multifamily zone within a Sustainable Development Area and within 1 mile of a college campus





## 6. Complete Communities: Housing Solutions

### DIF Scaling

- Replaces fee waiver for homes under 500 square feet with a fee waiver for homes with more than three bedrooms
- Projects in process have option to continue under existing regulations

### Family Housing incentive

- Additional 1.5 FAR bonus for projects with more 3+ bedroom units

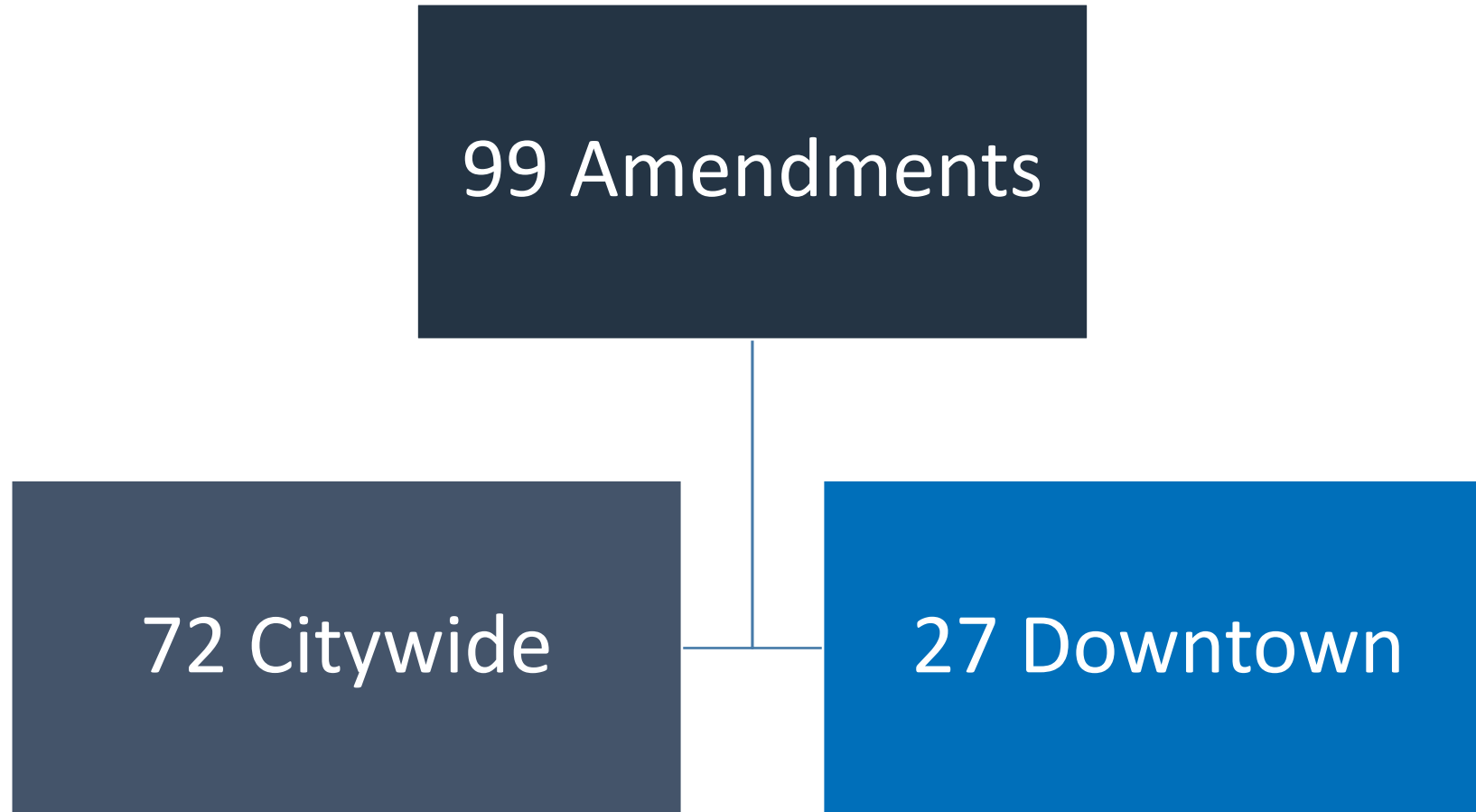
### Off-Site Affordable Option

- Allows required affordable units to be built off-site
- Must meet locational criteria

## 7. Anti-displacement Measures/Dwelling Unit Protections

- Removes citywide expiration date of January 1, 2025
- Makes dwelling unit protection regulations permanent
- Removes exemption from housing unit replacement for commercial and mixed-use developments
- Clarifies that dwelling unit protections only apply to previously renter-occupied units

# 2024 Land Development Code Update



# 2024 LDC Update Summary – Citywide

Align the  
Code with  
Climate,  
Equity and  
Housing  
Goals (1)



Clarifications  
(22)



Compliance  
with State  
Law (9)



Corrections  
(19)

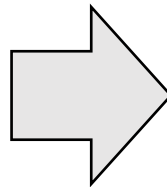


Regulatory  
Reforms (21)



## Calculating Gross Floor Area - Parking Structures (Item 4)

Universal application needed when calculating gross floor area when a development contains a parking structure

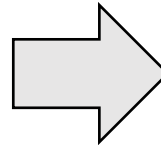


Clarifies that parking structures are exempt from gross floor area calculations if certain design guidelines are met

Only applicable to multi-level parking structures

## Complete Communities Housing Solutions (CCHS) – Pedestrian Circulation Space (Item 17)

Pedestrian circulation space requirements for CCHS projects may conflict with Citywide requirements in the Street Design Manual

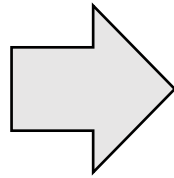


Requires an urban parkway with an 8 foot path of travel and 6 foot buffer

Conflict between CCHS and the required widths in the Street Design Manual, greater width would apply

## Accessory Dwelling Units (ADUs) – Front Yard Setback Development Regulations (Item 25)

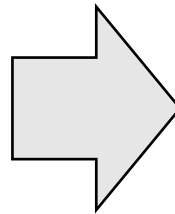
AB 2221 (Quirk-Silva 2022)  
states that a front yard  
setbacks cannot be used to  
prohibit the construction of  
an ADU of 800 SF or less



Codifies that the front setback  
cannot be used to prohibit the  
construction of an ADU that is  
800 square feet or less

## Consolidating of Processing (Item 48)

When a development requires multiple approvals, it is automatically consolidated and subject to the highest decision-making authority



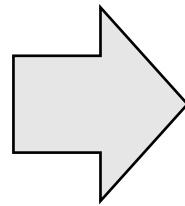
Allows flexibility by not consolidating public right-of-way vacations and public service easements with other development applications unless requested

Requires public right-of-way vacation or public service easement approvals that are not consolidated to be recorded before any other permit approvals



# Mixed Use Base Zones- EMX (Employment Mixed-Use) Zones (Item 56)

Residential development on parcels zoned EMX may only be a secondary use. This may limit home development on parcels with existing large retail shopping centers

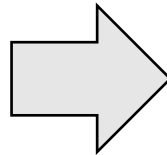


Allows the primary use to be residential on parcels that contain or are adjacent to parcels with at least 500,000 square feet of retail sales and/or restaurants zoned EMX

Creates more opportunities for homes on parcels with existing shopping centers

## Accessory Dwelling Units (ADUs) – Interior Side and Rear Yard Setback Requirements (Item 60)

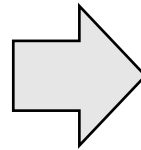
The setback requirements for ADU structures over 16 feet in height may be more restrictive than the interior side and rear yard setbacks of the base zone



Aligns the interior side and rear yard setbacks by allowing the ADU to follow the base zone side setback or the standard ADU 4-foot setback, whichever is less

## Off-Street Loading Spaces – Research and Development Uses (Item 62)

Research and Development uses may need fewer off-street loading areas than other Industrial Uses



Reduces the required number of off-street loading spaces for Research and Development Uses by aligning the requirements with the Commercial Use Subcategory