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

- 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.









Planning Department

FACT SHEET

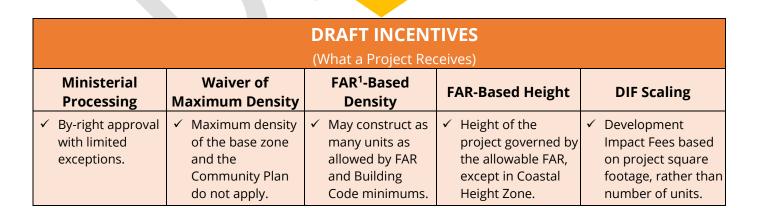
COMPLETE COMMUNITIES HOUSING SOLUTIONS

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		
 ✓ Within TPAs zoned for multifamily. ✓ Height is limited to 30 feet in Coastal Height Limit Overlay Zone. 	✓ Affordable Housing amounts and AMI levels TBD based on feasibility testing.	✓ Complete replacement of equivalently sized existing affordable units.	 ✓ Construct on-site recreation improvements and amenities; OR ✓ Payment of fees for improvements. 	✓ Incorporate pedestrian and multi-modal supportive design in a manner that connects to the surrounding neighborhood.		



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.