

Community Planners Committee

Planning Department • City of San Diego
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Tuesday, March 27, 2018, 7:00-9:00 p.m.
Silver Room, San Diego City Concourse
202 C Street, San Diego

AGENDA

NOTE: If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the Planning Department at (619)533-6307 at least (5) five workdays prior to the meeting date to insure availability.

Times assigned for each item are approximate. The order of agenda items may be modified at the beginning of the meeting at the discretion of the Chair.

- ITEM #1 – 7:00 **CALL TO ORDER / INTRODUCTIONS:** Chair, David Moty
Please turn off or silence mobile devices. Meeting is being recorded.
- ITEM #2 **NON-AGENDA PUBLIC COMMENT** - 2 minutes per issue
Issues that are within the jurisdiction of the CPC, but not on the agenda.
- ITEM #3 **MODIFICATIONS TO THE AGENDA**
- ITEM #4 **APPROVAL OF THE MINUTES OF FEBRUARY 27, 2018**
- ITEM #5 – 7:15 **MIDDLE INCOME DENSITY BONUS REGULATIONS – Action Item**
Laura Black, Deputy Director, and Dan Normandin, Development Project Manager, Policy & Ordinance Development Section, of the Planning Department will present regulations to incentivize construction of rental and for-sale housing affordable to middle income residents by amending various sections of the Land Development Code affecting density and density bonuses, parking ratios, waivers to development standards, processing, permitting, permitted uses, and other regulations. The sections to be amended are: §113.0103, §113.0222, §131.0431, §143.0340, §143.0410, §143.0720, §143.1010, §143.1015, §143.1017, §143.1020, §143.1030, §143.1040, §143.1050, §151.0201, §152.0318, §154.0301.

ITEM #6 – 8:00 **SB827 & SB828 (WIENER BILLS) – Action Item**
Introduced by State Senator Scott Wiener, CPC will consider taking a position on this legislation and forwarding it to appropriate local and state representatives.

SB827, the *Planning & Zoning, Transit Rich Housing Bonus Act* would eliminate local zoning within a ½ mile radius of a major transit stop or a ¼ mile radius of a high quality transit corridor, and replace local zoning with state mandates which would exempt such areas from all local floor area ratio limitations, parking requirements and limitations, and height restrictions less than 85 ft, 55 ft, or 45 ft depending on circumstances.

SB828, the *Land Use: Housing Element Act* would raise the requirement for local Housing Elements to accommodate 100% of the expected demand for local, very low and low-income housing to 200% of expected demand for such housing.

http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB827
http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB828

ITEM #7 – 8:20 **CODE ENFORCEMENT PRIORITIES – Information Item**
Russ Connelly, Chair, and Jim Varnadore, Member, City Heights Community Planning Group will present information educating planning groups on code enforcement priorities and how we might use the budget process to guide City enforcement towards the most pressing issues in our specific communities.

ITEM #8 – 8:50 **COMMERCIAL & INDUSTRIAL COMMON INTEREST DEVELOPMENTS (CICID) – Information Item**
Jeff Stevens, Chair, Mira Mesa Community Planning Group, will present information on a situation faced by a CICID in his community arising out of conflicts between state and federal marijuana laws.

ITEM #9 – 8:55 **REPORTS TO CPC:**

- Staff Report
- Subcommittee Reports
- Chair’s Report
- CPC Member Comments

ITEM #10 – 9:00 **ADJOURN TO NEXT REGULAR MEETING, APRIL 24, 2018**

FUTURE ITEMS
Council Member Alvarez and Sidewalk Policy (April)
Storm Water Maintenance Plan (April)
CPC Officer Elections (May)
Planning Director Mike Hansen (future)