

DATE ISSUED: March 11, 2005

REPORT NO. PC-05-124

ATTENTION: Planning Commission
Agenda of March 17, 2005

SUBJECT: Workshop on Density Bonus Regulations (San Diego Municipal Code Chapter 14, Article 3, Division 7 and Chapter 14, Article 2, Division 13)

SUMMARY

THIS IS AN INFORMATION ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF THE PLANNING COMMISSION.

BACKGROUND AND DISCUSSION

Significant state Density Bonus law changes went into effect in January 2003 and January 2005. Therefore, the City's existing Density Bonus regulations are no longer consistent with state law. Staff has prepared draft modifications to the City's Municipal Code to bring the regulations into conformance with state law and to encourage use of Density Bonus as a tool to help alleviate the shortage of affordable housing in San Diego.

On February 2, 2005, the Land Use and Housing Committee discussed these revisions to the City's Density Bonus regulations and recommended the issue be referred to the Community Planners Committee (CPC), Technical Advisory Committee (TAC), San Diego Housing Commission and Planning Commission for discussion and input before returning to the Land Use and Housing Committee on April 20, 2005.

Please refer to Manager's Report No. 05-028 (see Attachment), which was prepared for the February 2, 2005 Land Use and Housing Committee meeting and contains background, discussion and recommendations on this issue. Attached to that report are draft revisions to the City's Density Bonus and Inclusionary Housing regulations. The intent of these revisions is to provide incentives to increase the supply of housing affordable to very-low and low-income renters, seniors and moderate income condominium owners in accordance with state Density Bonus Law.

On February 23, 2005, the Community Planners Committee voted 11-1 not to support the staff recommendation and that the City's Density Bonus regulations should not vary from or exceed the requirements of the state required Density Bonus Program.

This issue has been scheduled for discussion at TAC on March 9, 2005, at Housing Commission on April 8, 2005, and at the Land Use and Housing Committee on April 20, 2005. A supplemental EIR to Land Development Code EIR NO. 96-033 is being prepared and will be completed following the April 20, 2005 Land Use and Housing discussion. This item will be scheduled for a Planning Commission hearing following the Land Use and Housing Committee meeting and completion of the supplemental EIR report.

Respectfully submitted,

William Levin
Senior Planner
Planning Department

Coleen Clementson
Program Manager
Planning Department

CC/WL/sa

Attachment: Manager's Report No. 05-028