



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 27, 2006 REPORT NO. PC-06-277

ATTENTION: Planning Commission
Agenda of November 2, 2006

SUBJECT: 2005-2010 Progress Guide and General Plan Housing Element

REFERENCE: Report Nos. PC-05-283 and PC-06-220

SUMMARY:

Issues – Should the Planning Commission approve and recommend City Council adoption of the Draft 2005-2010 Housing Element dated October 13, 2006 and certification of the Addendum to Environmental Impact Report (EIR) No. 40-1027?

Staff Recommendation – Approve the Draft 2005-2010 Housing Element and certify the Addendum to EIR No. 40-1027.

Community Planners Committee (CPC) Recommendation – On August 22, 2006, CPC voted 22-4 to oppose the July 7, 2006 draft of the Housing Element. The CPC action and discussion are addressed in the September 2, 2006 Planning Commission report which is an attachment to this report. A subcommittee of the CPC has scheduled a further discussion of the Housing Element on October 30, 2006 to review the revised October 13, 2006 draft. Any input or recommendation from that meeting will be provided in the oral presentation on this item.

Other Recommendations – Workshops were held on an earlier draft at the Housing Commission and Planning Commission. On September 7, 2006, the Planning Commission held a hearing on the August 29, 2006 draft and recommended some modifications which are discussed in this report.

Environmental Impact – Addendum to EIR No. 40-1027 concluded that the Housing Element would not result in significant environmental impacts other than those considered in EIR No. 40-1027.

Fiscal Impact – None with this action.

Housing Affordability Impact – None with this action although many of the programs and policies in the 2005-2010 Housing Element are intended to increase the overall supply of housing and the supply of affordable and special needs housing in the City of San Diego (City).

BACKGROUND

A Planning Commission hearing on the draft Housing Element was held on September 7, 2006. Following public comment and Planning Commission discussion, the hearing was continued to November 2, 2006 to allow time for some additional information requested by the California Department of Housing and Community Development (HCD) to be added to the document. The HCD requested that this information be added before they agree to certify the document as being in conformance with state law. The document has also been modified to include some information and changes requested by the Planning Commission and the CPC.

City Council adoption and HCD certification of the 2005-2010 Housing Element is a requirement for the City to be eligible to apply for various grants administered by HCD and San Diego Association of Governments (SANDAG). Planning Commission report number PC-06-220 prepared for the September 7, 2006 Planning Commission hearing and enclosed with this report, provides background information regarding the Housing Element (see Attachment 1). The primary purpose of this report is to discuss the changes made to this document since the previous Planning Commission hearing.

DISCUSSION

Both a clean and cross out/underline version of the October 13, 2006, draft 2005-2010 Housing Element are enclosures to this report. The most significant changes from earlier drafts of the Housing Element are summarized below:

INFORMATION REQUESTED BY HCD:

- 1) The discussion of the Adequate Site Inventory (see pages 207-232) has been expanded and a new table has been added to provide additional information requested by HCD regarding the potential for residential development on small infill and vacant sites. Table 32 indicates that a significant amount of development occurred from 2003-2005 on small infill and vacant sites downtown and in several of the older and coastal communities. In many cases lot consolidations are occurring as part of the private and public redevelopment process.

The analysis has also been expanded to provide more information indicating that capacity exists for continued infill development in a number of older and newer communities in the future under existing community plans and zoning. The Adequate Site Inventory indicates that this capacity exists in those communities that have zoning which permits medium to high density residential development. These areas could potentially accommodate low- and moderate-income housing.

- 2) The Constraints to Development section of the Housing Element, a specific section required by the state, has been expanded significantly to add more information and analysis requested by HCD.

- a) The discussion of the City's land use regulations has been reorganized to discuss how the regulations apply to seven types (typologies) of communities in the City. These are Downtown, Coastal, Pre WW II, Post WW II Suburban, Newer Urban, Post 1970 Master Planned Suburban and Military/Environmental (see pages 174-176 and Figure 5). The differing patterns of initial development and redevelopment and potential for infill housing in each type of area are described.
 - b) The discussion of the citywide zones, overlay zones and Planned District Ordinances (PDOs) (see pages 180-185) has been expanded to more thoroughly explain the primary regulations affecting housing for each of these zones and PDOs.
 - c) New tables (see Tables 24-28) have been added to provide information in a matrix format regarding community plan land use categories, citywide residential zones, PDOs, multifamily parking regulations and development review decision processes.
 - d) The governmental constraints discussion has been reorganized to flow in a more logical manner.
- 3) The discussion of the City's Reasonable Accommodations Procedures has been expanded (see page 189).

INFORMATION REQUESTED BY THE PLANNING COMMISSION

- 1) Additional discussion has been added throughout the document to better tie the Housing Element to the remainder of the City's General Plan. Explanations have been added regarding how the housing policies relate to and will support the City of Villages concept that is the centerpiece of the General Plan Land Use Element (see pages 5, 10, 81, 108, 122, 175, 182 and 200).
- 2) Goals have been added to encourage increased use of the recently adopted townhouse and small lot zones which has been little used to date. Implementation of townhouse and small lot zones through community plan amendments and updates is encouraged (see pages 30, 32 and 43).
- 3) The Introduction has been revised to highlight the ongoing City Council resolution of a state of Housing State of Emergency in the City and the efforts of the Affordable Housing Task Force in 2003 and the Housing Element Working Group in 2004-2005.
- 4) The discussion of nongovernmental constraints to housing development has been expanded to address macroeconomic factors including interest rates, mortgage financing, and low wages, as well as lack of infrastructure and poor schools in some areas (see pages 197-198).
- 5) The Plan Organization and Content section (see page 10) has been slightly expanded to better explain the contents of the document. In addition, introductions have been added to the Community Profile and Adequate Sites Inventory sections to explain the purpose of the information that follows.

- 6) The document has been updated to indicate that the condominium conversion regulations which were briefly described in previous 2005-2010 Housing Element drafts were adopted in 2006 (see pages 95 and 98).
- 7) Where terms that may not be readily understood are used for the first time in the document, a brief description of these terms has been added. In addition, some tables have been redesigned to provide more clarity and readability.

CHANGES REQUESTED BY THE COMMUNITY PLANNERS COMMITTEE (CPC)

- 1) The explanation of the City's program to gradually replace PDOs with citywide zoning, voluntarily and as community plans are updated, has been expanded to clarify that the level of design review and consideration of community character and community concerns will not be reduced by the conversion to carefully tailored citywide zones (see page 82).
- 2) A discussion has been added to clarify that constraints to development are not necessarily negative. Many constraints, such as preservation of land for open space, are viewed as positive by most San Diegans but do have the side impact of reducing the potential areas where housing can be built in the future.
- 3) Language has been modified in several portions of the document to address the tone of the document. For example, the revised document better explains while community input may sometimes delay residential projects, the resulting projects may be superior to the initial proposals (see page 19).

Respectfully submitted,

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Attachments: 1. Planning Commission Report No. PC-06-220
2. October 13, 2006 Draft 2005-2010 Housing Element
3. October 13, 2006 Draft 2005-2010 Housing Element showing changes (strikeout/underlines) from August 29 Draft.

All Attachments are distributed to Planning Commissioners.

Attachments 1, 2 & 3 are available for review at the City Planning and Community Investment Department, 4th floor, 202 C Street, San Diego, 92101.

Attachment 2the Draft Housing Element is available on line at:
<http://www.sandiego.gov/planning/genplan/housingel.shtml>