




**THE CITY OF SAN DIEGO**

**COUNCILMEMBER GEORGETTE GOMEZ**

NINTH DISTRICT

DATE: January 13, 2017

TO: Honorable Councilmember Scott Sherman, Chair, Smart Growth and Land Use Committee

FROM: Councilmember Georgette Gómez 

SUBJECT: Smart Growth and Land Use Committee Priorities for 2017

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In response to your memo dated January 5, 2017, I am pleased to submit my Smart Growth and Land Use (SG&LU) Committee priorities. Overall, the priorities listed below are intended to implement the goals and objectives contained in the City of San Diego's 2008 General Plan and 2015 Climate Action Plan.

**1. City of Villages and Climate Action Plan Implementation**

The General Plan's City of Villages strategy is an important growth framework by which the City needs to plan for new higher density, mixed-use transit-oriented development which is focused on the reinvestment and redevelopment of land within transit priority areas (TPA). The implementation of the City of Villages strategy can be accomplished by considering the following efforts:

- On a regional level, evaluate publicly-owned land, including the Qualcomm stadium site, the Sports Arena site, MTS-owned properties, Successor Agency properties and Housing Commission properties, to determine potential capacity.
- Create a process for the disposition and development of the Qualcomm Stadium site that takes into consideration new high density housing, employment, educational uses, open space, the San Diego River Master Plan, transit, sports and recreation uses.
- Request a report on the implementation of the Central and Southwest Villages identified in the Otay Mesa Community Plan located in Council District 8.
- Within Council District 9, convene meetings with property owners of key underutilized sites, the development community and members from the officially recognized planning groups to foster a working partnership to determine how to redevelop properties based on the community plan land uses along with strong urban design principals. Properties to consider should include: Chollas Triangle; underutilized parcels along El Cajon Boulevard, University Avenue; College Avenue, National Avenue and any other sites that are considered within TPA's.
- Similar to what has been done in the Bay Area, consider creating Priority Development Areas (PDAs) within TPA's to allow for additional growth and development without having to conduct separate plan amendments.

## **2. Affordable Housing**

The State's Affordable Housing Density bonus program has contributed to increasing affordable housing units throughout the City. However, there are additional steps the City can take to increase affordable housing including:

- Amending the Land Development Code to allow the development of companion units as a ministerial process per California State Law.
- Evaluating the Small Lot Ordinance to reduce the Process level.
- Evaluating alternate forms of shelter to provide safe and clean housing for the homeless.
- Requesting a report on the Single Room Occupancy (SRO) Hotel Ordinance.
- Reviewing and discussing reduced parking incentives for the development of affordable housing, in particular senior housing.
- Considering parking maximums for new development projects in order to reduce development costs within designated villages, senior projects and within the Downtown Community Plan area.

## **3. CEQA Significance Determination Thresholds**

Section 15064.7 of the CEQA Guidelines encourages public agencies to develop and publish such analytical tools that include the significance determination thresholds. The SG&LU should evaluate if these thresholds need to be revised in order to reflect the General Plan's urban infill strategy focused within TPA's. Therefore, the following is requested:

- Request and review a report from the Development Services Department and the Planning Department regarding the City's CEQA thresholds.
- Request and review a report from Development Services Department and the Planning Department regarding the SB 743's transition from Level of Service (LOS) to Vehicle Miles Travelled (VMT).

## **4. Regular Updates and Reports to Committee**

- Community Plan Updates and General Plan Updates/Amendments
- Civic San Diego
- Sales of Excess Properties and Leases on City Properties
- Mobility Planning
- Urban Design Implementation
- Urban Agriculture
- Abandoned Properties and Property Value Protection Ordinances
- Code Monitoring Team/Technical Advisory Committee

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Cc: Honorable Mayor  
Mara Elliot, City Attorney  
Andrea Tevlin, Independent Budget Analyst  
Robert Vacchi, Director, Development Services Department  
Jeff Murphy, Director, Planning Department  
Richard Gentry, President and CEO, San Diego Housing Commission