

# Community Planners Committee

Planning Department • City of San Diego  
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**Tuesday, September 26, 2017, 7:00-9:00 p.m.**  
**Silver Room, San Diego City Concourse**  
**202 C Street, San Diego**

## AGENDA

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**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 JULY 25, 2017**

ITEM #5 – 7:15

**AFFORDABLE HOUSING REGULATIONS – Action Item**  
Jeff Murphy, Director, Planning Department will present amendments to the Affordable Housing Regulations. The changes include mandates required by various recently enacted state laws: AB2501 (Bloom), AB2442 (Holden), AB2556 (Nazarian), and AB1934 (Santiago), and a few changes in addition to state law. Changes mandated by state law are to §126.0504, §131.0446, §143.0710, §143.0715, §143.0717, §143.0720, §143.0740, §143.0741, §143.0742, §143.0743, §143.0744, §143.0745, §143.0750, §143.0920. Optional changes are primarily to §143.0720 (i) (1), (5), (6), (7).

ITEM #6 – 7:45

**11<sup>th</sup> UPDATE TO THE LAND DEVELOPMENT CODE – Action Item**

Edith Gutierrez, Development Project Manager, Planning Department will present the 11<sup>th</sup> Update to the Land Development Code. The CPC's Ad Hoc Subcommittee made the following recommendations for CPC at its September 19<sup>th</sup> meeting:

**A) Item #1: Process Two Noticing**

Approve/Disapprove CPC support for CMT/TAC to revisit this issue in the 12<sup>th</sup> Update to the Land Development Code after the item's removal from the 11<sup>th</sup> Update.

**B) Items #2, #6, #11-13, #15-17, #19-21, #25, #27-31, #41-44, #46-50, #52-57, #59-69, and #71-72**

Approve/Disapprove CPC support for these items as proposed by CMT/TAC.

**C) Item #8 Multiple Dwelling Unit Development on Consolidated Lots**

Currently, lot consolidation in RM zones requires a Process 3, Site Development Permit. As proposed by CMT/TAC, development on consolidated lots would be allowed with a Process 1, ministerial approval, in all RM zones, with special rules which currently apply to RM-1-1 and RM-1-2 zones, remaining in effect.

Approve/Disapprove CPC support for an alternate proposal:

- i) Support Process 1, (Ministerial) for Lot Consolidation in all RM-4 and RM-5 zones,
- ii) Support Process 2, (Neighborhood Development Permit) for Lot Consolidation in RM-1-3 through all RM-2 zones,
- iii) Determine appropriate process for RM-3 zones at this meeting of the CPC.

**D) Item #10 Signage for Commercial Uses in Residential Zones**

Approve/Disapprove CPC opposition to this item.

**E) Item #24 Exemption from Requirement to Provide Public Improvements Incidental to a Building Permit**

Approve/Disapprove CPC support for an alternate proposal:

Support an increase in the public improvement threshold amount of \$50,000 to \$100,000 rather than \$150,000 as proposed by CMT/TAC. \$100,000 would adjust for inflation from 1988 to the present, and still acknowledge commitments made regarding Previously Conforming Structures during the 9<sup>th</sup> Update.

**F) Item #45 Additional Vehicular Use Area Requirements – Shade Structures**

Approve/Disapprove CPC neutral position on this item and support revisiting this item in the 12<sup>th</sup> Update to establish a minimum standard for the number of trees in parking lots when stalls are converted to shade structures.

*Note: Items #1, #3-5, #7, #9, #14, #18, #22-23, #26, #32-40, #51, #58, and #70 have been removed.*

- ITEM #7 – 8:45     **INTERIM PARK AND RECREATION EQUIVALENCY REGULATIONS – Action Item**  
Sarah Jarman, Consultant, Smart Growth and Land Use Committee will present proposals to increase the amount and quality of park and recreation facilities and infrastructure through the promotion of alternative methods, or equivalencies, where the development of typical facilities and infrastructure may be constrained in the Urbanized Communities and Planned Urbanized Communities. The proposals amend §143.1010, §143.1015, §143.1020, §143.1025, and the related §126.0402, §126.0404 for Neighborhood Development Permits and the findings required for their approval.
- ITEM #8 – 9:30     **REPORTS TO CPC:**
- Staff Report
  - Subcommittee Reports
  - Chair’s Report
  - CPC Member Comments
- ITEM #9 – 9:45     **ADJOURN TO NEXT REGULAR MEETING, OCTOBER 24, 2017**