

Technical Advisory Committee Agenda
December 11, 2019
12:00 p.m. to 2:00 p.m.
Development Services Center / City Operations Building
1222 First Ave, San Diego, CA 92101
4th Floor Training Room

Group Represented

Accessibility Community
 ACEC
 AGC
 AIA
 AIA
 APA
 ASLA
 BIA
 BIA
 BID Council
 BIOCUM
 Chamber of Commerce
 EDC
 IEA
 In-Fill Developer
 NAIOP
 Permit Consultants
 Small Business Advisory Board
 SD Association of Realtors
 SCRHA
 Sustainable Energy Advisory Board
 Land Use & Housing (non-voting)

Primary Member

Harold Kiewel
 Rob Gehrke
 Mike McManus
 John Ziebarth
 David Pfeifer
 Dan Wery
 Michael Brennan
 Kathi Riser
 Matt Adams
 Jim Schneider
 Melanie Cohn
 Stefanie Benvenuto
 Melissa Krause
 Jack Monger
 David Weiland
 Craig Benedetto
 Brian Longmore
 Edward Barbat
 Ryan Maxson
 Molly Kirkland
 Eddie Price
 Kevin Smith

Alternate

Connie Soucy
 Larry Thornburgh
 Brad Barnum
 Matthew Geaman
 Jon Dominy
 Greg Konar
 (tbd)
 Angeli Calinog
 Mike McSweeney
 (tbd)
 Jason Moorhead
 Sean Karafin
 Gio Posillico
 (tbd)
 (tbd)
 Barbara Harris
 Gary Peterson
 John Shannon
 Mike Nagy
 Eric Scheidlinger
 Travis Knowles

- 1) **Announcements**
- 2) **Public Comment on Non-Agenda Items**
- 3) **Discussion/Action/Informational**
 - A. Informational Item: Elyse Lowe, 2020 TAC/CMT Reforms.
 - B. Informational Item: Elyse Lowe, DSD New BluePrint.
 - C. Informational Item: Elyse Lowe, The Move – Update.
 - D. Informational Item: Planning Department, Complete Communities, Housing & Mobility Initiatives (see attached Fact Sheet), Brian Schoenfisch and Heidi Vonblum, Planning Department (45 minutes).
 - E. Informational Item: Comprehensive Code Update, Process Improvement. Kelley Stanco, Planning Department (20 Minutes).

“To proactively advise the Mayor and the Land Use & Housing Committee on improvements to the regulatory process through the review of policies and regulations that impact development; advise on improvements to the development review process through communication, technology and best business practices to reduce processing times and improve customer service; and to advocate for quality development to meet the needs of all citizens of San Diego.”



COMPLETE COMMUNITIES HOUSING SOLUTIONS

The proposed Complete Communities Housing Initiative provides an innovative new incentive program to stimulate the construction of housing and improve affordability and quality of life for **all** San Diegans by:

- ✓ **Focusing housing construction** in multi-family and mixed-use commercial areas served by transit (Transit Priority Areas).
- ✓ **Removing regulatory barriers to housing** at all income levels, especially low, very low, and moderate-income households at or below 120% of the Area Median Income (AMI).
- ✓ **Investing in infrastructure improvements** that enhance the neighborhood and encourage use of mobility alternatives.

WHAT IS PROPOSED

DRAFT REQUIREMENTS (What a Project Must Provide)				
Location	Construct Affordable Housing	Replacement of Any Existing Affordable Units	Infrastructure Improvements	Design Requirements
<ul style="list-style-type: none"> ✓ Within TPAs zoned for multi-family. ✓ Height is limited to 30 feet in Coastal Height Limit Overlay Zone. 	<ul style="list-style-type: none"> ✓ Affordable Housing amounts and AMI levels TBD based on feasibility testing. 	<ul style="list-style-type: none"> ✓ Complete replacement of equivalently sized existing affordable units. 	<ul style="list-style-type: none"> ✓ Construct on-site recreation improvements and amenities; OR ✓ Payment of fees for improvements. 	<ul style="list-style-type: none"> ✓ Incorporate pedestrian and multi-modal supportive design in a manner that connects to the surrounding neighborhood.



DRAFT INCENTIVES (What a Project Receives)				
Ministerial Processing	Waiver of Maximum Density	FAR¹-Based Density	FAR-Based Height	DIF Scaling
<ul style="list-style-type: none"> ✓ By-right approval with limited exceptions. 	<ul style="list-style-type: none"> ✓ Maximum density of the base zone and the Community Plan do not apply. 	<ul style="list-style-type: none"> ✓ May construct as many units as allowed by FAR and Building Code minimums. 	<ul style="list-style-type: none"> ✓ Height of the project governed by the allowable FAR, except in Coastal Height Zone. 	<ul style="list-style-type: none"> ✓ Development Impact Fees based on project square footage, rather than number of units.

¹ Floor Area Ratio (FAR) is a tool for defining building size and is determined by dividing the square footage (s.f.) of the building by the s.f. of the premises.

