

Community Planners Committee

Planning Department • City of San Diego • 202 C Street, 5th Floor, San Diego, CA 92101

COMMUNITY PLANNERS COMMITTEE MINUTES FOR THE MEETING OF NOVEMBER 23, 2004

ATTENDEES:

Michael Sprague, City Heights
Dave Potter, Clairemont Mesa
Laura Riebau, Eastern Area
Mary Coakly, La Jolla
Ed Cramer Linda Vista
Thomas Traver, Midway
Jeff Stevens, Mira Mesa
John Pilch, Navajo

Mike Powers, North Park
Mel Ingalls, Otay Mesa
Jan Johnston, Otay Mesa-Nester
Cindy Moore, Serra Mesa
Wanda Pruess, Skyline-Paradise Hills
Eric Germain, Tierrasanta
Dash Meeks, Torrey Hills
Stan Siegel, University

GUESTS AND STAFF:

City Staff: Sabrina Curtin, Betsy McCullough, Mike Westlake, Marcela Escobar-Eck

Guests: Jim Varnadore, Guy Pruess, Todd Philips, Will Harvey, Dale Royal

NOTE: All attendees, guest and staff are listed from sign-in sheets that were provided at the time of the meeting.

CALL TO ORDER:

Chairperson, Dave Potter called the meeting to order at 7:08.

Introductions were made and Committee members gave summaries of various actions taking place in their communities.

APPROVAL OF THE MINUTES:

Draft minutes for November 23, 2004

MODIFICATIONS TO AGENDA:

None

COMMUNICATIONS FROM THE PUBLIC:

Guy Pruess, Eric Germain, Ed Cramer

PLANNING DIRECTOR'S REPORT:

Gail Goldberg spoke about her trip to China and the ULI conference in New York.

Marcela Escobar-Eck informed CPC about Gary Halbert appointed Director of Development Services Department. Marcela also had three handouts she distributed regarding noticing of project, new noticing format and draft "official zoning map" (status).

BUSINESS:

1. AMENDMENTS TO SINGLE ROOM OCCUPANCY HOTEL REGULATIONS: Action item

Mike Westlake presented a very detailed presentation on Single Room Occupancy (SRO), which are now referred to as Compact Living Units (CLU). The City of San Diego has had some form of SRO regulations on the books since 1977. However, it was not until 1985 that the regulations took a form similar to those that the City administers today. The SRO ordinance has been amended several times since that date, most recently in 2004. The primary features of the ordinance have remained consistent, including the requirement that residential hotel rooms be replaced upon conversion or demolition, and a requirement to provide relocation assistance to tenants residing within the property upon its conversion, demolition, or rehabilitation.



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Mike Westlake provided a very detailed matrix on CLU Regulation Recommendations. The regulations listed below

- **TENANT RELOCATION ASSISTANCE:** MOTION: Lump sum payment equal to 6 months rent based on the highest one-month rent paid in the past year. Moving expenses of \$575 for tenants with furniture, and \$375 for tenants without furniture. No relocation assistance cap. VOTE: 9-1
- **REPLACEMENT REQUIREMENTS:** MOTION: One-for-one replacement of all very-low and low-income units with comparable units (either 50% or 80%AMI), for pre-1990 units (Ellis Act), when inventory falls below threshold; or the payment of fees in-lieu of replacing units. In-lieu fees equal to 75% of replacement costs. The new ordinance also includes a waiver provision, except in-lieu fees should be used to produce new CLU's. VOTE: 9-1
- **THRESHOLD:** MOTION: Threshold is existing inventory, based on existing staff-updated SRO list and appeal process. Establish a credit system to allow builders who add to the inventory to demolish units without penalty; Increase the City's minimum threshold inventory over time to reflect population growth and housing need; Approve CCDC Planning Committee and Staff's recommendation. Establish a credit system to allow an equal or fewer number of CLU's to be demolished. The threshold would be adjusted over time. VOTE: 9-1
- **INCLUSIONARY REQUIREMENTS:** 1st MOTION: 10% of all new units must be set aside at or below 35% AMI and 10% of all new units must be set aside at or below 50% AMI VOTE: 4-6, failed. 2nd MOTION: 10% of all new units must be set aside at or below 50% AMI. VOTE: 7-3
- **NOTICE & ASSISTANCE:** MOTION: Each tenant receives notice of application & benefits, and relocation technical assistance; except notice should be a minimum of 90-days. VOTE: 8-2
- **BUILDER INCENTIVES WHERE ALLOWED:** MOTION: City-Wide in all zones that allow high-density residential and visitor accommodations (25 zones and 20 Planned Districts). VOTE: 10-0
- **SIZE RESTRICTIONS:** 1st MOTION: 70-400 Square-Feet (Average 235 Square-Feet); VOTE: 3-7, failed. 2nd MOTION: 70-220 Square-Feet. VOTE: 8-2
- **PERMIT PROCESS:** MOTION: Permit should be Process 2 at minimum. VOTE: 10-0
- **PARKING REQUIREMENTS:** 1st MOTION: 0.2 Spaces per Unit.*Additional parking reductions possible through a deviation process if findings (not identified) can be made; VOTE: 2-8, failed. 2nd MOTION: DOWNTOWN:*0.5 Spaces/Unit 0.3 Spaces/Unit if 60% AMI 0.2 Spaces/Unit if 50% AMI 0 Spaces/Unit if 40% AMI. CITY-WIDE: 1 Space/Unit 0.5 Spaces/Unit if 50% AMI 0.5 Spaces/Unit if in TAOZ. 0.25 Spaces/Unit if 50% AMI & TAOZ. VOTE: 2-8, failed. 3rd MOTION: 0.5 Spaces per Unit; VOTE: 5-5, failed; 4th MOTION: 0.35 Spaces per Unit; VOTE: 5-5, failed. 5th MOTION: to reconsider 2nd vote; VOTE: 6-4. 6th MOTION: DOWNTOWN:*0.5 Spaces/Unit 0.3 Spaces/Unit if 60% AMI 0.2 Spaces/Unit if 50% AMI 0 Spaces/Unit if 40% AMI. CITY-WIDE: 1 Space/Unit 0.5 Spaces/Unit if 50% AMI 0.5 Spaces/Unit if in TAOZ. 0.25 Spaces/Unit if 50% AMI & TAOZ; VOTE: 6-4
- **BATHROOM LIMITATIONS:** MOTION: Limits full bathrooms to 50% of the non-rent restricted units VOTE: 9-1
- **WAIVER FROM REPLACEMENT REQUIREMENTS:** MOTION: the City Council may exempt redevelopment projects, or grant a waiver for projects with substantial financial hardship. VOTE: 6-5 (chair voted to split tie)
- **WATER/SEWER FEE REDUCTIONS:** Staffs recommendation; an alternative funding source is required to implement these fees (i.e. General Fund). VOTE: 7-3
- **IN-LIEU FEES:** MOTION: Builders can pay fees in-lieu of replacing demolished or converted units, equivalent to 75% replacement costs. VOTE: 6-4

REPORTS TO CPC:

- **Staff Report:** Betsy McCullough indicated that the Land Use Element, which went to Planning Commission, was distributed to the all CPC. Also indicated that 600-24 and all of its resources have been distributed and posted to the Planning Department Website. Betsy also informed CPC that all 2005 meetings will be held at MOCII.
- **Subcommittee Report:** Jim Varnadore
- **Chair Report:** None

FUTURE AGENDA ITEMS:

Apartment Parking
600-24

Meeting adjourned 9:54 p.m. by Dave Potter

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