



City of San Diego
Councilmember Scott Sherman
Seventh District

MEMORANDUM

DATE: January 23, 2015
TO: Councilmember Lorie Zapf
FROM: Councilmember Scott Sherman 
RE: 2015 Smart Growth and Land Use Committee Priorities

In response to your memo dated January 6, 2015, I am pleased to submit my Smart Growth and Land Use (SG&LU) Committee priorities.

- 1. Evaluate Community Parking District Policy and Monitor Parking Meter Utilization Rates:** The SG&LU Committee should examine Council Policy 100-18 for potential updates based on recommendations made in the Performance Audit of the City's Community Parking District (CPD) Program. In addition, the committee should reassess how parking meter revenues are split between the City and CPDs to determine whether the current allocation is appropriate, and evaluate the types of uses and expenditures allowed under the current policy. I would also request that the committee receive a semi-annual update regarding parking meter utilization rates.
- 2. Review Population-based Park Requirements and Park Equivalency Criteria:** As San Diego's population grows and becomes more urbanized, meeting the General Plan's Population-based Park requirement of 2.8 usable acres per 1,000 residents is proving to be infeasible in built-out communities where available land is either non-existent or cost prohibitive. In light of these constraints, the SG & LU Committee should consider expanding the "Park Equivalency Criteria" to include portions of Regional, State, County, and Shoreline parks.
- 3. Update the City's Transit Overlay District:** The committee should consider updating the City's Transit Overlay District to allow greater parking flexibility for new developments around transit.

- 4. Update the Density Bonus Program:** The SG&LU Committee should work to update the City's Density Bonus program. The update should identify several options that would incentivize on-site affordable housing in future developments.

Informational Reports and Updates:

- IBA report regarding revenue options for affordable housing projects
- Updated General Plan Monitoring Report
- Quarterly Bike Share Program Monitoring Report
- Examine the fiscal impact of the City's Prevailing Wage Ordinance on affordable housing projects

cc: Honorable Mayor Kevin Faulconer
Honorable City Councilmembers
Andrea Tevlin, Independent Budget Analyst