

# Urban Agriculture Potential Regulatory & General Plan Amendments

Community Planners Committee  
October 25, 2011



A Healthy Works<sup>SM</sup> program made possible by funding from the U.S. Department of Health and Human Services, through the County of San Diego and the San Diego Association of Governments.

# Farmers' Markets - Current

- **Public Property**
  - Special Events Permit
  - \$150 fee
  - 1- 2 months
- **Private Property**
  - CUP
  - \$8,000 deposit
  - ≈ 6 months
  - Limited number of commercial zones



# Daily Farmers Market Stands

- Limited Use most commercial zones
- Private property
  - Permission
  - No parking displaced
  - No value added foods
- Public right-of-way
  - Permission
  - Insurance
  - Clear path
  - Size and Location
  - No value added food



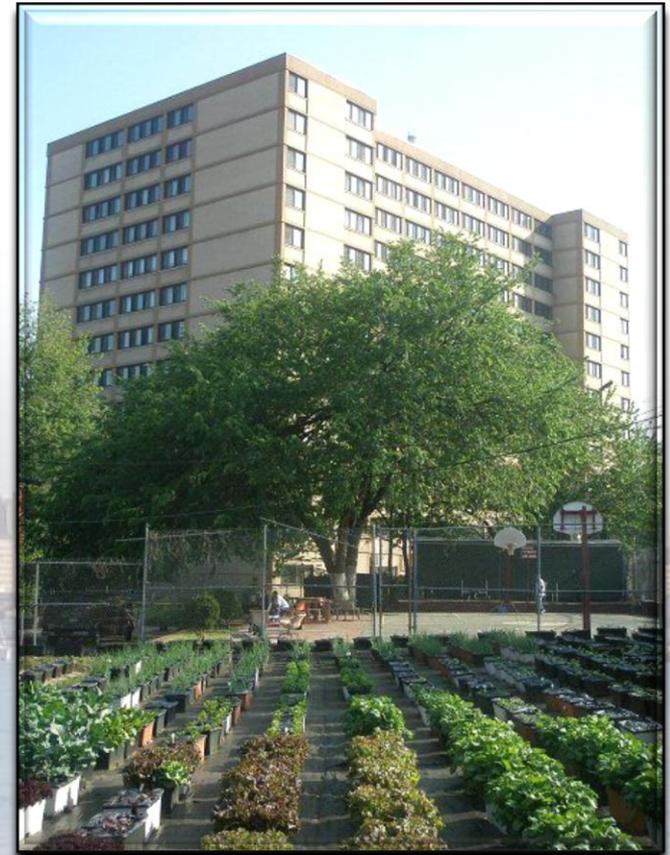
# **Farmers Market - Private Property**

- **Limited Use most commercial zones**
- **Permission of property owner**
- **Once/week per location**
- **Monday through Friday**
- **Maintain all access**
- **Onsite public restroom**
- **No onsite cooking**
- **Minimize loss of parking**
- **Replace parking for disabled**



# Retail Farms – New Use

- **Select commercial & industrial zones**
- **Max. 4 acres**
- **Pesticides prohibited**
- **Parking ratios**
  - Farm area – per acre
  - Retail area – per 1,000 s.f.
- **Structures per base zone**
  - Height
  - Setbacks
- **Storage/equipment**
  - Enclosed
  - Secured



# Chickens – Proposal

- Roosters prohibited
- No setback onsite dwelling
- 5 hens - Maintain setback
- 15 hens - 15' setback
- 25 hens - No change
- Coop
- Enclosure



# Goats - Proposal

- **Miniature goats only**
- **Must have two (kids up 12 weeks old)**
- **Dehorned**
- **Males neutered**
- **Shed**
- **Enclosure**
- **Food for personal consumption only**



# Bees - Proposal

- Distances – Ongoing discussions with County Agriculture
- 6' screen or 8' above grade
- Hive opening away from nearest property line
- Secured area - not visible to public
- 1 hive/lot - 1 additional for each additional 5,000 sq. ft.
- Reliable water source within 10'
- Compliance with best practices



# Community Garden Clean-up

- **Industrial**
  - Remove prohibition in IL-2-1
  - Permit with NUP
- **Sales in Residential**
  - Allow as garage/yard sale regulations
  - Three events/year
  - Each event no more than 2 days



# Existing General Plan (2008)

- **Community Farms & Gardens**
  - Consider as a component of parks and public facility design (Recreation Element)
  - Pursue through partnerships and agreements (Recreation Element)
- **Sustainable Local Food**
  - Encourage community farms & gardens (Conservation Element)
  - Provide public spaces for local farmers' markets (Urban Design Element)



# General Plan Amendments

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- **General Description**

- Link urban agriculture to sustainability policies in Conservation Element (CE), Section A
- Introduce practice of urban agriculture and identify environmental, economic and public health co-benefits

- **Resources**

- Expand the scope of CE Section L – Agriculture beyond conventional large-scale operations
- Recognize competing demands for resources



# **GP Amendments (cont.)**

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- **Opportunities**
  - Increase urban agriculture opportunities
- **Food Systems Planning**
  - Increase food systems security and access to fresh food
  - Link producers to local markets
  - Create jobs and benefit local economy
- **Collaboration**
  - Continue to consult with public health community



# Process to Amend

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- **Code Monitoring Team (CMT)**
- **Technical Advisory Committee (TAC)**
- **Community Planners Committee (CPC)**
- **E-Blast  $\approx$  2,000 persons**
- **Planning Commission**
- **LU&H**
- **City Council**
- **Airport Authority**
- **California Coastal Commission**



# Land Use & Housing

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- **July 20, 2011**
  - Discussed potential regulatory amendments
  - Requested staff investigation of additional items
- **Oct. 5, 2011**
  - Considered staff report and public comments
  - Support moving forward with public process for Land Development Code and General Plan amendments



# Code Monitoring Team

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**Met 10/12/11. Voted 8-0 to consider the following revisions to staff's proposal:**

- **Farmers Markets**
  - Expand allowable days to any one day of the week
  - Consider allowing self-regulation of parking
- **Farmers Markets and Stands**
  - Allow value added products and cooking
- **Retail Farms**
  - Consider parking requirement tied to size of use including outdoor & semi-enclosed areas



# CMT Continued

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- **Bees**
  - Require signage for public
  - Reduce the setback distance requirement
  - Incorporate a provision for common domestic honeybee
- **Goats**
  - Allow miniature goats
- **Community Gardens Sales**
  - Allow as accessory sales in residential zones 1 day per week



# **Expanded Public Outreach**

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**Collaborate with**

- **International Rescue Committee**
- **San Diego County Childhood Obesity Initiative**
- **The 1 in 10 Coalition**



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