



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: June 21, 2018 **REPORT NO.** PC-18-039

HEARING DATE: June 28, 2018

SUBJECT: **HousingSD.** Amendments to the Land Development Code and Local Coastal Program to modify the Live/Work Quarters Regulations; Process 5

SUMMARY

Issue: Should the Planning Commission recommend City Council approve the amendments to the Live/Work Quarters Regulations?

Staff Recommendation: Recommend approval of the proposed Land Development Code amendments to the City Council.

City Strategic Plan Goal and Objectives:

Goal #3: Create and sustain a resilient and economically prosperous City. Objective #1: Create dynamic neighborhoods that incorporate mobility, connectivity, and sustainability.

Environmental Review:

The proposed amendments were reviewed for consistency with the certified Land Development Code (LDC) Environmental Impact Report (EIR) No. 96-0333, in accordance with Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162. Based on this evaluation, Planning staff determined the project would not result in new impacts or changed circumstances that would require a new environmental document and the previous environmental document adequately cover these modifications to the Land Development Code.

Housing Impact Statement:

The proposed amendments will provide additional living opportunities and housing alternatives within existing buildings citywide.

BACKGROUND

A. The Mayor's Housing Initiative: HOUSINGSD

Over the past decade, new housing development has not kept pace with job or population growth, resulting in housing costs that have increased at a much faster rate than income levels. With a growing population and a county median home purchase price exceeding \$500,000 and an average home rental price exceeding \$1,800 per month, more and more families are finding it increasingly difficult to find an affordable place to live in San Diego.

In response, the Mayor has developed a series of strategies and initiatives that will help increase housing production in the City. The plan is called **Housing-SD** and includes multiple regulatory reforms that are intended to improve housing affordability, improve review processes, facilitate more affordable housing and support the Climate Action Plan. The proposed amendments, as discussed in this staff report, provide additional housing opportunities.

DISCUSSION

On March 20, 2018, the 11th Update, Ordinance O-20917, was approved by the City Council. The 11th Update included 47 code amendments. Live/Work Quarters regulations (item number 16) were amended to allow the use in two additional zones; Commercial Neighborhood (CN) 1 zones and Commercial Regional (CR) 2 zones, with no other changes. Although the City Council supported the use in additional zones, Councilmembers Alvarez and Sherman requested that additional amendments be made to further provide housing alternatives within the work space, more housing opportunities and use of underutilized existing commercial and industrial buildings.

In response to the Councilmembers' requests, the following amendments to Live/Work Quarters are proposed:

- The use is being expanded to two additional zones; CO-1 and CV-1.
- The minimum floor area is being reduced from 750 square feet to 500 square feet.
- The residential floor area ratio is increasing from 33 percent to 49 percent.
- The use is no longer limited to an artist or artisan.
- Commercial uses, offices, and employees will be allowed.
- No additional parking is required.

Code Monitoring Team (CMT): On May 9, 2018, the Code Monitoring Team voted 9-0-0 to recommend approval of the proposed modifications to the regulations.

Technical Advisory Committee (TAC): On May 9, 2018, the Technical Advisory Committee voted 7-0-0 to recommend approval of the proposed modifications to the regulations.

Community Planners Committee (CPC): On May 22, 2018, the Community Planners Committee voted 19-0-0 to recommend approval of the proposed modifications to the regulations.


ALTERNATIVES

The Planning Commission may recommend City Council not adopt the Land Development Code amendments or that it adopt the Land Development Code changes with modifications.

CONCLUSION

Staff recommends approval of the proposed ordinance changes. The code amendments are intended to provide additional live/work opportunities and housing alternatives within existing buildings.

Respectfully submitted,



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Attachment: Proposed Live/Work Quarters Regulations (Strikeout/Underline)