

**2022 Land Development Code Update  
Public Workshop #2 - October 11, 2022**

**Question and Answers Report**

Question #	Asker Name	Question	Answer
1	Paul C.	If the change in distance to transit centers is to be modified from a 0.5 mile radius to a 1.0 mile walking distance, what formula was used to determine equivalency?	live answered
2	Paul C.	Has the The Americans with Disabilities Act of 1990 (ADA) been reviewed to ensure access compliance?	live answered
3	Paul C.	Specifically will there be frequent shuttle service to major transit stops from distances greater than .5 miles to accommodate seniors, disabled, parents with small children, etc?	live answered
4	Newell B.	The chat is disabled.	Yes, the chat is disabled. We will be utilizing the Q/A function for comments and questions. Thanks!
5	Paul C.	What are the plans to repair the streets so the people don't break bones trying to ride bikes and scooters the first/last mile?	live answered
6	Paul C.	Thank you!	live answered
7	Cheryl B.	Can you please add the wildfire protections to the City Code this year, as announced yesterday by State AG Rob Bonta in San Diego?	Thank you for your input. If you have requests for a Land Development Code Update for next year, you can offer your suggestions here. <a href="https://www.sandiego.gov/planning/programs/land-development-code/ldc-update-request">https://www.sandiego.gov/planning/programs/land-development-code/ldc-update-request</a>
8	Geoffrey H.	I haven't checked today, but are the Q&A questions being posted online?	live answered
9	Cheryl B.	Again you are refusing proposed amendments for this year?	The timeframe for submitting amendments for this year has closed. If you have requests for a Land Development Code Update for next year, you can offer your suggestions here. <a href="https://www.sandiego.gov/planning/programs/land-development-code/ldc-update-request">https://www.sandiego.gov/planning/programs/land-development-code/ldc-update-request</a>
10	Cheryl B.	Can you please amend water conservation to eliminate swimming pools based California's agreement to accept 9% less water from Colorado River?	Good Afternoon Cheryl! If you have requests for a Land Development Code Update for next year, you can offer your suggestions here. <a href="https://www.sandiego.gov/planning/programs/land-development-code/ldc-update-request">https://www.sandiego.gov/planning/programs/land-development-code/ldc-update-request</a>
11	Paul C.	Is SDA calculated from major transit OR local transit?	live answered
12	Sal S.	Sorry, I had my hand up. Newspapers and Public Notices	Please feel free to reach to Liz Saidkhanian at <a href="mailto:esaidkhanian@sandiego.gov">esaidkhanian@sandiego.gov</a> to continue this conversation.
13	Christine S.	Will Items 11 and 12 require Coastal Commission review and approval?	live answered
14	Russ C.	Why is posted notices being shrank?	live answered
15	Paul C.	Item 7: will current permits in process be able to take advantage of the new SDA?	live answered
16	Cheryl B.	Jeff Ryan and Melissa Garcia, DSD has proposed amendments, I am submitting comments to amend your amendments in 2022.	Cheryl, this particular issue is not in the 2022 LDC update. If you'd like to recommend this item be included in the 2023 LDC update, please utilize the following website: <a href="https://www.sandiego.gov/planning/programs/land-development-code/ldc-update-request">https://www.sandiego.gov/planning/programs/land-development-code/ldc-update-request</a>
17	Laura O.	what's SDA?	live answered
18	Nolan S.	(Item No.21) Will there be any change to Resi code - IFC Vehicle Impact (7154) in refrance to the defintion of vehicle impact.	live answered
19	Paul C.	Will item 38 include specs for back in style parking?	live answered
20	Russ C.	#38 What is meant by "more efficient layout" how much smaller will this make current spaces?	live answered

Question #	Asker Name	Question	Answer
21	Cheryl B.	Is DSD not accepting public proposals for its proposed amendments for 2022?	Cheryl, Please provide your proposed amendments in the Q&A or email them to Liz Saidkhanian at the following email: esaidkhanian@sandiego.gov.
22	Paul C.	37 Will brush management include the latest wildfire hardening?	live answered
23	Geoffrey H.	Regarding Item 22, was there a follow up answer on the question of whether I can build a 1200 sf ADU attached to an existing 400 sf garage under the "new" ADU construction limit and then expand the ADU into the "existing" garage?	live answered
24	Russ C.	#24 What is the clarification that is proposed?	live answered
25	Geoffrey H.	This would create a 1600 sf ADU	live answered
26	Geoffrey H.	I understand the primary dwelling unit and FAR requirements, but if I have the FAR allowance, can I do what I propose?	live answered
27	Cheryl B.	I hereby submit proposed 2022 amendments for (1) wildfire development to comply with State AG announcements 10/10/22; (2) Water conservation to address 9% reduction to California in Colorado River water by eliminating new swimming pools; (3) Brush management to eliminate current destruction of native plants by contractor	Thank you for your input, Cheryl!
28	Geoffrey H.	OK. Thanks.	live answered
29	Danna G.	RE: #5 SDA What is the city's analytical basis for using distances up to one mile, when the Department of Transportation, the National Association of City Transportation Officials, widely adopted practice, and virtually all transit research indicate that one-quarter to one-half mile is the proper standard for walking distance to transit?	live answered
30	Christine S.	Item 5: Mobility Zones 3 and 4 don't appear to contain major transit stops, and hence would not have any SDAs. Is this correct, and, if not, can you point out some examples of where the SDAs would be in these zones?	live answered
31	Kathy M.	Why is the city proposing to base SDA maps on the long-range Regional Transportation Plan (RTP) instead of restricting SDAs to the more realistic and near-term Regional Transportation Improvement Program (RTIP)? In many cases, the deeds for affordable housing built under SDA incentives will expire before the transit exists, which is contrary to the goal of transit equity (e.g., ADU code with 10-15 year deed restrictions).	live answered
32	Cheryl B.	So again DSD Liz SaidKhanian says live DSD not accepting proposed public amendments to DSD proposed 2022 amendments?	Hi Cheryl, please follow up with Liz directly regarding your questions, esaidkhanian@sandiego.gov
33	Jesse O.	How will the city comply with SB 330 requirements not to downzone, housing element requirements, and requirements to affirmatively further fair housing?	live answered
34	Sal S.	49 - Street trees. Low income communities can't afford to deeply water trees. We need to support the CIE and CAP	live answered

Question #	Asker Name	Question	Answer
35	Gerald S.	<p>Item No. 5 comments (Q&amp;A #9 section)</p> <p>What is the driver for doubling the walking distance for the item below (Zones 1,2,3). Would this not significantly increase travel time. Is this not counter to transit oriented development and above and beyond SB743?</p> <p>Will the council vote before adoption of the changes and if so, when?</p> <p>§113.0103 Definitions</p> <p>Sustainable Development Area means the area within an established walking distance along a pedestrian path of travel from a major transit stop that is existing or planned, if the planned major transit stop is included in a transportation improvement program or applicable regional transportation plan, as follows: 1. Within Mobility Zones 1, 2, and 3, as defined in Section 143.1103, the defined walking distance in 1.0 mile. 2. Within Mobility Zone 4, as defined in Section 143.1103, the defined walking distance in .75 mile. Target population through Yard [No change in text.]</p>	live answered
36	Kathy M.	Why is the city proposing different distance limits (0.75 vs. 1.0 miles) for different parts of the city? To the people doing the walking, a mile is a mile regardless of where they are in the city.	live answered
37	Anonymous Attendee	That's not an answer	Thank you for your comment, it has been placed into the record.
38	Prima S.	when does the appealeable area go into effect from a Process 5 to a process 3?	live answered
39	Theresa M.	Since the walking distance is now further for people with disabilities and seniors, what accomodation is being made for those who cannot walk this distance?	live answered
40	Laura O.	For many people, a mile walk could add an additional 30min in order to get to work, in addition to the long transportation timing. Has the city calculated this impact when considering expansion?	live answered
41	Danna G.	Seth, that did not answer my question. On what basis did you arrive at .75 and 1.0 miles as the distances? What did you base these distances on?	live answered
42	Prima S.	For item 10, when do the new ADU regulations go into effect in the Coastal zones by the Coastal Commission	live answered
43	Christine S.	So if a parcel is in Mobility Zone 4 and it is 1 mile from a stop that is located in Mobility Zone 3 then would it be in the SDA?	live answered
44	Cheryl B.	Can you please put on written public record whether DSD is accepting public proposals today to amend its 2022 proposed land code amendments? Liz Eskanian said no.	Today we are addressing comments and questions on the items that were proposed for the 2022 LDC update. The timeframe for new proposals has closed. However the portal is open for 2023: <a href="https://www.sandiego.gov/planning/programs/land-development-code/lc-update-request">https://www.sandiego.gov/planning/programs/land-development-code/lc-update-request</a>
45	Christine S.	Some of these currently proposed major transit stops do not have any transit support on week-ends? Absolutely none. How does the City address that until the transit is built in 2035?	live answered
46	Paul C.	Will applicants for Complete Communities projects that are currently disqualified due to being outside a TPA be qualified for CC using SDA, OR will they have to restart the permit application process?	live answered
47	Jesse O.	<p>When accounting for bonus programs, will this change result in reduced housing capacity?</p> <p>Will the SDA geographic area be larger or smaller than current TPAs?</p> <p>Will projects that are currently in the permitting process that are in TPAs but not SDAs be allowed to use bonus programs as they currently exist?</p>	live answered

Question #	Asker Name	Question	Answer
48	Danna G.	Releasing a map won't answer the question I am asking, Liz. What is the basis for selecting .75 and 1.0 miles as the walking distances?	live answered
49	Danna G.	When will you be conducting the EIR evaluating the environmental impacts of expanding these programs beyond the 1/2 mile radius of the TPA?	live answered
50	Kathy M.	Do you really think that the elderly, the infirm, people with small children, the disabled, people carrying heavy items can easily walk 1 mile?	live answered
51	Jesse O.	Thank you	live answered
52	Gerald S.	When is the analysis for impact of change from TPA to SDA geographic areas be completed?	live answered
53	Cheryl B.	Based on live comment by Liz SaidKahanian and written response by Melissa Garcia, DSD is not accepting public comments on DSD proposed 2022 amendments to City Land Code amendments for water conservation, brush management/wildlife, and compliance with environmental state law. Input on these matters has repeatedly been deferred to 2023.	Thank you for your input. Unfortunately, due to time constraints we can't address this specific issue. Please feel free to reach to Liz Saidkhanian at esaidkhanian@sandiego.gov to continue this conversation.
54	Michael R.	What are the eight distinct incentive programs?	live answered
55	Michael R.	Thank you Brian!	live answered
56	Michael R.	Thanks to DSD for this presentation!	live answered
57	Paul C.	There is a module for ARCGIS that defines distances for walking.	Thank you for your comment.
58	Gerald S.	<p>§113.0103 Definitions</p> <p>Sustainable Development Area means the area within an established walking distance along a pedestrian path of travel from a major transit stop that is existing or planned, if the planned major transit stop is included in a transportation improvement program or applicable regional transportation plan, as follows: 1. Within Mobility Zones 1, 2, and 3, as defined in Section 143.1103, the defined walking distance in 1.0 mile. 2. Within Mobility Zone 4, as defined in Section 143.1103, the defined walking distance in .75 mile. Target population through Yard [No change in text.]</p> <p>I would like to formally oppose the change to increase walking distance from .5 to 1.0 and .75 miles for Mobility Zones 1,2,3 and 4 respectively. This does not help to improve transit-oriented housing solutions. Instead of improving public transit opportunities, the City appears to want the residents to walk further. This appears to be counter to what SB743 intended. I would think that this would be a huge disincen</p>	