

PUBLIC MEETING & AGENDA NOTICE  
for the Land Use Planning SubCommittee of  
the Pacific Beach Planning Group  
to review land use planning bills in the State Legislature  
and the City of San Diego “Complete Communities” Plans

The Meeting will take place via Zoom (meeting links to be sent separately)  
on Monday, July 27, from 4:30 - 6:30pm

Send requests and/or public comments for either Non-Agenda or Agenda Items listed  
below to: [planning@icontactweb.com](mailto:planning@icontactweb.com)

#### DRAFT AGENDA

Call to order - A quorum is three members

ITEM 1: Adopt Agenda or make changes (note: items can only be added of an  
emergency nature due to public noticing requirements. If they are not deemed  
urgent, they can be added for the next Agenda) (ACTION)

ITEM 2: Non-Agenda public comment (limited to one minute on topics related to the  
Sub-Committee purposes) INFORMATION

ITEM 3: Sub-Committee Member Announcements/Comments INFORMATION

ITEM 4: Chair’s Report - INFORMATION

ITEM 5: Minutes of July 15th, 2020 and Minutes of July 20th, 2020 - (ACTION)

ITEM 6: City of San Diego Complete Communities - JL (ACTION)

6a: remaining CPC motions

1. General:

1a. *“The plan has problems with not enough affordable housing, excessive FAR, inadequate  
transition provisions, and lack of discretionary review for projects”*

1b. *“requests that the Infrastructure component be released for review before other  
components are considered for approval”*

Housing:

*Exclude or reduce the bonus FAR in all RM1-1 zones*

CPC motions also includes: *Oppose the Housing component of CC because of serious  
limitations in the Draft Plan*

6b. Incentives

REF: <https://www.sandiego.gov/complete-communities-housing-solutions>

**NOTE:** Incentive 1 means that any projects opting to use the Complete Communities program will not have any public hearing process. Including the entire list for reference and/or discussion.

### Incentive 1: Permit Process

- By-right project approval with limited exceptions
- Exceptions, for example, include environmentally sensitive lands and property listed in the California Register of Historical Resources for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact
- **Incentive 2: Density**
- Project may construct as many units as allowed by floor area ratio (FAR) and Building Code minimums
- Limits are determined by FAR Tier

### Incentive 3: Height

- Project height is governed by FAR
- Height limitations remain in the Coastal Zone and Coastal Height Limit Overlay Zone

### Incentive 4: Incentives & Waivers

- Project may use Affordable Housing Incentives and Waivers (consistent with California Density Bonus Law incentives and waivers, which are provided based on the percentage of affordable units provided)
- These help projects have greater flexibility with project design and implementation because lot size, topography, and access can be further constrained by development regulations

### Incentive 5: Development Impact Fees

Project may construct as many units as allowed by floor area ratio (FAR) and Building Code minimums

Limits are determined by FAR Tier

- Development Impact Fees (DIF) are scaled based on square footage
- DIF is currently calculated based on the number of units
- Scaling the DIF makes it easier to build more small units
- Affordable units are exempt from DIF

6c. Issue: Commercialization of Parks - changes in Recreation Element and Park Master Plan

Changes proposed to be discussed in the Parks Master Plan:

CO5: Where commercial activity would increase a park's experience or encourage more people to use a park, design space to allow for temporary or permanent park-serving commercial uses. See Policy A3.

A3: Where appropriate, accommodate and design for temporary or permanent commercial uses in parks to increase public use of the park's space. Examples of commercial uses may include, but are not limited to, restaurants and cafes, food trucks, carts and kiosks, youth-oriented facilities, bike rental and repair, museums, cultural centers, other retail uses, and other similar uses.

Related Changes to the Recreation Element:

1 RE-C.6. ~~Protect parks from commercialization and privatization if at the expense of public recreational use and benefit.~~ Ensure that commercial uses within parks contribute to the recreational use and value of the park.

Recreation Element changes

[https://www.sandiego.gov/sites/default/files/draft\\_general\\_plan\\_recreation\\_element\\_amendment.pdf](https://www.sandiego.gov/sites/default/files/draft_general_plan_recreation_element_amendment.pdf)

Suggested Motion: Keep language "Protect parks from commercialization and privatization"

2. Would facilities that are open to the public and require a membership fee qualify for on-site recreation credit?

a. Consider ~~partial credit for the provision of~~ private recreation facilities when evaluating development park needs when it is clearly identified that the facilities and programs provide a public benefit ~~and are intended to help implement the population-based park guidelines~~ and are bound by easements and agreements that remain in effect in perpetuity according to adopted policies (see also RE- A.1.g RE-C. 6.).

6d. Issues: recommended by Friends of Rose Creek:

Mobility as Recreation Goal (pages 93-94) An additional policy MR5: should be added as follows:

"No paved trails or lighting should be located in our canyons and open space areas."

Co-Benefits (pages 89-90)

We are very excited about the Co-Benefits identified. However, there are a few policies that we believe need to be modified.

- CO6: Should be modified from "plant trees" to "plant drought tolerant trees not on the California Invasive Plant Council (CAL-IPC)<sup>1</sup> list of invasives for southern California" to ensure park trees do not negatively impact our open space.
- CO7: We strongly recommend the addition of "ensure trash containers are provided in all areas where unhoused persons reside."

Conservation, Sustainability, & Resilience (pages 97-98)

We strongly recommend changes to the following policies:

- CSR3: Replace “tree canopy” with “drought tolerant tree canopy of species not the CAL-IPC list for Southern California.”
- CSR6: Replace “plant materials” to “plant materials not on the CAL-IPC list for Southern California”
- CSR9: Singles out Monarch butterfly-friendly gardens. Why only Monarchs when multiple species of pollinators are threatened and endangered? A better statement would be “encourage gardening practices that support our local wildlife and plant species.”
- Appendix D, Recreation Value Park Scoring Matrix  
The value scoring matrix does not effectively capture the value of natural parks and open space areas in an effective way, thereby ensuring our natural parks will be underfunded and overused.

- Transit and Parks:  
Taking a thirty-minute bus ride to engage in forty minutes of exercise means most people will never take the ride as forty minutes of activity is now two hours when accounting for waiting for transit, embarking, disembarking, etc. If the goal is thirty-minute round trip bus ride, then that should be clearly stated. ... Because MTS is separate agency, how do you ensure quality bus service related to this method of travel? The current service, which often requires two or three transfers, make it challenging to get anywhere in less than an hour. While a 30-minute bus ride would be a great option to go to Balboa Park for the afternoon, it does not work if you have a five-year old who needs some outdoor play time for 30 minutes. Access is not just about physical barriers, but also about time barriers. With many families having parents in the work force, the time to access park facilities is the difference between the ability to fit in some playground time or not.

- 6e ISSUE: Planning Commission Recommendations:  
June 18, 2020  
PLANNING COMMISSION  
MOTION:  
APPROVE  
With the following recommendations:

- 1. Include staffs recommended additional policy that establishes continual monitoring and allows for adjustments and refinements to ensure successful implementation.

2. Include staff's recommended additional policy that recognizes the mental health benefits of parks by valuing habitat restoration that is fully accessible for public enjoyment in the parks scoring system.
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3. Amend the plan to clarify that the 10-20-30-40-minute access standard is intended to increase recreational access to more parks across the City, but that nearby parks are also of critical importance.
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4. Amend the plan to clarify that the park designations identified in the plan are intended as a guide to the types of parks that make up the Citywide parks system, but that they are not intended to suggest that any particular planning effort be limited to these particular park types.
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5. Park & Recreation resources should be surveyed and assessed for each community prior to implementation.
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6. The Park Master Plan needs to clarify standards and guidance.
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7. The scoring matrix needs analysis and reworking, including but not limited to the following:
  - a. Land acquisition needs to be a higher priority if viable land does become available for purchase. This should be reflected in the scoring matrix.
  - b. Make the overall maximum point value higher.
  - c. Consider a "Cap" for categories.
  - d. Include an:
    - i. Alternative compliance process for unconventional ideas and
    - ii. A weighted system
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8. The role of parks in sequestering carbon and mitigating the harmful effects of toxic

pollutants should be better addressed. This needs to be included in park prioritization as well as the Climate equity index.

- 9. Programming should emphasize and budget for multilingual, culturally specific programming.  
Marketing and outreach programs should be emphasized more.
- 10. Consider developing a policy that would repurpose oversized streets and unused alleys for recreation.
- 11. The number and significance of local historical, California landmarks, National Register and National Landmark resources with San Diego Parks needs to be better called out and policies created to protect these resources and encourage awareness and access to them. Please make sure this is adequately included in Policy directives.
- 12. The use of the terminology "Comfort Stations" is an anachronism and should be abandoned for the term "restroom" used in common language.
- 13. Create a Goal or Policy to explore implementing new approaches to providing Public Restrooms.
    - a. This would include conducting an existing condition report as well as researching how other systems implement restrooms.
- 14. There should be an annual audit of the system that is transparent and accessible to the public.  
There should be an annual report to a City Council Subcommittee.
- 15. Establishment of a Design Review Committee based on current practices for Boards and Commissions.

- 16. Need a nexus study on the fee schedule in order to make findings.
- 17. Recommend finishing the Storm Water Compliance Program EIR which could provide opportunities for the acquisition of land for recreation needs.
- <end of 17 PC recs>

ITEM 7: State Land Use Bills - SP

ITEM 8: Meeting Schedule (Note: all meetings require a 72-hour public notice)

Adjournment