

10th UPDATE TO THE LAND DEVELOPMENT CODE

POSITION: The Chamber's Board of Directors voted to SUPPORT the update on January 18, 2016.

STATUS: The 10th Update to the Land Development Code is scheduled to go before the City's Planning Commission on January 21, 2016. If approved, it will be heard at the Smart Growth & Land Use Committee and then to the City Council for consideration.

AT-A-GLANCE

The 10th Update to the Land Development Code is required of the City with the purpose of maintaining the code through simplified regulations, the elimination of redundancies and to make the City more transparent.

This Update includes 41 amendments that are intended to mitigate past issues and minimize future conflicts through examining input from residents, contractors, City staff and local businesses and potential improvements to the Code.

Included specifically in this update are improved flexibility for builders, reduced burden on tenants and the adoption of the Climate Action Plan, among other proposals.

SUMMARY

The City of San Diego is considering a package of 41 amendments to its Land Development Code ranging from significant policy changes to processes and planning, to minor adjustments to address grammatical errors to the code. In this iteration, the 10th package of amendments and therefore the 10th update, there is a focus on regulatory reform and streamlining of processes.

The amendments can be broken down by the following:

- Twenty-three address the permitting process
- Eleven address measurement/landscaping/parking
- Seven are minor corrections

Of particular significance is the proposed exemption from obtaining a Coastal Development Permit (CDP) for specific single dwelling units and demolition, and the new density incentive tool for implementation of Community Plans, which will be rolled out first in North Park. This density incentive is aimed to encourage builders to replace Huffman-style redevelopment with more pedestrian friendly development.

The Update also includes language pertaining to home-based businesses, simplifying the language around such enterprises and providing flexibility for customers and employees that encourage growth and economic development.

Additional amendments include those regarding electric vehicle charging stations, the City's Climate Action Plan implementation and K-12 school campuses.

ANALYSIS

The City's requisite 10th Update to the Land Development Code includes a number of issues that the Chamber has made priority, and/or worked diligently within local coalitions to successfully shepherd through the City's process.

Among these priority areas are the Climate Action Plan, which will be implemented via the Update and home-based businesses that historically have been challenging and opaque for micro-enterprises and entrepreneurs that wish to operate a business within their residence.

This Update looks seriously at ways to reduce processing costs by streamlining various public notice types including Notices of Future Decision, Availability and Waiver of the Appeal Period, among others. In addition, it would exempt certain tenant improvement projects from the existing requirements for public improvements, which are currently required for any project estimated to cost \$50,000 or more, which is especially difficult for tenants due to the significant financial burden it poses.

Included in the Update is also language that reinforces the city's intent to make pedestrian oriented development more easily done by providing a new density incentive for the redevelopment of multiple dwelling units. Beginning with North Park in 2016, this incentive will be limited to those community plans that are adopted following the adoption of the Update and provides a potentially very useful tool as the City looks at new ways to address the lack of housing and the increasing cost of housing locally.