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MEETING NOTICE AND AGENDA

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- and
- County of San Diego

RESIDENTIAL LAND INVENTORY TASK FORCE

The Residential Land Inventory Task Force may take action on any item appearing on this agenda.

Thursday, May 14, 2009

9:30 a.m. – 11:30 a.m.

SANDAG, 8th Floor Conference Room
 401 B Street, Suite 800
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AGENDA HIGHLIGHTS

- **DRAFT MAPS FOR PUBLICATION AND SUMMARY SHEET**

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RESIDENTIAL LAND INVENTORY TASK FORCE

Thursday, May 14, 2009

ITEM #	RECOMMENDATION
1. WELCOME AND INTRODUCTIONS	
+2. SUMMARY OF THE APRIL 14, 2009, MEETING	INFORMATION
<p>The April 14, 2009, meeting notes/summary is attached for Task Force review. Staff will go over any changes that were suggested by the Task Force at the April meeting.</p>	
3. DRAFT MAPS FOR PUBLICATION AND SUMMARY SHEET (Marney Cox, Monika Clark)	DISCUSSION
<p>The Task Force will have the opportunity to see the entire collection of draft maps to be included in the publication, along with samples of the summary sheet that will accompany each map. The Task Force is encouraged to provide feedback on the layout and presentation of the information.</p>	
4. ADJOURNMENT AND NEXT STEPS	INFORMATION
<p>The next meeting is a Joint meeting of the Employment and Residential Land Inventory on Thursday, June 4, 2009, at 9:30 a.m. At this meeting the Joint Task Force will review the progress of each effort (Employment and Residential) to date, discuss how they fit together, and determine what sort of information may be provided on the online Web application—the Regional Economic Development Information System (REDI).</p>	

+ next to an item indicates an attachment

San Diego Association of Governments
RESIDENTIAL LAND INVENTORY TASK FORCE

May 14, 2009

AGENDA ITEM NO.: **2**

Action Requested: INFORMATION

SUMMARY OF APRIL 14, 2009
RESIDENTIAL LAND INVENTORY TASK FORCE MEETING

File Number 2001100

Agenda Item #1: WELCOME AND INTRODUCTIONS

Marney Cox, SANDAG, led the self-introductions. Mr. Cox then gave a brief background of the Residential Land Inventory process for new Task Force participants.

Mr. Cox explained this was the first attempt to undertake the residential inventory process, which resulted from a general push to place employment near residential areas to reduce the burden on the transportation network. Also, the Residential Land Inventory will show the availability, capacity, and location of residential land and will be comparable to the Employment Land Inventory. Combining these two efforts will show if the availability and location of employment and residential land is similar.

Lisa Smith, City of Escondido, asked if redevelopment, infill, and underutilized land were captured in the inventory process. Monika Clark, SANDAG, stated that these types of lands are captured through the Series 12 Regional Growth Forecast model data that local jurisdictions submitted to SANDAG.

Scott Molloy, San Diego Building Industry Association (BIA), presented an example of a local jurisdiction changing zoning densities and adding redevelopment potential but failing to update certain development standards that would make redevelopment and Smart Growth feasible for developers, such as parking requirements and building heights. Mr. Molloy emphasized that developers have expressed difficulty with meeting maximum allowable densities because of incompatible development standards.

Agenda Item #2: SUMMARY OF THE MARCH 5, 2009, MEETING

Ms. Clark reviewed changes made to the coding scheme that resulted from suggestions presented at the March 5, 2009, Residential Land Inventory Task Force Meeting. Coding scheme changes were made to the "Development Pipeline" category, adding a division for "Master Planned Communities." The Task Force had indicated that Master Planned communities needed to have separate codes because of the longer timeframes associated with developing these kinds of projects. Master Planned parcels that are in the "Approval" stage were placed in the "Short-Term Available" timeframe (could be developed in 1-3 years) and Master Planned parcels that are in the "Pending" stage were placed in the "Long-Term Available" (could be developed in 3 or more years) category. MarketPointe's LandTracker, the database that is being used to identify parcels in the

“Development Pipeline,” included a subset for “Master Planned Communities” that was used to identify parcels and place them into the “Master Planned Community” timeframes.

Ms. Clark also noted changes made to the Residential Land Inventory Status Codes – all codes in the “Development Pipeline” now begin with the letter “E” instead of the letter “C” to prevent the status codes inadvertently spelling words.

Mr. Molloy asked if the Master Planned Communities designation could be further divided to include an “Immediately Available” category based on information presented by developers on the timeframe of subdivisions, build-out rate, and phases. Andrew Gordon, SANDAG, stated that such detailed information is not captured by the MarketPointe data used in the Residential Land Inventory process.

Mr. Cox asked if the “phasing process” of master planned communities is a choice by the developers or a necessary delay caused by jurisdictions’ processing and approval time required for building plans and permits. Mr. Molloy stated that developers choose to phase projects based on market conditions and that regulations from local jurisdictions do not force developers to develop master planned communities in phases. However, Mr. Molloy stated that during a time of high demand, the only delay in master planned projects is the entitlement and permit process of the local jurisdictions. Mr. Cox stated that this issue should be footnoted at the end of the inventory process; that master planned communities have different timeframes for development depending on where in the pipeline the project is in relation to final approval and development.

Ms. Clark stated that some redevelopment parcels, mostly downtown, were flagged as “Master Planned Communities.” Ms. Clark proposed removing these parcels from the “Master Planned Communities” category because redevelopment high-rise buildings do not meet the development characteristics that the “Master Planned Community” category sought to capture. Master Planned Community characteristics are large subdivisions of vacant greenfield land that is multi-phased. The Task Force agreed to this suggestion.

Agenda Item #4: REVIEW OF EAST SUBURBAN MAPS AND ASSOCIATED INFORMATION

Ms. Clark led the team in a review of the information presented in the Residential Land Inventory tables; one presents the inventory in the form of units and the other presents the inventory in the form of acres. Ms. Clark described the columns of data in each table and then led the team in reviewing sample maps for El Cajon, La Mesa, Lemon Grove, Poway, and Santee. Ms. Clark announced that jurisdictions can request large poster-sized maps of their jurisdictions for review and possible changes.

Mike Strong, City of Encinitas, asked if the units for multi-family and single family in “Master Planned Communities” were being counted. Mr. Gordon stated that they are being counted in the tables but are not shown on maps because information is not available as to the exact location of where the units will be placed.

Mr. Cox requested changing the maps to show Immediately Available, Short-Term Available, and Long-Term Available timeframes on the map legend, as well as adding an identifier for Single-Family parcels.

Mr. Cox asked if the code "Planned Mixed Use" was counted in both the Employment Land Inventory and Residential Land Inventory. Ms. Clark stated that it was not because "Planned Mixed Use" consists of retail and residential components and would not qualify for the Employment Land Inventory.

Mr. Molloy asked if the "Vacant" land acreage would be reduced because of constraints impeding full development of vacant land parcels. Ms. Clark stated that the capacity is not assumed to be full capacity but rather the mid-point, following the convention of the Series 12 Regional Growth Forecast.

Agenda Item #3: SMART GROWTH OPPORUNITY AREAS (Stephan Vance)

Stephan Vance, SANDAG, presented an overview of Smart Growth Opportunity Areas (SGOAs), including how the areas were selected, what SGOAs are seeking to accomplish in terms of land use and transportation coordination, and what is being done to encourage development in SGOAs.

Mr. Vance stated that the Smart Growth Concept Map was created in 2004 for the updated Regional Comprehensive Plan. The goal of Smart Growth is to better connect transportation and land use plans; to better coordinate these two between SANDAG and local jurisdictions, thus allowing for smarter investments for future transportation projects. The second element is to encourage coordination between land use and transportation through collaboration and incentives.

Smart Growth encourages mixed-use residential development around existing transportation infrastructure and within the San Diego County Water Authority boundary. The Smart Growth concept encourages walkability and transit options, while protecting open space and habitat by reducing urban sprawl. Smart Growth place-types fit into different densities and community characteristics as well as transportation infrastructure. Each place-type specifies that transportation agencies should support the infrastructure for public transit.

Mr. Vance presented the Smart Growth Concept Map for the region. Mr. Vance stated that the Smart Growth Concept Map shows where Smart Growth is planned, infrastructure and habitat preserve lands, and investments for transportation.

Mr. Vance said that an online web tool showing the Smart Growth Concept Map areas is on the SANDAG website. It is searchable by jurisdiction and presents the areas, names, place-types, and gives a brief description of each.

Mr. Vance showed examples of the Smart Growth Visual Simulations for several different jurisdictions and place-types, and overviewed the design style guidelines.

Mr. Vance then presented the Smart Growth Incentives – for example 2 percent of TransNet funding is dedicated for Smart Growth. Mr. Vance stated that the December 2008 funding set-aside for Smart Growth was used to fund public infrastructure improvements and planning grants to encourage private development and implementation.

Agenda Item #5: ADJOURNMENT AND NEXT STEPS

Ms. Clark announced the next Residential Land Inventory Meeting is scheduled for Thursday, May 14. Areas of focus are the North County jurisdictions, as well as discussion on the layout of the final product.

Mr. Cox asked if the inventory process would be complete by May 14. Ms. Clark stated that a draft summary page of the different areas would be presented at this meeting dependent on jurisdictions' review of their maps and revisions submitted.

Mr. Cox stated that those who signed up to review maps should have their maps returned to SANDAG within a week; those that could not attend would be notified via email if they were interested in viewing their jurisdiction's map.