MEETING NOTICE AND AGENDA

EMPLOYMENT AND RESIDENTIAL LAND INVENTORY TASK FORCE

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

Thursday, June 4, 2009

9:30 a.m. to 11:30 a.m.

SANDAG, 8th Floor Conference Room
401 B Street, Suite 800
San Diego, CA 92101-4231

Staff Contacts:

Monika Clark  (619) 699-1925  mcl@sandag.org
Marney Cox  (619) 699-1930  mco@sandag.org

AGENDA HIGHLIGHTS

- FINDINGS FROM THE EMPLOYMENT AND RESIDENTIAL LAND INVENTORY
- REGIONAL ECONOMIC DEVELOPMENT INFORMATION (REDI) SYSTEM

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# EMPLOYMENT AND RESIDENTIAL LAND INVENTORY TASK FORCE

Thursday, June 4, 2009

<table>
<thead>
<tr>
<th>ITEM #</th>
<th>RECOMMENDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>WELCOME AND INTRODUCTIONS</td>
</tr>
<tr>
<td>2.</td>
<td>MEETING SUMMARIES OF APRIL 30 AND MAY 14, 2009 <strong>INFORMATION</strong></td>
</tr>
<tr>
<td>2a.</td>
<td>April 30, 2009</td>
</tr>
<tr>
<td>2b.</td>
<td>May 14, 2009</td>
</tr>
<tr>
<td>3.</td>
<td>REVIEW OF EMPLOYMENT AND RESIDENTIAL LAND INVENTORY TASK FORCE ACTIVITIES (Marney Cox) <strong>INFORMATION</strong></td>
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<tr>
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<td>Staff will review the progress to date of each of the Employment and Residential Task Forces. Particular attention will be given to how the two parts of the Inventory fit together.</td>
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<td>4.</td>
<td>FINDINGS FROM THE EMPLOYMENT AND RESIDENTIAL LAND INVENTORY (Marney Cox) <strong>DISCUSSION</strong></td>
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<td>Staff will discuss the findings that resulted from the numerical Inventory and through discussions with each of the Task Forces. A draft of the report text will be provided.</td>
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<td>5.</td>
<td>REGIONAL ECONOMIC DEVELOPMENT INFORMATION (REDI) SYSTEM (Tim Sutherland) <strong>INFORMATION</strong></td>
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<td>Staff will demonstrate the capabilities of the current REDI system. The Task Force is encouraged to provide input on the sorts of capabilities they would like to see incorporated into the online Web-application tool.</td>
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<td>6.</td>
<td>ADJOURNMENT AND NEXT STEPS <strong>INFORMATION</strong></td>
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<td>The Task Force is asked to provide any comments about the draft report, maps, and summary sheets by Thursday, June 11, 2009. If the comments are extensive, or if the Task Force deems it necessary, one additional Joint Employment and Residential Land Inventory Task Force meeting may be scheduled.</td>
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+ next to an item indicates an attachment
SUMMARY OF APRIL 30, 2009, EMPLOYMENT LAND INVENTORY
TASK FORCE MEETING

Mr. Campbell suggested that jurisdictions, County of San Diego Community Planning Areas, and City of San Diego Community Planning Areas could be clearly separated on the Gross Acres and Percent of Gross Acres Tables.
Ms. Clark stated that the Percent of Gross Acres Table shows that a preponderance of vacant acres is located in the “Long-Term Available” category. Ms. Clark also noted that the majority of vacant “Long-Term Available” land is located in the City of Chula Vista, City of San Diego’s Otay Mesa Community Planning Area (CPA), and the County of San Diego’s Otay CPA. The majority of redevelopable employment land is located in the City of Chula Vista, City of San Diego’s Mira Mesa CPA, and the City of San Marcos. The majority of “Immediately Available” employment land is located in the City of Carlsbad, City of Escondido, City of San Diego’s Otay Mesa CPA, and the County of San Diego’s Otay CPA.

Ms. Clark stated that Immediately Available acreage in the 2009 inventory is more widespread across the county, while the 2000 inventory showed high concentrations in certain areas. Mike Philbin, Cushman & Wakefield, noted that most vacant employment land is either in North County or South County.

Michael Schuerman, San Diego Regional EDC, asked if a table could be provided showing the top five areas for the different time frames and codes and the top 5 percent of the total.

Linda Greenberg, Colliers International, asked if the inventory can show a breakdown of industrial land versus commercial office space. Mr. Philbin stated that the inventory did not look at that level of detail because the zoning usually allows for either office space or light industrial land and the focus was employment land in general.

Marney Cox, SANDAG, asked the Task Force to let staff know of any information that it would like to be provided in the written report, such as a footnote about the Inventory not providing detailed data indicating whether land is available for industrial vs. commercial use.

Mr. Cox discussed the comparison between the 2000 and 2009 Employment Land Inventories. Mr. Cox stated that total vacant acres in 2000 was 15,000 acres, the 2009 inventory shows 9,400 acres; however, 1,000 acres of redevelopment capacity has been accounted for in the 2009 inventory. Mr. Cox also noted the 2000 inventory reflected 1,400 Immediately Available acres, whereas the 2009 inventory shows an increase of almost 1,000 acres in that category, though the locations of those acres may not be ideal to the business community. Mr. Sparks noted that the locations are concentrated in South County and extreme North County.

Mr. Cox noted that Carlsbad has moved significant amounts of vacant land from “Long-Term Available” to “Immediately Available” since 2000, as vacant land was absorbed in other areas of the region.

Mr. Campbell asked if the inventory would summarize parcel size and area for the region. Mr. Cox stated that it has not been completed but will be included in the final product.

Ms. Clark presented the summary sheets and maps that will be used in the final publication, explaining that the front page will be identical for both Employment and Residential Land Inventories but the back pages would provide information for the Employment Land Inventory and Residential Land Inventory, respectively.
Barbara Redlitz, City of Escondido, asked if SANDAG would remove parcels in MSCP and MHCP areas, creeks, wetlands, and other environmental constraints. Mr. Cox stated that information should be noted by the local jurisdictions and the changes can be made to the final map.

Ms. Clark told the Task Force that any inputs and suggestions about the summary pages and maps, as well as any changes to local jurisdictions maps, should be given to SANDAG staff by Thursday, May 14.

Ed Batchelder, City of Chula Vista, requested a copy of the 2000 Employment Land Inventory map for the City of Chula Vista. Mr. Bachelder expressed an interest in tracking the changes and development that occurred between 2000 and 2009, and calculating how much high-value employment land was absorbed for non-employment uses. Mr. Cox asked if Mr. Batchelder could present his findings to the Task Force.

Mike Strong, City of Encinitas, asked if the report will yield recommendations for local jurisdictions or if any ongoing actions by the Task Force will be done to encourage the protection of employment land from absorption for non-employment uses. Mr. Cox stated that the report will include findings that may warrant a discussion at the various SANDAG committees or Board of Directors. Secondly, presenting the material to local jurisdictions can be done if jurisdictions are interested in having the findings presented to their city council.

Andrew Poat, San Diego Regional EDC, expressed the need to bring the findings and information “on the road” to local jurisdictions and other interested groups to address policy issues and implications of the findings.

Melissa Ayres, City of Santee, asked how the database will be maintained over time, if the database will remain static or can be updated. Mr. Cox stated that the database can be updated as information is retrieved from the County Assessor’s Office, but that information can only show changes from “Vacant” to “Developed.” However, information about changes from “Long-Term Available” to “Immediately Available” cannot be done until the next Employment Land Inventory is undertaken.

Ms. Ayres also asked if Redevelopment Area boundaries could be added to the maps and the online application. John Hofmockel, SANDAG, stated that the information could be provided as layer that shows the boundary and can be turned on and off. Mr. Philbin stated that Redevelopment Area boundaries should be added to the hard copy map because it may be important for developers.

Mr. Cox requested that any other suggestions about data layers or information that may be useful to the incorporation of the Web-based application be e-mailed to SANDAG staff or brought to the next joint Employment and Residential Land Inventory meeting on June 4.

**Agenda Item #4: CO-LOCATION**

Mr. Cox presented the topic of co-location to the Task Force, focusing on three trends: quality of job growth, widening wage gap, and high cost of living. Mr. Cox stated that there are eight times more low-paying jobs than high-paying jobs, creating an imbalance of job growth. Mr. Cox also
stated that the San Diego region’s standard of living is increasing at half the rate of the United States.

Mr. Cox stated that public infrastructure investment has gone into low value-added jobs. He used UCSD as an example of creating infrastructure to attract high value-added jobs related to the university. However, over-investment in low value-added job infrastructure, such as amusement parks, has caused an imbalance, creating more low value-added jobs and less high value-added jobs, affecting the region’s standard of living through lower individual income.

Mr. Cox noted the factors that affect co-location: housing shortages and soaring home prices, and the market price of industrial versus residential land. Mr. Cox presented scenarios of placing jobs next to housing, stating that most residential development can be placed next to employment areas except in cases of noise, odd hours, pollution, and traffic, among other factors. He also noted the value of employment centers. Mr. Cox stated that residential and employment centers can be developed next to each other when compatible and presented a list of items that should be addressed to determine compatibility.

The Task Force was asked if this issue should be discussed and findings placed in the final report of the Employment and Residential Land Inventory to address these issues for local jurisdictions.

Rick Alexander, Investors Equity Group, asked if there was a way to identify areas that are compatible for co-location. Mr. Cox said that information has not been compiled but could be.

Mr. Poat stated that the San Diego Regional EDC intends to use the Employment and Residential Land Inventory to address larger issues about prosperity and economic development, and to address policy questions about housing and employment land availability. Mr. Poat also mentioned policy issues about infrastructure funding to encourage land intensity and other larger policy issues that the Employment Land and Residential Land Inventory can help address.

Shan Babick, City of Oceanside, expressed the need for the information and findings from the Employment and Residential Land Inventory to be brought “on the road” to local jurisdictions’ staff and city councils during policy decision-making processes to provide context, information, and data to help protect the erosion of prime employment land to residential land.

Mr. Philbin told the Task Force that after the 2000 Employment Land Inventory, only one jurisdiction expressed interest in having a presentation of policy suggestions and findings. Mr. Poat expressed a need to bring the policy and findings to the local jurisdictions.

**Agenda Item #5: ADJOURNMENT AND NEXT STEPS**

Ms. Clark stated that the next Employment Land Inventory Task Force is a joint meeting between the Residential Land Inventory Task Force and Employment Land Inventory Task Force 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 (REDI) System.

Ms. Clark also asked to have all comments and corrections to the maps and summary sheets returned to SANDAG staff by Thursday, May 14, 2009.
SUMMARY OF MAY 14, 2009, RESIDENTIAL LAND INVENTORY
TASK FORCE MEETING

Agenda Item #1: WELCOME AND INTRODUCTIONS

Bob Campbell, Co-chair, City of Vista, led the self-introductions.

Agenda Item #2: SUMMARY OF THE APRIL 14, 2009 MEETING

Monika Clark, SANDAG, reviewed changes from the previous Residential Land Inventory Task Force meeting. Ms. Clark stated that two new Market Status Codes were added in order to distinguish between Single-Family and Multi-Family Master Planned Communities.

Ms. Clark stated that requests were made to place Master Planned Communities in a separate time frame because the development pipeline is longer for Master Planned Communities. Master Planned Communities that are Approved (have a final map or final approval) are placed into the “Short-Term Available” category (1-3 years for development), reflected as codes ENAT1/ENAT2. Master Planned Communities that are in the “Pending” stage (have a tentative map, specific plan, or in the planning stage) are placed in the “Long-Term Available” (3 or more years) category, reflected as codes ENPT1/ENPT2.

Ms. Clark also stated that the map legend was changed based on suggestions from the previous Residential Land Inventory Task Force meeting. Codes were aggregated into Immediately Available, Short-Term Available, Long-Term Available and Developed headings, and the legend was changed to more clearly distinguish between Single-family and Multi-family sites.

Scott Molloy, Building Industry Association (BIA), asked if information was available for how many units are retail and how many are residential in the “Planned Mixed Use” category. John Hofmockel, SANDAG, stated a density range is used for those parcels, as information about retail and residential space is not available until projects enter the development pipeline.

Mr. Campbell asked if “Planned Mixed Use” would overlap with the Employment Land Inventory data. Ms. Clark said that all Planned Mixed Use was not counted in the Employment Land Inventory and is only counted for the Residential Land Inventory.
**Agenda Item #3: DRAFT MAPS FOR PUBLICATION AND SUMMARY SHEET**

Mr. Hofmockel presented a large Residential Land Inventory map representing the entire region, pointing out that most vacant land is located in the unincorporated areas on large tracts of land; however, the land is zoned for low-density development.

Ms. Clark presented the Acres Table and Units Table, stating that unit numbers in the development pipeline are from the developer's application and may not develop to the exact number once completed. The Vacant and Redevelopment unit numbers are derived from SANDAG's internal database. The number of potential units on Vacant land are calculated by using the midpoint density of each parcel, while the number of potential units on Redevelopable land are calculated at 75 percent of maximum density of each parcel.

Ms. Clark presented a table that ranks the areas in the region that have the greatest number of developable acres and compared it with another table presenting the areas with the highest number of potential units on developable land. Ms. Clark illustrated that although the region's unincorporated areas have the largest amount of developable land in terms of acres, those areas do not have the highest number of potential units on developable land.

Mr. Molloy asked if open space easements and parcels for Master Planned Communities have been taken out of the acreage. Andrew Gordon, SANDAG, stated that information is only known if the project has been approved or there is already a preserve or open space zone on the parcel.

Melissa Ayres, City of El Cajon, asked if data included the cities' spheres of influence. Mr. Cox stated that the spheres of influence for the jurisdictions are included in the data.

Mr. Molloy expressed that the Inventory contains valuable information that can be used in policy discussions, stating that the data can be used to show a need for more housing opportunities to accommodate the amount of employment opportunities.

Mr. Cox noted that a large amount of housing capacity was in the form of long-term redevelopment, and perhaps this information could be used to spark a discussion on ways to bring redevelopment into a shorter time frame for development in order to meet the region’s housing needs.

Ms. Ayres asked if Redevelopment Area boundaries would be added to the maps. Mr. Cox stated that information would not be placed on the hard copy maps to ease in readability, however, the online mapping and inventory tool will allow the user to select layers, including Redevelopment Area boundaries.

Ms. Clark noted that there are over 100,000 units in the Development Pipeline, outpacing the number of potential units on the region’s vacant land. This phenomenon introduces the possibility that, through the permit process, developers may not reach their intended unit targets.

Mr. Cox noted that there are only 6,000 units in the Immediately Available time frame, which may lead to possible price increases when the economic environment improves and the demand for housing increases.
Mr. Molloy asked if the Acres and Units tables could provide subtotals for the entire City of San Diego and County of San Diego, and subtotals for the different time frames.

**Agenda Item #4: ADJOURNMENT AND NEXT STEPS**

Ms. Clark requested that the Task Force submit any changes and suggestions about the maps and data by May 21, 2009, in order to be included for the June 4 meeting.

Mr. Campbell asked about the next steps after the information is published. Mr. Cox stated that the final report will include findings, and staff will present the findings and issues to local jurisdictions with members of the development community.

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 (REDI) System.