REGIONAL PLANNING COMMITTEE AGENDA

Friday, August 2, 2002
1 p.m. - 3 p.m.
SANDAG
401 B Street, Conference Room A
San Diego, CA

AGENDA HIGHLIGHTS

• ORGANIZATION OF THE RCP
• HOUSING COMPONENT
• PREPARATION FOR THE POLICY DEVELOPMENT BOARD MEETING

MISSION STATEMENT

The Regional Planning Committee provides oversight for the preparation and implementation of the Regional Comprehensive Plan that is based on the local general plans and regional plans and addresses interregional issues with surrounding counties and Mexico. The components of the plan could include: transportation, housing, environment (shoreline, open space, air, water quality, habitat), economy, regional infrastructure needs and financing as well as land use and design components of the regional growth management strategy. Recommendations of the Committee are forwarded to the SANDAG Board of Directors for action.
Welcome to SANDAG! Members of the public may speak to the Regional Planning Committee on any item at the time the Committee is considering the item. Please complete a Speaker’s Slip which is located in the rear of the room and then present the slip to Committee staff. Also, members of the public are invited to address the Committee on any issue under the agenda item entitled Public Comments/Communications. Speakers are limited to three minutes. The Regional Planning Committee may take action on any item appearing on the agenda.

This agenda and related staff reports can be accessed at www.sandag.org under meetings on SANDAG’s Web site. Public comments regarding the agenda can be forwarded to SANDAG via the e-mail comment form also available on the Web site. Email comments should be received no later than noon, two days prior to the Regional Planning Committee meeting.

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# REGIONAL PLANNING COMMITTEE
Friday, August 2, 2002

The Regional Planning Committee may take action on any item appearing on this agenda.
Staff Contact: Carolina Gregor, (619) 595-5399; cgr@sandag.org

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<td>WELCOME AND INTRODUCTIONS (Chair Lori Pfeiler)</td>
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| 2.     | PUBLIC COMMENTS AND COMMUNICATIONS  
Speakers are limited to three minutes each. |
| 3.     | ACTIONS FROM JULY 12, 2002 MEETING - (pp. 5-7)  
INFORMATION |
| 4.     | STATUS REPORT TO THE SANDAG BOARD OF DIRECTORS ON THE REGIONAL COMPREHENSIVE PLAN (RCP) (Chair Pfeiler) - (pp. 8-14)  
DISCUSSION  
Attached is the status report to the SANDAG Board on the RCP. The Chair will report on the Board’s comments and direction. Committee members are requested to share their views. |
| 5.     | COMPONENTS, ORGANIZATION, AND PRODUCTS OF THE RCP (Chair Pfeiler and Bob Leiter, Chair of the Regional Planning Working Group) (p. 15)  
DISCUSSION  
Attached is a diagram of how the Regional Comprehensive Plan could be organized. Comments from the Regional Planning Working Group and the Regional Housing Task Force have been incorporated. The Committee is asked to evaluate the proposed organization and products in the local, regional, and interregional policy context. |
| 6.     | HOUSING COMPONENT OF THE RCP (Patty Davis, Chair of SANDAG’s Regional Housing Task Force, and Susan Baldwin, SANDAG Staff) (pp. 16-18)  
DISCUSSION  
A preliminary outline of the housing chapter of the RCP has been prepared. The outline includes input from the Regional Housing Task Force and the Regional Planning Working Group. The chapter could serve as a model for the preparation of other RCP chapters. |
| 7.     | CALIFORNIA PLANNING ROUNDTABLE (Chair Pfeiler and Janet Fairbanks, SANDAG Staff) - (pp. 19-22)  
INFORMATION  
SANDAG recently hosted the California Planning Roundtable to brainstorm ideas on the RCP. The Chair will report on the results. |
8. SEPTEMBER POLICY DEVELOPMENT BOARD MEETING ON THE RCP (Chair Pfeiler and Carolina Gregor, SANDAG Staff)

On Friday, September 13, 2002, SANDAG will hold a Policy Development Board meeting on the Regional Comprehensive Plan. The Committee is requested to provide direction on what it wants to accomplish at the Policy Development Board meeting. Potential questions for discussion could include:

- What are the key issues the RCP should address?
- How should border issues be incorporated into the Plan?
- What should the scope of the infrastructure analysis include and what types of funding strategies should be investigated?
- What steps should the Plan take to gain local ownership and its subsequent implementation?
- Others?

9. ADJOURNMENT AND UPCOMING MEETINGS

Upcoming Regional Planning Committee meetings are scheduled for:

- Friday, September 6, 2002, from 9 – 11 a.m. at SANDAG
- Friday, October 4, 2002, from 9 – 11 a.m. at SANDAG
- Friday, November 1, 2002, from 9 – 11 a.m. at SANDAG
- Friday, December 6, 2002, from 9 – 11 a.m. at SANDAG

RCP Items are scheduled for the SANDAG Board on:

- Friday, September 13, 2002, 10:15 a.m. – 12 noon at SANDAG, Policy Development Board Meeting
- Friday, January 10, 2003, 10:15 a.m. – 12 noon at SANDAG, Policy Development Board Meeting (tentative)

+ next to an agenda item indicates an attachment
The regularly scheduled meeting of the Regional Planning Committee was called to order by Chair Lori Pfeiler (North County Inland). Committee members in attendance were Patty Davis (South County), and alternates Ron Morrison (South County), Richard Earnest (North County Coastal), and Jim Madaffer (City of San Diego). Ex-officio members in attendance were Pedro Orso-Delgado (Caltrans), Susanah Aguilera (Department of Defense), Julianne Nygaard (NCTD), Gary Croucher (San Diego County Water Authority), and Bill Chopyk (San Diego Unified Port District). Bob Leiter, representing the Regional Planning Working Group, also was in attendance.

1. WELCOME AND INTRODUCTIONS

Chair Pfeiler welcomed Committee members and guests, and introduced the Committee’s newest advisory member, Gary Croucher, from the San Diego County Water Authority. Self-introductions were made.

2. PUBLIC COMMENTS AND COMMUNICATIONS

There were no public comments or communications.

3. ACTIONS FROM MAY 30, 2002 MEETING

There were no changes to the May 30, 2002 meeting actions.

4. POLICY ISSUES RELATED TO THE REGIONAL COMPREHENSIVE PLAN (RCP)

Committee members were asked to provide feedback on the draft vision, the regional priorities, and the infrastructure components included in the agenda packet. Regarding the vision, Committee members generally agreed that it was inclusive and reflected the purpose of a vision: to describe what we would like to be in the best of all worlds. Comments included:

- What defines an “equitable” place to live? The region has many inequities. Can we address equity through the RCP, and if so, should it be a priority?
- The definition of “communities full of character” may be interpreted in many different ways. Walkability, a greater mixture of land uses, design issues, and other land use decisions will result in character. It may be more appropriate to use the terms “sense of place” and “individuality” than the word “character.”
- The transportation portion of the vision focuses on the movement of people, but it should not preclude the movement of cargo and goods.
- We should start looking at our economic development in terms of sustainability.
- The RCP should take into account the needs of the military.

With regard to regional priorities, Committee members agreed that the first phase of the RCP should focus on four or five areas, such as urban form, transportation, housing, open space, and infrastructure financing, and that we need to be able to measure the progress the region makes toward implementing the Plan. Additionally, there was general agreement that future growth should occur in the western third of the region, and that the Plan should lay out policies that make it easier to pursue additional redevelopment in existing urban areas. It was also emphasized that the RCP must add value to the local general plans, that infrastructure financing is critical, that regional governance needs to be addressed, that there needs to be a variety of urban patterns in different places so that people have choices, and that the areas of the Plan need to be balanced between economic, equity, and environmental issues.

With regard to infrastructure, the Committee indicated that energy, water, transportation, solid waste, and ecosystems should serve as core areas of analysis.

5. QUALITY OF LIFE FUNDING

Councilmember Hal Martin, City of San Marcos, made a brief presentation on the need to explore funding sources for the various regional infrastructure components that are currently competing for funds. Mr. Martin outlined several efforts currently seeking funding (e.g., shoreline preservation, water quality, transportation, habitat protection), and pointed out that no single forum brings stakeholders together to address the various funding needs.

A suggestion was made that the region pursue innovative alternatives, such as a Quality of Life Tax Deduction or tax rebates at the regional level. Staff indicated that the RCP will include an infrastructure and financing component, which will look at a variety of issues, including opportunities to spend our revenues differently, especially since the passage of new taxes requires a 2/3 majority vote.

Mr. Leiter emphasized the importance of the region’s habitat efforts, and mentioned that the planning directors are working with the California Department of Fish and Game to examine opportunities to augment regional funding sources for open space.

6. PUBLIC INVOLVEMENT AND OUTREACH STRATEGY

The consultant team of Bailey Gardiner and Crotty Consulting presented a strategy for public involvement and outreach related to the RCP. The basic components of the involvement strategy include coordination with the outreach on the Regional Transportation Plan (RTP), an issue identification process, qualitative and quantitative research through polling and focus groups, outreach to elected officials, local government staffs, key stakeholders, minority groups, and people from our bordering counties and Baja California, subregional forums, newsletters, and other techniques that allow for the creation of a feedback loop. Committee members were receptive of the proposal, and suggested the following additions: sponsorship by major media outlets; inclusion of RCP information in newsletters of utilities; a web site that links to local jurisdictions’ web sites; and special outreach to young families.
Committee members were reminded that their participation will be especially important when the subregional forums are conducted. The outreach process will try to include all of the region’s elected officials (local, state, federal, and special districts), to the maximum extent possible.

7. **ADJOURNMENT AND NEXT MEETING**

The next meeting will be on Friday, August 2, 2002, from 1-3 p.m., following the SANDAG Board meeting, at SANDAG in Conference Room A.

GARY L. GALLEGOS  
Executive Director
STATUS REPORT ON THE REGIONAL COMPREHENSIVE PLAN (RCP)

Introduction

In the context of the regional governance discussions, SANDAG has called for the preparation of a Regional Comprehensive Plan (RCP) that is based on the local general plans and regional plans, and addresses interregional issues with surrounding counties and Mexico. The Plan could focus on transportation, housing, environment (shoreline, open space, air, water quality, habitat), economy, regional infrastructure needs and financing, as well as urban form and design. SANDAG received a grant from Caltrans to assist in the preparation of the Plan within the next year and half.

Earlier this year, the Board created a Regional Planning Committee to provide oversight for the preparation and implementation of the RCP.

Major Accomplishments

Since its inception, the Regional Planning Committee has met four times and discussed the following items (Please see Attachments 1 and 2 for more details):

- Existing local plans/policies in relation to the RCP
- The purpose of the RCP
- Potential components
- How the plan might be used
- Potential elements of a regional vision
- Regional priorities
- A public involvement program
- Infrastructure funding and implementation mechanisms
- Committee membership

Significant portions of the Committee’s discussions have focused on the role of smart growth in the plan and the importance of infrastructure funding, especially incentives for jurisdictions that would implement key provisions of the Plan. Although concerns have been expressed about duplication between local and regional plans, the Committee generally has reached consensus that the RCP is necessary to better integrate local plans and policies with those of neighboring jurisdictions, neighboring regions, and the international border, and that the plan can serve as a tool to foster dialogue and action about the future of our communities and our region.

Why is this Important to the Board of Directors?

A primary goal in the preparation of the Plan is to ensure local ownership of the final Plan. As a result, the Regional Planning Committee anticipates making recommendations to, and receiving input from, the Board of Directors and other local elected officials on a frequent basis, particularly through Policy Development Board meetings, workshops, and other interactive mechanisms.

General Timeframe and Upcoming RCP Items

The RCP will be prepared over the next year and a half, with a preliminary draft projected for November 2003, a final draft Plan by January 2004, and an approved Plan by July 2004. To this end, the Regional Planning Committee is meeting on a monthly basis. The Committee is advised by the Regional Planning Working Group (local planning and community development directors), who also meet on a monthly basis. However, a number of policy issues associated with the RCP need broader
direction from the full Board and from additional local elected officials in the region and in bordering areas.

As a result, members of the Regional Planning Committee anticipate hosting subregional “roundtable” workshops with the local elected officials from their subregions this fall. In preparation for these roundtable workshops, SANDAG’s September 13, 2002 Policy Development Board meeting will focus on the Regional Comprehensive Plan. The purpose of this report is to provide background and context for the upcoming Policy Development discussion.

Public Outreach and Involvement

Public involvement is key to the success of the RCP. Involvement by the Board of Directors, the Regional Planning Committee, and local planning and public works directors is critical. This involvement, however, needs to be complimented by an extensive outreach and education effort to insure diverse and extensive inputs to the RCP, fully engage issues of environmental justice and social equity, and insure full compliance with federal and state environmental justice and social equity requirements.

A public involvement and outreach strategy for the RCP has been prepared and reviewed by the Regional Planning Committee. The strategy strives to be inclusive, reaching all elected officials, key stakeholders in the region and along our borders, and groups with which SANDAG traditionally has had little contact.

The key to the strategy is a continuous feedback loop where the issues are developed by the elected officials, tested through focus groups and polling, presented back to the elected officials, the planning directors, the public works directors, and key stakeholders. This input is then presented back to the elected officials and staff to prepare for subregional forums, which will serve to provide additional input into the RCP.

Presentation materials will be developed for use by the media, elected officials, staff, and stakeholders to make presentations to various community events, and meetings of various associations, organizations, and clubs. A newsletter will be developed and circulated to all groups and individuals who have been involved in the development of the RCP. The newsletter will reflect comments received on the preparation of the Plan and refinements being made, demonstrating that input received is important.

The Regional Planning Committee will continue to work on the preparation of the RCP, and report back to the Board on a frequent basis.

GARY L. GALLEGOS
Executive Director
Attachments (2)

Key Staff Contact: Carolina Gregor,
(619) 595-5399; cgr@sandag.org

Funds are budgeted in Work Element #5.02
The following is a brief summary of concepts addressed by the Regional Planning Committee over the past four months.

**Existing General Plans and Policies:** On a collective basis, our existing local plans and policies result in the following disconnects at the regional level.

- Existing and planned residential densities in the cities are low;
- There is an imbalance between the amount of vacant land planned for employment uses in relation to that planned for residential uses;
- Our residential areas are often separated from our employment centers; and
- Existing plans consume large amounts of undeveloped land.

Additionally, no adequate mechanism exists to handle transportation and environmental issues with our surrounding counties and the binational border.

**Purpose of the Plan:** A key purpose of the Plan will be to serve as the framework for strengthening the relationship among local and regional plans and policies, and land use and transportation, enabling the jurisdictions, as well as the region, to proactively plan for change. The Plan should clarify the vision for the San Diego region, define regional priorities, establish policies to address key regional issues, and set forth a public investment strategy for regionally-significant infrastructure. The financing strategy should assure that regional infrastructure needs (transportation, habitat and open space, water quality, etc.) are identified and financed on a timely and equitable basis. Additionally, the RCP provides an opportunity to establish a mechanism to more effectively handle interregional and international land use and transportation issues.

**Potential Components:** The Plan could include the following components:

**Potential RCP Components**
- Conceptual Vision and Guiding Principles
- Chapters & Policy Options Addressing Regional Priorities
  - Urban Form
  - Enhanced Mobility
  - Availability & Affordability of Housing
  - Healthy Ecosystems
  - Energy Conservation
  - Water Supply
  - Borders (Baja California and Orange, Riverside, and Imperial Counties)
  - Economic Prosperity
  - Fiscal Issues
- Regionally-Significant Infrastructure Needs and Financing Strategy
- A Call to Action (Implementation Strategies and Tools)
- Summary of Key Policies

**Components of Each Chapter**
- Issue Statement
- Description of Interrelated Issues
- Policies/Principles/Goals/Objectives to address the Issues
- Actions and Implementation Responsibilities
- Standards, Performance Monitoring, and Assessment
- Infrastructure Needs and Funding Mechanisms
- Environmental Justice and Social Equity
Use of the Plan: The Plan could be used to solve the regionally-significant problems determined by the identification of regional priorities. At the local level, local agencies could use the Plan when updating local plans and policies, and could adopt a “compact” supporting the Plan and delineating specific implementation commitments. At the regional level, the Plan could prioritize the allocation of infrastructure funds toward urbanized areas that are willing to support smart growth principles in accordance with the RCP, and toward areas where investments in public infrastructure are maximized. At the interregional level, the Plan could be used to address land use and transportation issues associated with our borders, particularly the growing imbalance between jobs and housing.

Defining the Regional Plan: The vision statement and regional priorities presented below evolved from REGION2020. The Regional Planning Committee agrees that the REGION2020 smart growth principles should be used as a starting point. However, the RCP will be significantly different from REGION2020. For example, it will deal with our Borders; it will provide a regional infrastructure strategy; it will strive for local ownership. This work should evolve through an extensive public involvement process, involving local elected officials, key stakeholders, tribal governments, community-based organizations, and others. The regional priorities are inextricably linked; as a result, the chapters of the RCP will need to be multi-disciplinary and coordinated in order to address the interrelationships between the issues and financing strategies.

Key policy issues continue to center around land use and transportation. At SANDAG’s Policy Development Board Meeting on the Regional Transportation Plan (RTP) in June, the Board reaffirmed its commitment to use smart growth land patterns in the 2030 RTP. Additionally, the Board directed staff to develop a simulation of a more aggressive smart growth land use scenario. The Board also directed that the Regional Planning Committee serve as the conduit for the analysis of the more aggressive smart growth scenario, establishing an iterative process between the RTP and the RCP. The results of the simulation will be brought to the Regional Planning Committee this fall, and will help define the vision that will serve as the basis of the Plan.

Vision

Given the level of support that SANDAG received for smart growth and REGION2020 (approximately 70 organizations and 500 individuals signed resolutions of support), the Committee agrees that the following elements of a vision could be put forth, and tested and refined over the course of the preparation of the RCP.

- "In 2030, 2040, 2050, and beyond, the San Diego region will understand and respect the delineations between our urban and rural lands.
- Our communities will have more mixed uses and better urban design. They will be walkable, have a distinct sense of place, and strive for greater equity.
- The people that live in the San Diego region will have the ability to choose from a wider spectrum of housing types and will be able to afford their homes more comfortably.
- The region will have a coordinated transportation system that will supply a variety of options for getting about, better link our jobs and homes, provide more transit, walking, and biking opportunities, and efficiently transport cargo and goods.
- Our ecosystems will be healthy and our open space and habitat conservation systems will be fully funded, and their maintenance will be secure.
- We will have a great variety of jobs, the workforce to meet the demand for these jobs, and the wages to sustain our families' standard of living.
• Our cities will be good neighbors to the military and our military will be a good neighbor to our cities.
• Our infrastructure systems will be in place and will function appropriately, so that our quality of life will be measurably better.
• The San Diego region will be an equitable place to live, with a healthy environment, a vibrant and sustainable economy, and excellent land use, transportation, environmental, and economic connections to Baja California and our surrounding counties."

Regional Priorities
The Committee agrees that, as a starting point, the RCP should build upon the following REGION2020 principles/priorities.

1. Urban Form - Spatial Distribution and Urban Design
   • Reduce urban sprawl / Use land efficiently
   • Focus most future growth in urban areas (western third of region), close to existing and planned transportation networks
   • Create people-friendly places; walkable, mixed use communities
   • Evaluate impacts that different levels of smart growth or sprawl would have on the region’s livability and quality of life

2. Enhanced Mobility - Regional, Interregional, International Transportation
   • Provide more transportation options (transit, walking, biking, carpooling, vanpooling) and reduce congestion in key corridors
   • Integrate the transportation infrastructure network with the other significant regional infrastructure systems

3. Housing - Availability, Affordability, Location, and Jobs-Housing Balance
   • Supply enough housing in relation to new jobs
   • Create additional regional/ local funds for affordable housing
   • Locate new housing close to existing and planned jobs and transportation networks

4. Healthy Ecosystems - Connect and Fund our Habitat Preserve Systems, Resolve Housing and Transportation Conflicts
   • Fund regional habitat preserve efforts
   • Establish policies to resolve potential conflicts with housing and transportation issues
   • Identify key ecosystem components and actions to insure a healthy environment (including minimizing pollution and water quality/ storm water runoff)

5. Economic/ Fiscal Issues - Assure that Regional Infrastructure Needed to Improve our Quality of Life are Identified and Addressed through a Financing Strategy
   • Design and implement a fiscal strategy for the San Diego region
   • Establish a regional infrastructure financing strategy that (1) provides for the implementation of key regional infrastructure systems for transportation, habitat and open space, water quality, and other areas of significance, and (2) relies on a variety of funding sources, rather than on a single funding source

The Regional Planning Committee still needs to discuss whether there are other priorities that the RCP should include: culture, arts, health, and education. The caution is that, with limited time and resources, as items are added, others will need to be eliminated. The Committee generally agrees that
future growth should occur in the western third of the region, and that the Plan should lay out policies that make it easier to pursue additional redevelopment in existing urban areas. The Committee also agrees that there needs to be a variety of urban patterns in different places so that people have choices, and that the areas of the Plan need to be balanced between economic, equity, and environmental issues.

**Public Involvement:** The public involvement and outreach strategy is based on the belief that a communication loop can be developed whereby SANDAG communicates key points about the RCP to various groups, receives feedback about those messages and the Plan, provides affirmation that the feedback was heard, refines its messages based on that feedback and the loop begins again with more outreach to the public. This process will rely on quantitative and qualitative message testing to ensure the message is relevant. It is understood that outreach to the general public will be ongoing by the City of San Diego, the City of Chula Vista, and the County of San Diego as part of their general plan update processes. SANDAG will work in tandem with these jurisdictions to ensure a unified approach in communicating with the public. The process is inclusive, reaching not only elected officials and key stakeholders, but also border agencies, tribal governments, disadvantaged communities, community-based organizations, and the “average citizen” (through the efforts of local jurisdictions). The primary goal is to communicate with and solicit feedback from a wide variety of people and interests with the ultimate goal of support and acceptance of the RCP.

**Infrastructure Funding and Implementation Mechanisms:** Policymakers have consistently pointed out that smart growth needs funding. Additionally, although many interests are competing for regional funds, a regional forum does not currently exist for discussing and prioritizing the allocation of the regional infrastructure funds within the context of a regional comprehensive plan. The RCP will include an infrastructure needs assessment and a public financing strategy. The Committee agrees that the financing strategy should place equal emphasis on financing transportation networks, as well as other critical regional infrastructure systems, including water, energy, solid waste and ecosystems as core constituents. Ultimately, the financing strategy should identify and include incentives to achieve the regional priorities. In addition to the financing strategy, the RCP should define implementation roles and responsibilities, and establish performance measures to assess implementation progress. Other implementation strategies could include transit- and pedestrian-oriented guidelines, negotiated compacts, and others.
REGIONAL PLANNING COMMITTEE

MEMBERSHIP

Members

Chair: Lori Pfeiler  
Mayor,  
City of Escondido  
(North County Inland)

Vice Chair: Patty Davis  
Councilmember,  
City of Chula Vista  
(South County)

Dennis Holz  
Councilmember,  
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County of San Diego

Alternates:

Judy Ritter  
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Ron Morrison  
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Richard Earnest  
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Jill Greer  
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City of Lemon Grove  
(East County)

Jim Madaffer  
Councilmember,  
City of San Diego

Bill Horn  
Supervisor,  
County of San Diego

Advisory/ Alternate:

Pedro Orso-Delgado / Gene Pound  
Caltrans

Susanah Aguilera  
Department of Defense

Leon Williams / Byron Wear  
Metropolitan Transit Development Board

To be designated  
Baja California, Mexico

Julianne Nygaard  
North County Transit District

Gary Croucher  
San Diego County Water Authority

Jess Van Deventer / Bill Chopyk  
San Diego Unified Port District

The Regional Planning Committee normally meets on the first Friday of the month  
from 9 – 11 a.m. at SANDAG.

Staff contact: Carolina Gregor (619) 595-5399; cgr@sandag.org
Agenda Item #5 may be obtained by contacting SANDAG’s Public Information Office at (619) 595-5347.
REGIONAL COMPREHENSIVE PLAN:
DRAFT OUTLINE OF HOUSING CHAPTER

To begin the process of drafting the Regional Comprehensive Plan (RCP), SANDAG staff has prepared a draft outline of the housing chapter of the RCP. The content in the outline is based on discussion and direction at previous meetings (see pages 10-13 of the agenda package).

The components proposed for inclusion in this and other chapters include: Issue Statement; Description of Interrelated Issues; Policies/Principles/Goals/Objectives to Address the Issues; Actions and Implementation Responsibilities; Standards, Performance Monitoring, and Assessment; Infrastructure Needs and Funding Mechanisms; and Environmental Justice and Social Equity.

The Regional Housing Task Force and the Regional Planning Working Group reviewed the outline at their meetings on July 25, 2002. Both groups provided comments that have been incorporated into the draft outline. The outline is intended to provide the Regional Planning Committee and others an opportunity to better envision one of the major pieces of the RCP. Staff is soliciting comments on the components of the housing chapter. This outline is a starting point; it will change, and detail will be added as the components of the housing chapter are developed. Much of the contents in the outline came from the REGION2020 publication Solving the San Diego Region’s Housing Crisis (August 2001).

1. Issue Statement
   - Lack of supply – The region is not planning for or building an adequate supply of homes.
   - Lack of housing affordable to lower and middle income residents – Lower and middle income households are particularly affected by a lack of homes that are affordable based on their incomes.
   - Jobs/housing imbalance – Many people are leaving the region to buy or rent homes that are more affordable; or forced to live far from their jobs because of the lack of affordable housing in some areas of the region.
   - The shortage of housing is causing: higher housing prices and rents; lower homeownership rates; low rental vacancy rates; overpayment and overcrowding; longer commutes and increased traffic congestion; and potential negative impacts on economic prosperity.
   - How did we get into this situation: fiscal inequities, lack of availability of capital, government regulations and development fees, NIMBY’s, construction defect litigation.
   - How local housing issues are affected by federal and state laws, policies and programs.
2. Description of Interrelated Issues – Discussion of conflicts and overlapping objectives

- Urban Form
- Transportation/Mobility
- Healthy Ecosystems
- Energy Conservation
- Water Supply
- Borders
- Economic Prosperity
- Fiscal Issues
- Social Equity/Environmental Justice

3. Policies/Principles/Goals/Objectives to Address the Issues

- Increase the supply and variety of housing choices to meet the needs of all residents of the San Diego region in a smart growth context and based on the concept of balanced communities.
- Increase community acceptance of housing, including a variety of housing types.
- Increase the rate of homeownership.
- Maintain the existing housing stock.
- Conserve/preserve existing affordable housing.

4. Actions and Implementation Responsibilities (timelines, priorities and responsible parties to be added)

- **Implement Smart Growth Land Use Policies**
  - Identify smart growth areas/areas appropriate for higher density homes, e.g. near transit stations and major transit routes, in town center/downtown areas, near job centers
  - Map smart growth areas and areas with redevelopment/infill potential
  - Change general plans to allow additional multifamily homes to be built in smart growth areas
  - Change zoning ordinances to accommodate a variety of housing types
    - Adopt ordinances that facilitate the use of state density bonus law
    - Adopt second unit ordinances that comply with state law and facilitate their construction
    - Adopt zoning regulations that facilitate mixed use projects

- **Create Funding Sources and Incentives for Housing and Smart Growth**
  - Catalog existing funding sources/programs for affordable housing; leveraging opportunities
  - Increase local sources for affordable housing funding: adopt housing trust funds; set-aside more than 20 percent of redevelopment funds for affordable housing; increase CDBG spending on housing programs; commercial/industrial linkage fee, etc.
  - Pursue additional state and federal funding for housing, e.g. statewide housing bond; statewide permanent source of funding; and national housing trust fund, etc.
• Pursue fiscal reform at regional level by allocating state subventions and sales tax revenue to encourage housing production/smart growth
• Pursue improvement of the linkage between allocation of transportation funds with past and future housing/smart growth performance
• Work toward improving the link between regional housing needs and state funding of housing/devolution of housing funding to regional level
• Work toward linking the allocation of state funding based on implementation of housing/smart growth goals

➢ **Remove Barriers to Housing**
  • Revise codes and ordinances, streamline permit processing, review development impact fee structure
  • Construction defect litigation reform
  • Address infrastructure needs in older communities
  • Others, such as voter initiatives, etc.

➢ **Implement an Education Program**
  • Solving the San Diego Region’s Housing Crisis publication
  • A Place To Call Home: A Tour of Smart Growth Housing in the San Diego Region
  • PowerPoint presentations
  • Regional Housing Task Force Forums
  • Issue Papers re: housing trust funds, second units, mixed use, parking requirements, etc.

5. **Progress Toward Meeting Housing Goals/Objectives**
  • Regional share goals - Zoning capacity to meet future housing needs in housing element
  • Affordable housing goals for lower income households - set goals, monitor progress
  • Progress toward smart growth implementation
  • San Diego Indications of Justifiable Competitiveness

6. **Infrastructure Needs and Funding Mechanisms**
  • Housing as infrastructure/Need for funding to help meet affordable housing needs

7. **Environmental Justice and Social Equity**
  • How housing component addresses social equity goals

In conclusion, the housing chapter of the Regional Comprehensive Plan will serve as an action plan for how the region and its local jurisdictions should solve our housing crisis.
CALIFORNIA PLANNING ROUNDTABLE
SUMMARY OF DISCUSSION ON REGIONAL COMPREHENSIVE PLAN

On July 19, 2002, SANDAG invited the California Planning Roundtable to provide input on the Regional Comprehensive Plan. The California Planning Roundtable is an organization of experienced planning professionals who are members of the American Planning Association. Membership is balanced between the public and private sectors, and between Northern and Southern California. The mission of the Roundtable is to promote creativity and excellence in planning by providing leadership in addressing important, unresolved planning issues in California. To aid in the Roundtable’s discussion, five questions were asked. The group discussed each one in “break out” sessions, and reported their findings to the larger group and SANDAG staff. The five questions and the Roundtable’s responses are listed below.

1. **The vision vs. pragmatic realities.** Some regional leaders feel that the Regional Comprehensive Plan (RCP) should define a vision for the future of the region, while others feel that the plan should be more pragmatic; a reflection of today’s realities. How do we structure the RCP to provide a vision, yet consider the existing general plans of the eighteen cities and the County of San Diego?

   In California, state law requires that each jurisdiction adopt a comprehensive, long-term general plan as a blueprint for its physical development. There are no similar requirements for a Regional Comprehensive Plan. How do we ensure that this type of document will be supported both conceptually and financially by the state, the local jurisdictions and the public?

   - The vision needs to be both visionary and pragmatic, yet the vision has to have teeth.
   - The public will determine the ultimate schedule of the Plan’s preparation, not the elected officials or SANDAG staff.
   - Must connect the Regional Transportation Plan (RTP) to the RCP.
   - Need incentives and implications (both carrots and sticks).
   - The plan will be labor and resource intensive - should plan on 60% of the budget for outreach. The plan is a starting point, not an end point.
   - Start with the vision, then goals, followed by policies, and finally programs.

2. **Partnerships, public participation and equity.** The RCP will only be successful if it is embraced by the eighteen cities and the County of San Diego. If the plan contains “sticks” will this be possible to do? How do we involve the jurisdictions, the general public, and population segments that we have not effectively reached in the past, in the development of the plan so they feel a sense of ownership, and therefore support its adoption and implementation?
Two jurisdictions in the San Diego region, the City of San Diego and the County of San Diego, prepare their plans at the community level. Combined, the region has nearly 100 adopted general and community plans. The City and County of San Diego and the City of Chula Vista are updating their general plans with the involvement of the general public. SANDAG feels that the RCP will only be successful if the general public understands, embraces, and advocates for the plan. How can SANDAG involve the general public on a regional scale, without confusing them as to the purpose of the plan versus their jurisdiction’s general plan? How can SANDAG involve new players, such as tribal representatives, ethnic minorities, Baja California residents, and others?

- Explain better why we are doing an RCP, and what it means.
- Explain better what’s in it for the jurisdictions and the public.
  - What are their expectations?
  - What are their demands?
  - Can the RCP meet them?
- Need to be able to measure results.
- An RCP could address inter-jurisdictional conflicts.
- A true regional plan needs teeth.
- “Comprehensive” would include healthcare, public safety, etc. Should concentrate on specific targets, such as transportation, housing, infrastructure.
- Different people have different concerns and issues e.g., urban, suburban, rural. RCP cannot be all things to all people. Concentrate and focus most outreach on urban and suburban.
- Don’t need extremely broad public participation, because most people don’t care. Concentrate on the interest groups, who are the real stakeholders, but don’t leave any out. Include all 3-E groups.
- “Sometimes carrots get big enough to be sticks.”

3. Defining the region. Some of the region’s traffic problems are caused by the jobs/housing imbalance between the San Diego region, and communities in Riverside and Tijuana, Mexico. The San Diego region is job rich – housing poor; there are more affordable housing opportunities along our borders. How do we address this imbalance in a regional plan that will be adopted by the SANDAG Board of Directors but may not be acted upon by our surrounding counties or Baja California?

The last several years have seen a steady increase in interregional and international commuting. More people are opting to live in Riverside County or Baja, while keeping their jobs here. The magnitude of interregional commuting will depend largely on the characteristics of future land uses within the region and in neighboring areas. How do we accommodate the needs of the people who live and/or work in the region?

- Define the region based on purpose: analysis, policy or implementation.
- Define the region based on subject: urban form, housing, environment, economics, borders. Each subject will require its own region.
- Define subregions as urban, suburban, rural, and inter-region. Policies will be unique to each subregion.
- Develop subregional “cooperatives” where jurisdictions can plan together, achieve community character and urban form objectives, and identify new opportunities where there are now no choices.
- Include a data chapter which describes the unique nature of each subject and subregion.
4. **Affordable housing.** The lack of affordable housing has become the number one public policy issue in the San Diego region. SANDAG does not have the authority to mandate the construction of affordable housing. How can the RCP facilitate and/or encourage local jurisdictions to increase the supply of housing and assure its affordability?

The projected future growth for the region cannot be accommodated within the framework of current plans and policies. Not enough land has been planned for residential use to support the expected increases in both population and jobs. There is an imbalance between housing and employment capacity. Current plans allow for far more growth in employment than housing, contributing to higher housing costs and an increase in the amount of persons per household. In addition, existing densities in the cities are low, and planned densities on currently-vacant land are even lower. This pattern contributes to sprawl and precludes the implementation of an efficient transit system. How do we supply enough housing in existing neighborhoods (infill/redevelopment opportunities) in relation to new jobs and how do we locate new housing close to existing and planned jobs and transportation networks?

- Create a “tool box” of solutions for the jurisdictions; include money, financing opportunities, policy direction, sample ordinances, best practices, programs, incentives, and penalties.
- Set up a regional housing trust fund and a regional housing foundation.
- Involve financial institutions, community groups, and businesses to help achieve broad-based support for housing.
- Use transportation funds as an incentive to get housing built.
- Accept the fact that some smaller cities with higher housing costs may never provide affordable housing, but that they should provide funding or contribute in some way to getting it built in neighboring jurisdictions.
- Fiscal reform is key to providing affordable housing. SANDAG is in a unique leadership role to try and do this on a regional basis.
- Provide needed infrastructure. Can't provide affordable housing without it.
- Education is key. Find ways to convince communities that affordable housing will not negatively affect them.
- Analyze local jurisdiction capacity for residential, look at potential changes in land use, for example, from commercial to residential.
- Consider regionally-consistent development standards to increase certainty of development process.

5. **Urban form and growth boundaries.** The San Diego region has embraced ecosystem planning; after ten years of planning, implementation of the multiple habitat conservation programs are underway. As the population of the region continues to grow, there is more and more pressure to develop housing and supportive infrastructure, such as more roads and freeways. How do we resolve conflicts between habitat protection and other regional needs such as housing and transportation?

SANDAG has analyzed various land use scenarios. Does the plan need to advocate for an urban growth boundary, despite our extensive ecosystem planning? Will an urban growth boundary result in less development in the back country and more investment in our urban areas?
Urban limit lines are a controversial concept. The San Diego region has the advantage of a regional preserve system which can serve the same purpose in a less divisive manner.

- Broadly define and commit to the following uses: community development areas, rural areas, agricultural areas, and open space areas. Agree to not amend the areas for five years.
- Develop implementation tools such as agricultural land trusts to preserve agriculture, and developer fees for regional “funding pools” if projects are below or above agreed-upon densities in community development areas.
- Capitalize on the urbanization occurring in downtown San Diego. Duplicate those efforts in other significant areas within the region.
- In order to promote more housing choices, redefine housing standards such as minimum lot sizes, housing types, etc.