

October 21, 2024

Andrea Schlageter, Chair
Community Planners Committee
Via Email to aeschlag@gmail.com

SUBJECT: COMMUNITY PLANNERS COMMITTEE LETTER OF CONCERN OVER DISCRIMINATORY CODE LANGUAGE

Dear Ms. Schlageter:

Thank you for your September 30, 2024 letter requesting that language in the San Diego Municipal Code related to the RS-1-2 zone in the Encanto and Southeastern San Diego Community Planning Areas be evaluated for fair housing consistency. Your attention to this matter is very appreciated. We agree that the code amendment at issue here that was adopted in 2020 is not an amendment that we support.

As you are aware, the Encanto and Southeastern San Diego Community Plans were last updated in 2015. Generally, parcels further from the trolley line were assigned lower land use densities, allowing for 0-4 dwelling units per acre. Several parcels in the Encanto Community Planning Area are zoned RS-1-2, which at the time, required a minimum lot size of 20,000 square feet. This continues to be the case for all parcels zoned RS-1-2 throughout the City, except in the Encanto and Southeastern San Diego Community Planning Areas (although the RS-1-2 zone does not exist in Southeastern San Diego).

In 2020, the 12th Update to the Land Development Code Phase 2 was adopted, which included an amendment that allowed parcels zoned RS-1-2 to have a minimum lot size of 5,000 square feet within the Encanto and Southeastern San Diego Community Planning Areas. It is our understanding that this change was intended to facilitate the planned land use of 0-4 dwelling units per acre by permitting larger lots to be subdivided into 5,000 square foot lots. However, it remains unclear to me why this application was not implemented citywide and why it was specifically applied to the Southeastern San Diego Community Planning Area, given that it contains no lots that are zoned RS-1-2.

This code amendment was brought forward and adopted before the City Planning Department established internal procedures to evaluate each proposed change to the Land Development Code for consistency with the City's climate and housing goals, including the City's commitment to affirmatively further fair housing. In all our Land Development Code Updates, the City Planning Department now evaluates each item for consistency with both the Climate Action Plan and the Housing Element, including the obligation to affirmatively further fair housing. Because we are not supportive of this prior amendment, we will evaluate it for potential amendment and look forward to continued engagement with the Community Planners Committee.

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Ms. Andrea Schlageter
Oct. 21, 2024

Sincerely,



Heidi Vonblum, Director
City Planning Department

HV/lb

cc: Honorable Mayor
Chris Ackerman-Avila, Senior Policy Advisor, Office of the Mayor
Kohta Zaiser, City Council Affairs Advisor, Office of the Mayor
Honorable Council President Sean Elo-Rivera
Honorable Council President Pro Tem Joe La Cava
Councilmember Jennifer Campbell, Council District 2
Councilmember Stephen Whitburn, Council District 3
Councilmember Henry L. Foster III, Council District, 4
Councilmember Marni Von-Wilpert, Council District 5
Councilmember Kent Lee, Council District 6
Councilmember Raul Campillo, Council District 7
Councilmember Vivian Moreno, Council District 8
Tait Galloway, Deputy Director, City Planning Department
Seth Litchney, Program Manager, City Planning Department
Liz Saidkhanian, Development Project Manager III, City Planning Department