

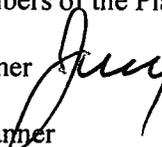
AGENDA NO. 6

DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

MEMORANDUM

DATE: June 22, 2009

TO: Honorable Chair and Members of the Planning Commission

FROM: Jerry Hittleman, City Planner 

BY: Amy Volzke, Principal Planner

SUBJECT: LEED STANDARDS AD HOC SUBCOMMITTEE RECOMMENDATIONS

The LEED (Leadership in Energy and Environmental Design) Standards Ad Hoc subcommittee of the Planning Commission (Vice-Chair Balma, Commissioner Bertheaud and Commissioner Martinek) met with staff on January 28, 2009, February 18, 2009, March 11, 2009, April 8, 2009, and June 8, 2009. The focus of the meetings was on educational research and implementation of energy efficient and environmentally sustainable design standards. Ms. Kristi Byers provided a formal presentation on LEED, green building design and building sustainability issues on April 9, 2009.

Over a six month period the subcommittee reviewed and deliberated on SANDAG's energy and environmental design guidelines contained in the draft "Designing for Smart Growth" document. The subcommittee members determined that the draft guidelines could be an invaluable tool and excellent starting point in addressing and promoting energy efficient/ environmentally sustainable development within the City. Suggestions for additions and refinements to the draft guidelines by subcommittee members were submitted to SANDAG for their consideration. Moreover, the subcommittee examined and discussed extensively issues related to the 2008 Green Building Code standards. Finally the subcommittee provided guidance to staff on public education/outreach efforts related to the subject matter (Green Building/ Sustainable Building Design brochure and web site).

Based on information provided to the subcommittee as well as their review and evaluation of SANDAG's draft "Designing for Smart Growth" guidelines and 2008 Green Building Code standards the subcommittee suggests the following for consideration by the Planning Commission:

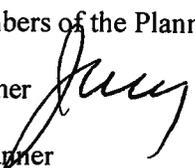
1. Recommend that the City Council adopt and direct staff to implement SANDAG's "Designing for Smart Growth" guidelines.
2. Recommend that the City Council direct staff to draft and implement a city-wide program to:
 - a. Educate, promote and incentivize the voluntary implementation of the 2008 Green Building Code for all private sector building development proposals.
 - b. Mandate implementation of the 2008 Green Building Code standards for all new Civic and publicly subsidized building development proposals.
 - c. Reward exceptionally designed energy efficient and environmentally sustainable development proposals that meet or exceed established industry metrics (LEED certification or comparable).

DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

MEMORANDUM

DATE: June 2, 2009

TO: Honorable Chair and Members of the Planning Commission

FROM: Jerry Hittleman, City Planner 

BY: Amy Volzke, Principal Planner

SUBJECT: **BUILDING DESIGN GUIDELINES AD HOC SUBCOMMITTEE
RECOMMENDATIONS**

The Building Design Guidelines Ad Hoc subcommittee of the Planning Commission (Vice-Chair Balma and Commissioner Bertheaud) met with staff on February 10, 2009, and March 11, 2009, and April 8, 2009. The subcommittee members kicked-off the discussion on building design guidelines by debating the effectiveness of design guidelines as a planning tool and specifically comparing: a) citywide, land use specific guidelines; b) guidelines that address sustainability and promote smart growth; and c) guidelines that are neighborhood area focused.

The subcommittee concluded that of the three types of guidelines that were discussed, those that address issues of sustainability and promote smart growth would be the most beneficial, as a starting point and as a supplement to guidelines that may already exist within certain areas of the City. Subsequently, the Ad Hoc subcommittee focused their attention in the review of the draft Designing for Smart Growth guidelines document that had been published by SANDAG. The subcommittee found that the draft guidelines addressed and provided direction on urban site design, building design, mobility, and environmental sustainability and would establish a great basis for project design review for Oceanside development proposals. Suggestions for additions and refinements to the guidelines were provided by subcommittee members to SANDAG for their consideration.

Based on deliberation and review/analysis of SANDAG's draft Designing for Smart Growth guidelines the subcommittee recommends the following for consideration by the Planning Commission:

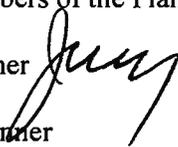
1. Recommend that the City Council adopt and direct staff to implement SANDAG's "Designing for Smart Growth" guidelines.
2. Projects proposing to exceed the base residential density or requesting deviations from established development standards should be evaluated in terms of their effort(s) to satisfy the Designing for Smart Growth guidelines (Smart Growth Scorecard or equivalent).

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

DATE: June 22, 2009

TO: Honorable Chair and Members of the Planning Commission

FROM: Jerry Hittleman, City Planner 

BY: Amy Volzke, Principal Planner

SUBJECT: **MIXED-USE AD HOC SUBCOMMITTEE RECOMMENDATIONS**

During FY 2008-2009 the Mixed-Use Ad Hoc subcommittee of the Planning Commission (Chair Troisi and Commissioner Parker) was primarily charged with the responsibility of reviewing the Coast Highway Vision and Strategic Plan mixed use guidelines. The subcommittee members met with staff on January 29, 2009, February 10, 2009, and March 5, 2009 and provided input on the draft document. In addition, the subcommittee reviewed SANDAG's draft "Designing for Smart Growth" guidelines – a set of guidelines that are intended to address and foster smart growth, mixed use, transit oriented, and sustainable development countywide.

The subcommittee endorsed the Draft Coast Highway Vision and Strategic Plan and provided comments to SANDAG on the draft "Designing for Smart Growth" document. The subcommittee found the "Designing for Smart Growth" document to be extremely comprehensive in addressing smart growth design issues, including mixed use, and determined that utilization of the subject guidelines citywide would not only promote mixed use and smart growth but would also greatly improve the overall quality of development projects. Furthermore, in reviewing mixed-use guidelines and policies of other jurisdictions, the subcommittee debated the pros and cons of regulating land use development ratios/percentages in mixed-use developments. Upon conclusion of deliberations on this matter it was determined that establishing a fixed percentage or ratio for residential and commercial uses in mixed-use developments would be inappropriate, as arbitrarily setting such number(s) would not likely yield the desirable economic and urban design results.

Therefore, based upon the above noted research and evaluation of mixed use development issues, The Mixed-Use Ad Hoc subcommittee recommends that the Planning Commission take the following action:

- Recommend that the City Council adopt and direct staff to implement SANDAG's "Designing for Smart Growth" guidelines