

Legislative Digest

November 16, 2007

Coastal Commission Approves Carlsbad Water Desalination Plant

Late last night, after 8 1/2 plus hours of testimony from local politicians, water agencies, business groups and citizens, the California Coastal Commission approved the Poseidon Resources Carlsbad Water Desalination Plant. The permit came with 23 new conditions, some added by the commission and others offered by Poseidon. Commissioner and San Diego City Councilman Ben Hueso urged the Commission to support the project, saying that the plant is badly needed with our imported water supplies in jeopardy. Contact: [Scott Molloy](#)

San Diego Approves Long-Awaited Density Bonus Ordinance

On November 7th, after more than three years of hearings and revisions, the San Diego City Council voted 5-1 to approve a [density bonus ordinance](#) for private development projects. Projects that elect to include affordable housing or donate land for affordable housing are eligible for a density bonus and up to three development incentives, proportional to the amount of affordable housing they are proposing to include. The city's ordinance goes beyond the state mandated ordinance by including a bonus of 20% for projects which provide 10% of the units onsite as affordable to moderate income families, a provision which drew vocal opposition from community activists. Contact: [Matt Adams](#)

San Diego Approves City-Wide Recycling Ordinance

The San Diego City Council unanimously approved a mandatory [city-wide recycling ordinance](#) which would apply to all residents and businesses. New residential and commercial development projects will be required to incorporate designated recycling areas. The second reading of the ordinance will take place on November 13th. If passed, the ordinance will become effective on February 11, 2008, for multifamily projects of 100 units or more and commercial projects of 20,000 square feet or larger and January 1, 2009, for multi-family projects between 50 and 100 units and commercial projects between 10,000 and 20,000 square feet. Mixed-use projects will need to comply with the appropriate effective date based on whether the project is majority residential or majority commercial. Residential and commercial establishments which generate 6 cubic yards or less per week of solid waste are exempt from the ordinance. Contact: [Scott Molloy](#)



Carlsbad Approves Modest Changes to Village Development Standards

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he Carlsbad City Council approved an increase in the maximum permitted density for the Village Redevelopment Area from 23 units per acre to 35 units per acre. The council rejected other essential tools however including tandem parking and parking reductions for transit-oriented development projects. The changes return to the council for a second reading and adoption on November 20th. The changes will go into effect immediately outside the coastal zone. However, a Local Coastal Program amendment with Coastal Commission approval will be required before the changes are effective inside the coastal zone. Whether these changes are enough to stimulate development in the Village remains to be seen. There have been only two residential projects built in the Village since 1985 because the previous development standards for the Village did not make economic sense. While it is a step in the right direction, some question whether this situation will really change because the higher density is most likely not achievable without tandem parking as a tool. Contact: [Scott Molloy](#)

