

Association Legislative Highlights

The City of Chula Vista is refining its fee deferral program to improve processing efficiency and make it more user friendly to the building community. While Chula Vista had been the first city in San Diego County to implement a fee deferral program, it had morphed into a lengthy, bureaucratic process that required multiple reviews and legal analysis. The refined system cleans up the process to ensure that DIF will be deferred until final inspection or certificate of occupancy and will no longer require that the agreement be recorded against each property saving time and money. The fee deferral program has also been extended until December 2011.

San Diego County TDR Program

The San Diego County Planning Commission gave the green light to an equity mechanism program intended to compensate landowners who will be severely down-zoned as a result of the General Plan Update. The 'Transfer of Development Rights' program will allow property owners to sell the units they would otherwise lose under the new general plan to home builders seeking to increase densities in designated 'receiving sites' in the county. The county will develop a process for property owners to use in order to determine the number of actual units that could have been built on their property. Typically, the number of available units is less than the land designation after multiple environmental constraints are considered.

While identifying areas where units will be taken from - the trick will be to identify areas where the units can actually be placed. County staff will focus their attention on Campo and Borrego as 'receiving sites' but only after the General Plan Update is adopted by the Board of Supervisors.

Project applicants seeking to increase densities would have to go through a General Plan Amendment process and purchase the additional units through the TDR program.

The TDR program and General Plan Update now moves to the Board of Supervisors for consideration.

Substantial Conformance Review

The BIA successfully opposed changes to the city's SCR process at the City's Land Use & Housing Committee that voted to not change the city's current process. The changes sought by Councilwoman Donna Frye would have lengthened the project processing review period and posed a serious impediment to industry recovery efforts.

Santee Fee Deferrals

The city of Santee voted unanimously to craft a fee deferral program that postpones the payment of impact fees until the final inspection or certificate of occupancy.

