

7th Update/Central Urbanized PDO Amendments

Summary: The 7th Update to the Land Development Code included process changes to pet care related uses that were intended to apply citywide including the Central Urbanized Planned District. However, it was brought to staffs attention that the 7th Update ordinance (O-2012-1) did not include the necessary amendments to Chapter 15, Article 5. Therefore, on July 19, 2011, the City Council adopted a Resolution (R-2012-37) to initiate amendments to the Central Urbanized Planned District Ordinance to allow for the 7th Update process changes to be applied to the CUPDO zones and for minor corrections related to the reformat of the CUPDO Table 155-02C. The proposed ordinance will help simplify the process for various pet care related businesses that are designed and located to avoid detrimental impacts to surrounding properties.

Analysis: “Boarding kennels/pet day care” and “vet clinics/animal hospitals” are existing separately regulated uses that require a conditional use permit to operate in the CU-2 and CU-3 zones in the Central Urbanized Planned District. The proposed ordinance would allow these uses as limited uses in the CU-2 and CU-3 zones consistent with the regulations that apply to these use categories citywide. Meaning, facilities that operate completely inside of buildings with sound proofed construction would be permitted by right where they meet all regulations. Facilities with outdoor services (i.e. outdoor kennels/exercise areas) would be subject to a Neighborhood Use Permit to help minimize potential impacts via required permit conditions. The regulatory relief for these small businesses is expected to facilitate code compliance by making it easier for pet related businesses to locate in appropriate zones. (The code would continue to exclude these uses from residential zones.)

Public Review/Outreach: The Central Urbanized PDO applies to the following communities: City Heights, College Area, Eastern Area, Kensington-Talmadge, and Normal Heights. Staff contacted the planning group chairs in July 2011 to inform them of the need to initiate amendments to the Central Urbanized PDO through a separate ordinance and to offer to present the item at their next planning group meeting.

Multiple opportunities to participate and provide input were provided during the 7th Update adoption process (ordinance introduced July 19 and adopted August 2, 2011), including a widely distributed email blast/public comment period, and public meetings/hearings before the College Area Community Planning Group, Southeastern San Diego Community Planning Group, La Jolla Community Planning Group, Community Planners Committee, Technical Advisory Committee, Code Monitoring Team, Planning Commission, Land Use & Housing Committee, and City Council. Additional opportunities for public participation specific to the proposed CUPDO amendments will be provided via the Technical Advisory Committee and Code Monitoring Team meetings (August 10) and planning group meetings (August-September). The non-profit spay and neuter action project (SNAP) has been the main stakeholder in support of the CUPDO amendments. No input in opposition has been received.

Staff anticipates scheduling the Central Urbanized Planned District Ordinance amendments for an introduction hearing at City Council in late September with a second reading hearing to adopt the ordinance two weeks following the introduction hearing.