



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 10, 2013 **REPORT NO.** PC-13-108

ATTENTION: Planning Commission
Agenda of September 19, 2013

SUBJECT: **Process 5 - Amendment to the Mid-City Communities Planned District Ordinance (MCCPDO) for an Interim Height Limitation in the Uptown Community**

SUMMARY

Issue – Should the Planning Commission RECOMMEND for adoption by the City Council, an amendment to Chapter 15, Article 12, Division 2 of the San Diego Municipal Code, relating to the Mid-City Communities Planned District Ordinance?

Staff Recommendation:

RECOMMEND the proposed amendment for adoption by the City Council.

Code Monitoring Team Recommendation – On August 14, 2013, the Code Monitoring Team (CMT) voted 7-1-0 to recommend that the City Council approve a discretionary process for development proposals that exceed 55 and 65 feet with a sunset date in 2015 instead of another extension of the interim height ordinance, and that criteria for discretionary approval be presented to the Planning Commission and be brought back to the CMT (See Attachment 1).

Community Planning Group Recommendation – At the regularly scheduled and noticed planning committee meeting of June 4, 2013, Uptown Planners voted 13-1-1 (Chair abstaining) to recommend that the City Council approve an amendment to the Mid-City Communities Planned District for an Interim Height Ordinance that would end coterminous with the adoption of the Uptown Community Plan Update (See Attachment 2).

Environmental Impact – The proposed amendment is exempt from CEQA pursuant to Sections 15061(b)(3) and 15308 of the State CEQA Guidelines (See Attachment 3).

Fiscal Impact – None.

Housing Impact Statement – The request to amend the MCCPDO would not result in a loss of existing for-sale or affordable housing, the creation of additional units beyond what is currently allowed under existing regulations, or preclude the ability of meeting the minimum residential densities recommended in the Uptown Community Plan. The proposed amendment would likely result in multi-family development with smaller units and with multiple dwelling units per floor compared to existing development that have been built to the maximum building height allowed by the current zoning. The proposed amendment would still allow the maximum density of the base zone to be reasonably achieved and therefore would not preclude the use of affordable housing density bonus regulations.

BACKGROUND

On July 22, 2008, the City Council approved an amendment to the Mid-City Communities Planned District Ordinance (MCCPDO), also known as the “Interim Height Ordinance” (IHO) to address concerns expressed by the Uptown community related to establishing temporary maximum building height restrictions. According to members of the Uptown community, the IHO would provide relief from high-rise development that they considered out of scale with the existing character of the surrounding. Some members of the community had expressed that the current community plan, which was adopted in 1988, and associated zoning neither reflected the current sentiment of the community nor contributed to enhancing the quality of life of the Uptown community.

The IHO approved in 2008 restricted maximum building heights to 50 feet in Mission Hills and 65 feet in Hillcrest within areas in the Uptown Community where the existing zoning allowed maximum building heights from 150 feet to 200 feet (See Attachment 4). It also established a Process 4 discretionary approval process for development proposals south of Upas Street that would exceed 65 feet in height. Additionally, the 2008 IHO provided a 15-foot exception to the maximum building height limit in order to allow stairs for roof access, elevator overrides, mechanical screening, and sustainable development features. A sunset provision was also included in the 2008 IHO which limited the duration of the ordinance to 30 months and/or with the completion of the Uptown Community Plan Update, whichever occurred first, and provided the City Council with the ability to approve up to two 180-day extensions of the ordinance.

In 2011, City Council approved the two consecutive 180-day extensions provided for in the 2008 IHO and directed staff to return with a new IHO that would end coterminous with the Uptown Community Plan Update. Subsequently, the City Council approved another IHO in February of 2012 to coincide with the work on the Uptown, North Park, and Greater Golden Hill Community Plan Update which remained ongoing. However, the IHO that was approved did not include a provision that would make it coterminous with the completion of the community plan updates,

but instead was given a 2 year duration. The current IHO is set to expire on January 24, 2014. At that time, sections 1512.0203(c), 1512.0204(b), 1512.0205, and Figure 1512-03A of the IHO will be automatically repealed from the Code. The proposed amendment to the Mid-City Communities Planned District Ordinance would essentially continue the height restrictions and provisions of the existing IHO, but would expire when new zoning is brought forward concurrently with adoption of the community plan update. The new zoning which would implement the new community plan would replace the IHO on the thirtieth day after the final passage of the community plan update.

Since the adoption of the initial IHO, the community has been working openly and cooperatively on the community plan update and on issues related to building height and community character. As part of a multi-day charrette process associated with the Uptown plan update effort, community participants identified potential building heights for the Uptown community. It should be noted that the input received from the charrette did not necessarily reflect the building heights established in the IHO, as height input received from the community ranged from further height reductions in the Hillcrest neighborhood and increases in height in the Medical Complex neighborhood in the community. A preliminary density analysis was also conducted by staff to determine whether the building heights identified during the charrette process could be reasonably achieved and was presented to the community for input (See Attachment 5). During the review of the proposed plan update land use map, staff also introduced ideas related to building height such as identifying ministerial building height areas within the community, establishing building heights that would require discretionary review, as well as bonus heights for the provision of public parks, plazas, additional parking, etc. as a means of incentivizing building height which will be discussed and considered further during the ongoing community plan update process (See Attachment 6).

DISCUSSION

The proposed amendment to the MCCPDO would amend Chapter 15, Article 12, Division 2 of the San Diego Municipal Code, relating to the Mid-City Communities Planned District Ordinance. This proposal would essentially be the same as the MCCPDO amendment that was approved by the City Council in 2012 except for the sunset provision. In summary, the amendment would do the following (See Attachment 7):

1. Require a Mid-City Communities Development Permit in accordance with Process 4 for any structure south of the centerline of Upas Street which exceeds a building height of 65 feet in Area 'B' as shown on Figure 1512-03A, as depicted on Map C-928.
2. Require the decision maker to approve or conditionally approve a Mid-City Communities Permit for projects exceeding 65 feet in Area 'B,' if the decision maker finds that the proposed building height is appropriate because of the location of the site, existing neighborhood characteristics and project design including massing, stepbacks, façade compositions and modulations, material and fenestration patterns when considered together, would ensure the project's compatibility with the existing and intended character of Uptown, in addition to the general findings for Site Development Permits.

3. Restrict maximum buildings heights to 50 and 65 feet in Area 'A' north of the centerline of Upas Street as shown on figure 1512-03A, as depicted on Map C-928.
4. Maintain these provisions in the proposed amendment until new zoning ordinances necessary to implement the updated Community Plan are in effect.
5. Provide an exception to the provisions of the proposed amendment for projects *deemed complete* prior to the adoption of this ordinance.

Community Plan Analysis

The existing Uptown Community Plan designates the areas within the proposed height limitation area for Mixed-Use development at 44 to 110 dwelling units per acre, Commercial-Residential development at 44 to 110 dwelling units per acre, Very High Residential development at 73 to 110 dwelling units per acre and Office Residential development 44 to 73 dwelling units per acre (See Attachment 8).

The proposed amendment to the MCCPDO would not result in the amendment, modification, or change to the City of San Diego General Plan or the Uptown Community Plan. In addition, the proposed amendment would not change planned residential densities of any property within the Uptown community. The amendment's incorporation of a Process 4 approval process and strict height limit where they are applied would ensure discretionary review which would meet several objectives of the community plan for preserving the diverse and unique character of each neighborhood in the Uptown community, ensuring that development is compatible in character and scale, and preserving and enhancing the pedestrian scale and orientation within the Hillcrest neighborhood.

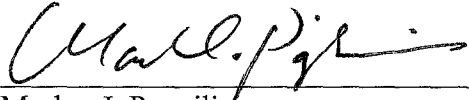
CONCLUSION

As discussed previously, City Staff is in the process of updating the Uptown Community Plan and MCCPDO to address land use policies and regulations such as those related to transportation and land use connections, historic preservation, urban design, etc. The proposed amendment would address the community's concerns over the compatibility of new development and ensure that during the community plan update process new development would not adversely affect the community's efforts in the creation of design objectives and the re-evaluation of the overall vision of the community.

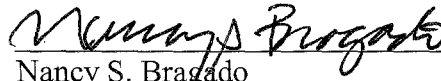
ALTERNATIVES

None.

Respectfully submitted,



Marlon I. Pangilinan
Senior Planner
Planning and Neighborhood Restoration



Nancy S. Bragado
Interim Deputy Director
Planning and Neighborhood Restoration

MIP/mip

- Attachments:
1. Code Monitoring Team meeting minutes of August 14, 2013
 2. Uptown Planners meeting minutes of June 4, 2013
 3. Environmental Exemption
 4. Uptown Interim Height Areas
 5. Preliminary Density Analysis
 6. Uptown Community Plan Update Building Height Discussion
 7. Draft Amendment to the Mid-City Communities Planned District Ordinance
 8. Uptown Community Plan Map

Land Development Code
Code Monitoring Team (CMT) Meeting Minutes
Wednesday · August 14, 2013 · 2:00 pm to 4:00 pm
Development Services Center (DSD) · Fourth Floor Training Room
1222 First Avenue, San Diego, CA 92101

CMT MEMBERS:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> John Ziebarth
American Inst. of Architecture | <input type="checkbox"/> Claude-Anthony Marengo
Community Member At-Large | <input type="checkbox"/> Katherine Godfrey
Assoc. of Environmental Planners |
| <input type="checkbox"/> Dan Wery
American Planning Assoc. | <input checked="" type="checkbox"/> Steve Silverman
Council of Design Professionals | <input checked="" type="checkbox"/> Marcela Escobar-Eck
Small Business |
| <input checked="" type="checkbox"/> John Leppert
American Society of Civil Engineers | <input checked="" type="checkbox"/> Sean Cardenas
Historic Resources | <input type="checkbox"/> Vacant
Business Owner at-Large |
| <input type="checkbox"/> Matt Adams
Building Industry Assoc. | <input type="checkbox"/> Jordan Marks
S.D. Assoc. of Realtors | <input checked="" type="checkbox"/> Joan Dahlin
League of Women Voters |
| <input type="checkbox"/> Neil Hyytinen
Chamber of Commerce | <input checked="" type="checkbox"/> Rebecca Michael
S.D. Bar Association | <input type="checkbox"/> Vacant
Sierra Club |
| <input checked="" type="checkbox"/> Guy Preuss
Community Member – CPC | <input checked="" type="checkbox"/> Molly Kirkland
SD County Apartment Assoc. | <input type="checkbox"/> Vacant
American Society of Landscape Architects |

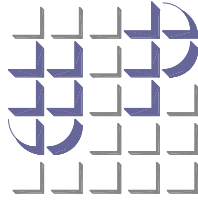
City Staff present: Tom Tomlinson, Cathy Winterrowd, Dan Normandin, Amanda Lee, Russ Gibbon, Marlon Pangilinan, Lucy Contreras, Karen Flaherty, Chris Larson

ITEMS:

1. Introduction of Tom Tomlinson, Interim Development Services Director
2. Non Agenda Comment- Guy Preuss- raised concerns with existing parking rate for affordable housing; Joan Dahlin- recommended that a housing advocate be added to the CMT membership; Marcela Escobar-Eck recommended that a home builder be added to the membership
3. Centre City PDO Amendments – Presentation by Lucy Contreras, Senior Planner, Civic San Diego (formerly Centre City Development Corporation) and Russ Gibbon, Economic Development regarding microbrew related amendments. Extensive CMT discussion. Handout provided by Russ Gibbon regarding range in size of alcohol for off-site sales. Item continued to September 11, 2013. (Escobar-Eck recused due to potential conflict of interest).
4. Uptown Interim Height Ordinance (IHO) – Presentation by Marlon Pangilinan, Senior Planner. Public comments from Walter Chambers, Ian Epley, and Sharon Gehl in opposition to an extension of the IHO as proposed. Handout provided by Ian Epley with potential criteria for use in a discretionary permit process instead of the IHO height limit, which he argued has essentially resulted in a no-growth building moratorium. Instead of recommending another extension of the IHO, CMT voted 7-1 (Preuss voting no,

Silverman not present for vote) to recommend that a discretionary option be provided for proposals to exceed the 55 ft and 65 ft height thresholds with a sunset date of December 15, 2015 (estimated date for community plan update), and that subsequent development proposals after the sunset date would be subject to the zoning and community plan in effect at the time. CMT recommended that criteria for discretionary approval be presented to the Planning Commission and brought back to CMT if there is time. A follow up motion passed 7-1 (Preuss voting no, Silverman not present for vote) to request that staff proceed with outreach to the property owners in the affected geographic areas.

5. Airport Land Use Compatibility Plan for San Diego International Airport (EIR and ALUCP document available for review and comment via Airport Authority through August 26, 2013) – Amanda Lee, Senior Planner made a brief announcement regarding the availability of the SDIA ALUCP EIR for public comment to the Airport Authority.
6. Amendments to the Previously Conforming Development Regulations- Amanda Lee, Senior Planner made brief comments regarding the beginning of a public outreach process to consider changes to the previously conforming section of the code. A quick timeline was set by the Council President to bring the topic at Community Planners Committee and schedule the item for LU&H this fall for policy discussion/direction. This is a complex issue and there was not time for a formal presentation or discussion. Item was continued to the September 11, 2013 meeting.



UPTOWN PLANNERS
MEMORANDUM OF MOTION
MOTION APPROVED ON JUNE 4, 2013
BY THE BOARD OF UPTOWN PLANNERS

Motion Approved By Uptown Planners on June 4, 2013:

The board of Uptown Planners considered the extension of the Uptown Interim Height Limitation at its June 4, 2013 meeting; approximately 100 individuals were in attendance; after hearing public comment and board discussion, the following motion was approved:

1. Uptown Planners supports the extension of the Uptown Interim Height Ordinance ("IHO") so that it is coterminous with the Uptown Community Plan update process, and will remain in effect until such time as the updated Uptown Community Plan is adopted and implemented.

Voting YES 13 Voting NO 1 Abstain 1 (non-voting chair)

Leo Wilson
Chair, Uptown Planners

NOTICE OF EXEMPTION

(Check one or both)

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT NO.: N/A

PROJECT TITLE: Amendments to the Mid-City Planned District Ordinance, Interim Height Limitation

PROJECT LOCATION-SPECIFIC: The amendments would apply within the Uptown Community within the City of San Diego.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Amendments to the Mid-City Planned Ordinance to establish an interim height limitation that would limit structures above a building height of 50 and 65 feet along specific portions of 5th Avenue, Robinson Avenue, University Avenue, and Washington Street north of Upas Street within the CN-1, CN-1A, CN-2A, and CV-1 zones, and above a building height of 65 feet along specific portions of 4th Avenue, 5th Avenue, and 6th Avenue south of Upas Street within CN-1A, NP-1, CV-1, and MR-400 zones of the Uptown Community. Where applicable a Process 4 review would be allowed for projects requesting to exceed the proposed height limitation. These amendments would remain in-effect until the adoption of the Uptown Community Plan Update.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: City of San Diego, Development Services Department, 1222 First Avenue, MS 401, San Diego CA, 92101. Contact Marlon I. Pangilinan, Senior Planner (619) 235-5293.

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
() DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
() EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
(X) CATEGORICAL EXEMPTION: 15308 ACTIONS BY REGULATORY AGENCIES FOR THE PROTECTION OF THE ENVIRONMENT
() STATUTORY EXEMPTION:
(X) OTHER: 15061(b)(3)

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an Initial Study which determined that the project would not result in significant environmental impacts and meets the criteria set forth in CEQA Sections 15308 and 15061(b)(3) (General Rule). Section 15308 allows regulatory agencies the ability to take actions to maintain, restore and protect the environment. It is anticipated that the amendment to the ordinance would reduce environmental impacts to visual quality, transportation, and air quality. Under the General Rule exemption projects that have no potential to impact the environment are not subject to CEQA. No construction or demolition would occur as part of this project and impacts to sensitive resources are not anticipated. Therefore, the project is exempt from CEQA and the exceptions listed in CEQA Section 15300.2 did not apply.

LEAD AGENCY CONTACT PERSON: JEFF SZYMANSKI

TELEPHONE: (619) 446-5324

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

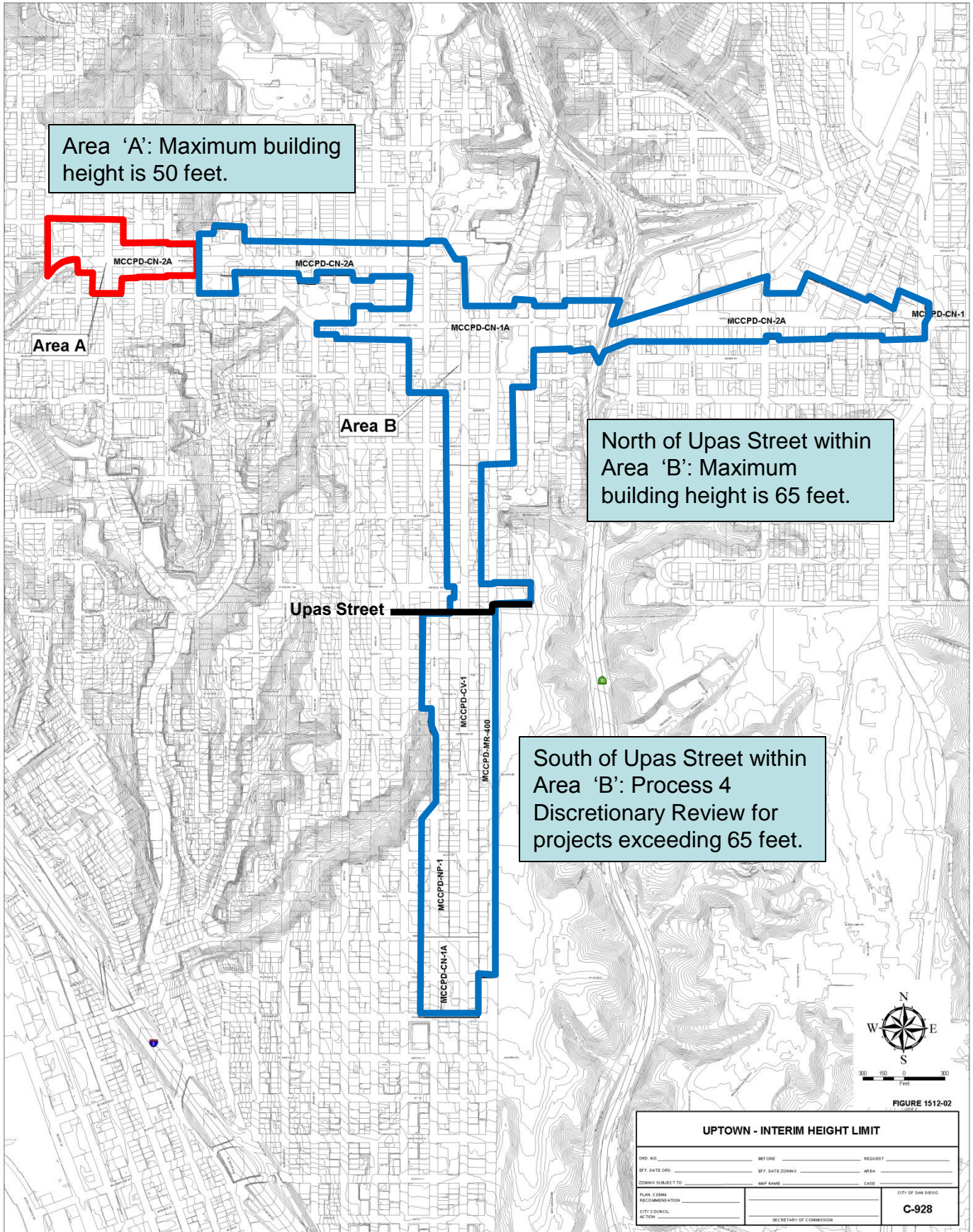
Handwritten signature: Jeff Szymanski / ASSOCIATE PLANNER
SIGNATURE/TITLE

November 16, 2011
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



Area 'A': Maximum building height is 50 feet.

Area A

Area B

North of Upas Street within Area 'B': Maximum building height is 65 feet.

Upas Street

South of Upas Street within Area 'B': Process 4 Discretionary Review for projects exceeding 65 feet.

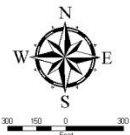


FIGURE 1512-02

UPTOWN - INTERIM HEIGHT LIMIT			
ORD. NO. _____	REF. _____	REQUEST _____	
BY DATE ORD. _____	BY DATE ZONING _____	AREA _____	
ZONING SUBJECT TO _____	IMP NAME _____	CASE _____	
PLAN COM. RECOMMENDATION _____		CITY OF SAN DIEGO	
CITY COUNCIL ACTION _____		SECRETARY OF COMMISSION	C-928

Building Height/Density Analysis Scenario #1

Subject Site	South Mission Hills – Goldfinch/Pennsylvania
Existing Zoning	MR-1000
Lot Area (sf)	1,4400sf
Lot Area (ac)	0.33ac
Lot Dimensions (approximate)	180'x80'
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Existing Zoning Density	1 dwelling unit per 1,000sf
Maximum Dwelling Units (DU's) based on lot area	14 DU's
85% of Max. DU's allowed by the zone	12 DU's
Existing Community Plan Land Use Designation and Density	Medium High Residential/ 29-44 du/ac
DU range allowed by existing Community Plan	10-15 DU's
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Floor Area Ratio (FAR)	0.75
Floor area allowed (sf)	10,800sf
Bonus Floor Area (1.00 max.)	9,744sf
Total Floor Area allowed w/bonus	20,544sf
Lot Coverage	0.40 Maximum
Area allowed by Lot Coverage (sf)	5,760sf
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Setbacks (feet)	
Front	10 feet
Interior side	6 feet
Street side	6 feet
Rear	15 feet (no alley)
Upper-story step back	3 feet from side above 2 nd story
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Existing Building Height (feet)	40feet/50feet where building is above enclosed parking (4-5 stories)
Alternate Building Height (feet)	30 feet (3 stories)

Aerial Location



Scenario #1: DU's p/Floor Calculations Based on Alternative Building Height (30 feet/3 stories)

Floor: 1st & 2nd

Developable Floor Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		5,130sf					
5,760sf	5,130sf	At 76%			At 81%		
		3898.8 sf			3739.7 sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		4	2	2	4	2	2
		Range of Potential DU's per floor:					2 to 4 DU's
		Total for Floors 1 & 2:					4 to 8 DU's

Floor:3rd

Developable Floor Area (sf) less upper-story step backs (331.5sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		4,798sf					
5,428.5sf	4,798sf	At 76%			At 81%		
		3646.4 sf			3886.3 sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		4	2	2	4	2	2
		Range of Potential DU's per floor:					2 to 4 DU's
		Total Floors 1, 2 & 3:					4 to 12 DU's (CP: 10 to 15 DU's)

Building Height/Density Analysis Scenario #2

Subject Site	Mission Hills – NE University/Falcon
Existing Zoning	MR-1000
Lot Area (sf)	8,833sf
Lot Area (ac)	0.20ac
Lot Dimensions (approximate)	127'x73'
Existing Zoning Density	1 unit per 1,000sf
Maximum Dwelling Units (DU's) based on lot area	9 DU's
85% of Max. DU's allowed by the zone	8 DU's
Existing Community Plan Land Use Designation and Density	Medium High Residential/ 29-44 du/ac
DU range allowed by existing Community Plan	6 to 9 DU's
Floor Area Ratio (FAR)	0.75
Floor area allowed (sf)	6,624.8sf
Bonus Floor Area (1.00 max.)	2,940sf
Total Floor Area allowed w/bonus	9,564.8sf
Lot Coverage	0.40 maximum
Area allowed by Lot Coverage (sf)	3,533.2sf
Setbacks	
Front	10 feet
Interior side	-
Street side	6 feet
Rear	1 foot due to alley
Upper-story step back	3ft from side above 2 nd story
Alley Dedication	2.5 feet
Existing Building Height	40feet/50feet where building is above enclosed parking (4-5 stories)
Alternate Building Height	30 feet (3 stories)

Aerial Location



Scenario #2: DU's p/Floor Calculations Based on Alternative Building Height (30 feet/3 stories)

Floor: 1st & 2nd

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		2,850sf					
3,480sf	2,850sf	At 76%			At 81%		
		2,166sf			2,308.5sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		2	1	1	2	1	1
		Range of Potential DU's per floor:					1 to 2 DU's
		Total for Floors 1 & 2:					2 to 4 DU's

Floor: 3

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		2,676sf					
3,306sf	2,676sf	At 76%			At 81%		
		2,274sf			2,167.5sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		2	1	1	2	1	1
		Range of Potential DU's per floor: 1 to 2 DU's					
		Total Floors 1, 2 & 3:					3 to 6 DU's (CP: 6 to 9 DU's)

Building Height/Density Analysis Scenario #3

Subject Site	Mission Hills – NE Hawk/University
Existing Zoning	MR-1000
Lot Area (sf)	3,500sf
Lot Area (ac)	0.08ac
Lot Dimensions (approximate)	100'x35'
Existing Zoning Density	
Existing Zoning Density	1 dwelling unit per 1,000sf
Maximum Dwelling Units (DU's) based on lot area	4 DU's
85% of Max. DU's allowed by the zone	3 DU's
Existing Community Plan Land Use Designation and Density	
Existing Community Plan Land Use Designation and Density	Medium High Residential/ 29-44 du/ac
DU range allowed by existing Community Plan	2-4 DU's
Floor Area Ratio (FAR)	
Floor Area Ratio (FAR)	0.75
Floor area allowed (sf)	2,625sf
Bonus Floor Area (1.00 max.)	-
Total Floor Area allowed w/bonus	-
Lot Coverage	
Lot Coverage	0.40 maximum
Area allowed by Lot Coverage (sf)	1,400sf
Setbacks	
Front	10 feet
Interior side	6 feet
Street side	6 feet
Rear	15 feet due to no alley
Upper-story step back	3 feet from side above 2 nd story
Alley Dedication	-
Existing Building Height	
Existing Building Height	40feet/50feet where building is above enclosed parking (4-5 stories)
Alternate Building Height	30 feet (3 stories)

Aerial Location



Scenario # 3: DU's p/Floor Calculations Based on Alternative Building Height (30 feet/3 stories)

Floor: 1

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		1,380sf					
1,380sf	No elevators ADA 1 st floor	At 76%			At 81%		
		1,048.8sf			1,117.8sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		1	0	0	1	0	0
		Range of Potential DU's per floor:					1 DU

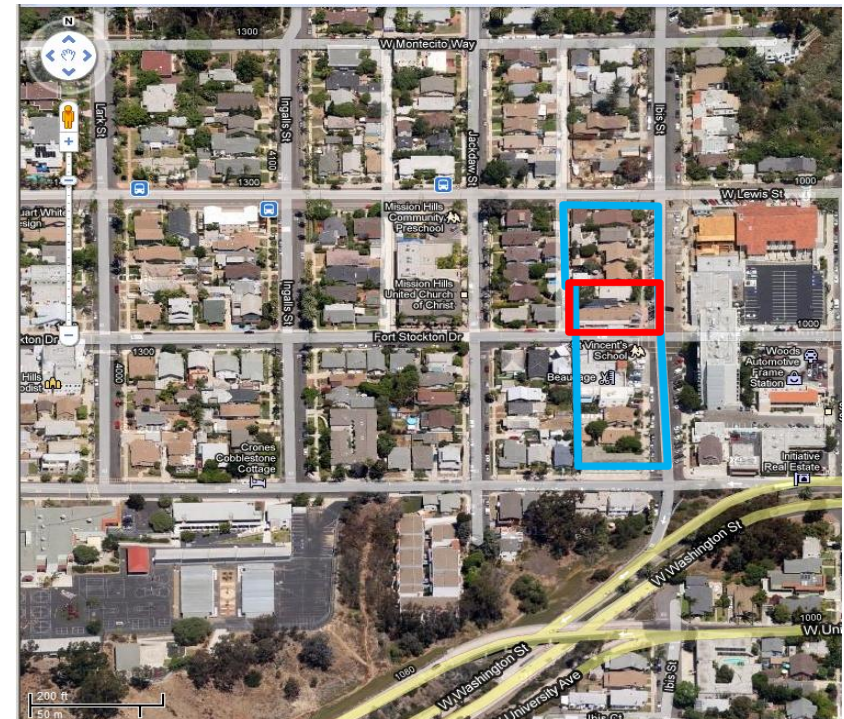
Floor:2

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		1,245sf					
1,245sf	No elevators ADA 1 st floor	At 76%			At 81%		
		946.2sf			1,008.4sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		1	0	0	1	0	0
		Range of Potential DU's floor:					1 DU
Total DU's for Floors 1 & 2:					2 DU's (CP: 2 to 4 DU's)		

Building Height/Density Analysis Scenario #4

Subject Site	Mission Hills – Ibis/Fort Stockton
Existing Zoning	CV-3
Lot Area (sf)	9,500sf
Lot Area (ac)	0.23ac
Lot Dimensions (approximate)	100'x95'
Existing Zoning Density	1 dwelling unit per 1,000sf
Maximum Dwelling Units (DU's) based on lot area	10 DU's
85% of Max. DU's allowed by the zone	9 DU's
Existing Community Plan Land Use Designation and Density	Commercial/Residential-Medium High 29-44 du/ac
DU range allowed by existing Community Plan	7 to 10 DU's
Floor Area Ratio (FAR)	0.50 maximum for commercial, none for residential in mixed-use
Floor area allowed (sf)	4,750sf
Bonus Floor Area (1.00 max.)	9,500sf
Total Floor Area allowed w/bonus	14,250sf
Lot Coverage	0.20 minimum
Area allowed by Lot Coverage (sf)	-
Alley Dedication	2.5 feet
Setbacks	
Front	-
Interior side	-
Street side	-
Rear	-
Upper-story step back	-
Existing Building Height	40feet/50feet where building is above enclosed parking (4-5 stories)
Alternate Building Height	30 feet (3 stories)

Aerial Location



Scenario # 4: DU's p/Floor Calculations per Alternative Building Height (30 feet/3 stories)

Floor: 2 & 3 (First floor taken up by commercial)

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		8,632.5sf					
9,262.5sf	8,632.5sf	At 76%			At 81%		
		6,560.7sf			6,992.3sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		8	5	4	8	5	4
		Range of Potential DU's per floor:					4 to 8 DU's
Total DU's Floors 2 & 3: 8 to 16 DU's (CP: 7 to 10 DU's)							

Floor:

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		At 76%			At 81%		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		Range of Potential DU's:					

Building Height/Density Analysis Scenario #5

Subject Site	Mission Hills – SW Hawk/ Fort Stockton
Existing Zoning	CN-2A
Lot Area (sf)	12,000sf
Lot Area (ac)	0.28ac
Lot Dimensions (approximate)	120'x100'
Existing Zoning Density	1 dwelling unit per 800sf
Maximum Dwelling Units (DU's) based on lot area	15 DU
85% of Max. DU's allowed by the zone	13 DU
Existing Community Plan Land Use Designation and Density DU range allowed by existing Community Plan	Commercial/Residential – Medium High/44-73 du/ac 12 to 20 DU's
Floor Area Ratio (FAR)	3.00 for mixed-use
Floor area allowed (sf)	36,000sf for commercial, none for residential
Bonus Floor Area (1.00 max.)	-
Total Floor Area allowed w/bonus	-
Lot Coverage	0.35 minimum
Area allowed by Lot Coverage (sf)	6,400sf minimum
Setbacks	Only if lot abuts residentially zoned properties
Front	-
Interior side	-
Street side	-
Rear	-
Upper-story step back	15 feet where building is \geq 36 feet abutting another property
Alley Dedication	-
Existing Building Height	150 feet
Alternate Building Height	35 feet

Aerial Location



Scenario # 5: DU's p/Floor Calculations per Alternative Building Height (35 feet/3 stories)

Floor: 2 & 3 (First floor taken up by commercial)

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		9,370sf					
9,900sf	9,370sf	At 76%			At 81%		
		7,121.2sf			7,589.7sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		8	5	4	9	5	5
		Range of Potential DU's per floor:					5 to 9 DU's
		Total DU's per Floors 2 & 3:				8 to 18 DU's (CP: 12 to 20 DU's)	

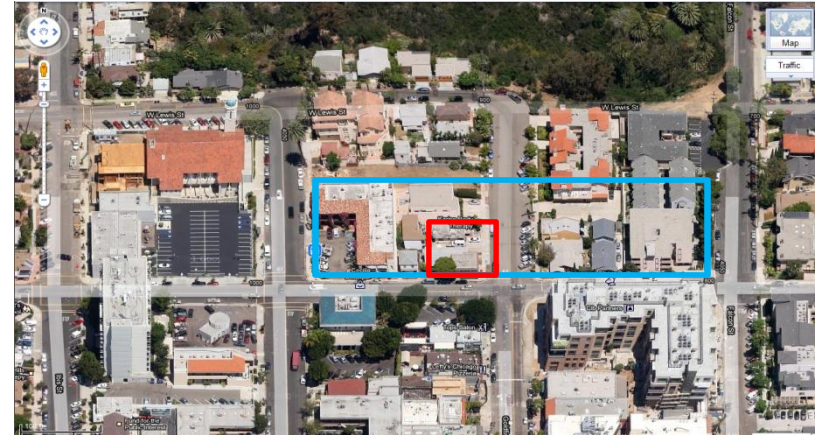
Floor:

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		At 85%			At 90%		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		Range of Potential DU's:					

Building Height/Density Analysis Scenario #6

Subject Site	Mission Hills – Goldfinch/Fort Stockton
Existing Zoning	CV-3
Lot Area (sf)	10,000sf
Lot Area (ac)	0.23ac
Lot Dimensions (approximate)	100'x100'
Existing Zoning Density	
Existing Zoning Density	1 dwelling unit per 1,000sf
Maximum Dwelling Units (DU's) based on lot area	10 DU's
85% of Max. DU's allowed by the zone	9 DU's
Existing Community Plan Land Use Designation and Density	Commercial/Residential – Medium High/29-44 du/ac
DU range allowed by existing Community Plan	7 to 10 DU's
Floor Area Ratio (FAR)	
Floor Area Ratio (FAR)	0.50 for commercial
Floor area allowed (sf)	for commercial, none for residential
Bonus Floor Area (1.00 max.)	5,000sf
Total Floor Area allowed w/bonus	15,000sf
Lot Coverage	
Lot Coverage	0.20 minimum
Area allowed by Lot Coverage (sf)	2,000sf minimum
Setbacks	
Setbacks	Only if lot abuts residentially zoned properties
Front	-
Interior side	-
Street side	-
Rear	-
Upper-story step back	-
Alley dedication	-
Existing Building Height	
Existing Building Height	40 feet/50 feet w/building over enclosed parking (5-6 stories)
Alternate Building Height	30 to 40 feet (3-4 stories)

Aerial Location



Scenario # 6: DU's p/Floor Calculations per Alternative Building Height (30-40 feet/3 to 4 stories)

Floor: 2 & 3 (First floor taken up by commercial)

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		9,370sf					
10,000sf	9,370sf	At 76%			At 81%		
		7,121.2sf			7,589.7sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		8	5	4	9	5	5
		Range of Potential DU's per floor:					4 to 9 DU's
		Total DU's floors 2 & 3:				8 to 18 DU's (CP: 7 to 10 DU's)	

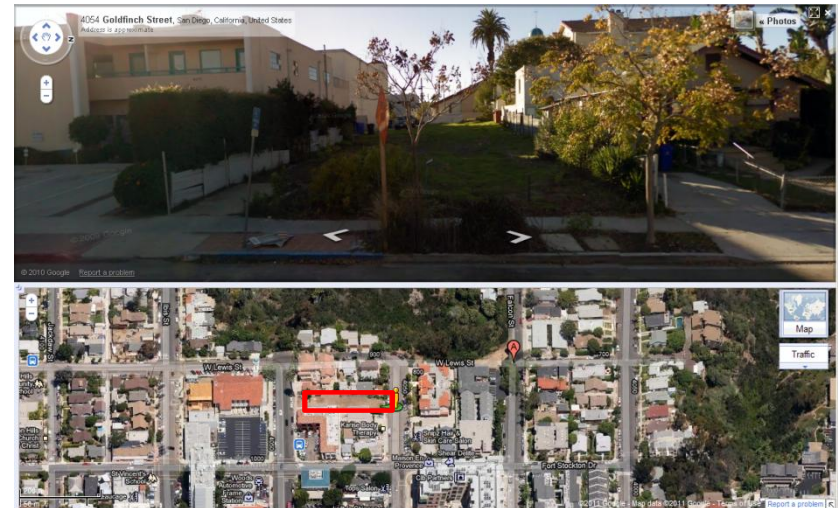
Floor:

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (3,200sf)	Livable Area (sf)					
		At 85%			At 90%		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		Range of Potential DU's:					

Building Height/Density Analysis Scenario #7

Subject Site	Mission Hills – Goldfinch/Hawk
Existing Zoning	MR-1000
Lot Area (sf)	10,000sf
Lot Area (ac)	0.23ac
Lot Dimensions (approximate)	200'x50'
Existing Zoning Density	
Existing Zoning Density	1 dwelling unit per 1,000sf
Maximum Dwelling Units (DU's) based on lot area	10 DU's
85% of Max. DU's allowed by the zone	9 DU's
Existing Community Plan Land Use Designation and Density	Residential – Medium High 29-44 du/ac
DU range allowed by existing Community Plan	7 to 10 DU's
Floor Area Ratio (FAR)	
Floor Area Ratio (FAR)	0.75
Floor area allowed (sf)	7,500sf
Bonus Floor Area (1.00 max.)	10,000sf
Total Floor Area allowed w/bonus	17,500sf
Lot Coverage	
Lot Coverage	0.40 maximum
Area allowed by Lot Coverage (sf)	4,000sf
Setbacks	
Front (2 fronts in this scenario)	10 feet
Interior side	6 feet
Street side	6 feet
Rear	-
Upper-story step back	3 feet from side above 2 nd story
Alley Dedication	-
Existing Building Height	
Existing Building Height	40 feet/50 feet w/building over enclosed parking
Alternate Building Height	30 feet (3 stories)

Aerial Location



Scenario # 7: DU's p/Floor Calculations per Alternative Building Height (30 feet/3 stories)

Floor: 1 & 2

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		3,330sf					
3,960sf	3,330sf	At 76%			At 81%		
		2,530.8sf			2,697.3sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		3	1	1	3	2	1
		Range of Potential DU's per floor:					1 to 3 DU's
		Total DU's Floors 1 & 2:					2 to 6 DU's

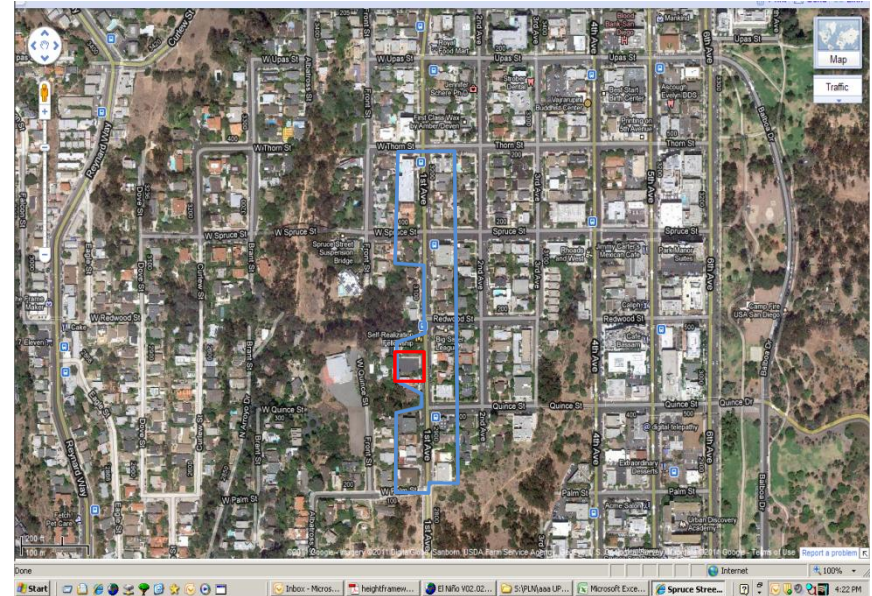
Floor: 3

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		2,790sf					
3,420sf	2,790sf	At 76%			At 81%		
		2,120.4sf			2,259.9sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		2	1	1	1	1.9 (2)	1
		Range of Potential DU's per floor:					1 to 2 DU's
		Total DU's Floors 1, 2 & 3:					3 to 8 DU's (CP: 7 to 10 DU's)

Building Height/Density Analysis Scenario #8

Subject Site	BankersHill/Park West – Redwood/1st
Existing Zoning	MR-1000
Lot Area (sf)	40,000sf
Lot Area (ac)	0.92ac
Lot Dimensions (approximate)	200'x200'
Existing Zoning Density	
Existing Zoning Density	1 unit per 1,000sf
Maximum Dwelling Units (DU's) based on lot area	40 DU's
MCCPDO DU Restriction	36 DU's
85% of Max. DU's allowed by the zone	34 DU's
Existing Community Plan Land Use Designation and Density	Residential – Medium High/ 29-44 du/ac
DU range allowed by existing Community Plan	27 to 40 DU's
Floor Area Ratio (FAR)	
Floor Area Ratio (FAR)	0.75
Floor area allowed (sf)	30,000sf
Bonus Floor Area (1.00 max.)	40,000sf
Total Floor Area allowed w/bonus	70,000sf
Lot Coverage	0.40
Area allowed by Lot Coverage (sf)	16,000sf
Setbacks	
Front	10 feet
Interior side	6 feet
Street side	6 feet
Rear	15 feet due to no alley
Upper-story step back	6 feet
Alley Dedication	-
Existing Building Height	
Existing Building Height	40 feet/50 feet w/building over parking
Alternate Building Height	30 feet (3 stories)

Aerial Location



Scenario # 8: DU's p/Floor Calculations per Alternative Building Height (30 feet/3 stories)

Floor: 1 & 2

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		13,295sf					
15,925sf	15,295sf	At 76%			At 81%		
		10,104.2sf			10,768.9sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		12	7	6	13	8	7
		Range of Potential DU's per Floor:					6 to 13 DU's
		Total DU's floors 1 & 2:					12 to 26 DU's

Floor: 3

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		13,195sf					
13,825sf	13,195sf	At 76%			At 81%		
		10,028.2sf			10,687.9sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		12	7	6	13	8	7
		Range of Potential DU's per floor:					6 to 13 DU's
		Total DU's floors 1, 2 & 3:					18 to 39 DU's (CP: 27 to 40 DU's)

Building Height/Density Analysis Scenario #9

Subject Site	Bankers Hill/Park West –Upas/3rd
Existing Zoning	NP-2
Lot Area (sf)	15,000sf
Lot Area (ac)	0.34ac
Lot Dimensions (approximate)	150'x100'
Existing Zoning Density	
Existing Zoning Density	1 unit per 1,000sf
Maximum Dwelling Units (DU's) based on lot area	15 DU's
85% of Max. DU's allowed by the zone	13 DU's
Existing Community Plan Land Use Designation and Density	Office-Residential Medium-High/ 29-44du/ac
DU range allowed by existing Community Plan	10 to 15 DU's
Floor Area Ratio (FAR)	
Floor Area Ratio (FAR)	0.75
Floor area allowed (sf)	11,250sf
Bonus Floor Area (1.00 max.)	15,000sf
Total Floor Area allowed w/bonus	26,250sf
Lot Coverage	
Lot Coverage	0.45 maximum
Area allowed by Lot Coverage (sf)	6,750sf
Setbacks	
Front	10 feet
Interior side	6 feet
Street side	6 feet
Rear	15 feet due to no alley
Upper-story step back	3
Alley Dedication	-
Existing Building Height	
Existing Building Height	40 feet/50 feet w/building over parking (4-5 stories)
Alternate Building Height	24 to 30 feet (2-3 stories)

Aerial Location



Scenario #9: DU's p/Floor Calculations per Alternative Building Height (24 to 30 feet/2-3 stories)

Floor: 1 & 2

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		6,085sf					
6,715sf	6,085sf	At 76%			At 81%		
		4,624.6sf			4,928.8sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		5	3	3	6	3	3
		Range of Potential DU's per floor:					3 to 6 DU's
		Total DU's Floors 1 & 2:		6 to 12 DU's (CP: 10 to 15 DU's)			

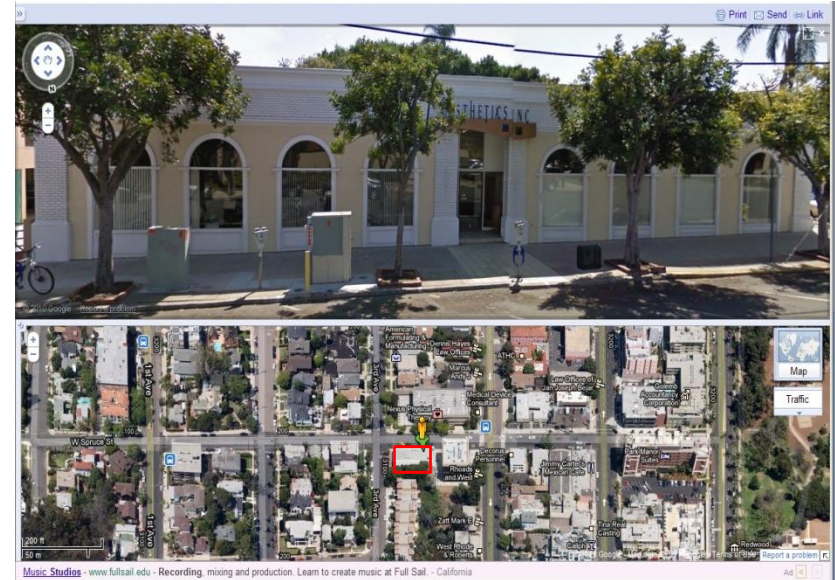
Floor:

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		At 85%			At 90%		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		Range of Potential DU's:					

Building Height/Density Analysis Scenario #10

Subject Site	Bankers Hill/Park West – 3 rd /Spruce
Existing Zoning	MR-1000
Lot Area (sf)	10,038.03sf
Lot Area (ac)	0.23ac
Lot Dimensions (approximate)	100.25'x100.13'
Existing Zoning Density	1 unit per 1,000sf
Maximum Dwelling Units (DU's) based on lot area	10 DU's
85% of Max. DU's allowed by the zone	9 DU's
Existing Community Plan Land Use Designation and Density	Residential-Medium High/ 29-44 du/ac
DU range allowed by existing Community Plan	7 to 10 DU's
Floor Area Ratio (FAR)	0.75
Floor area allowed (sf)	7,528.50sf
Bonus Floor Area (1.00 max.)	10,038.03sf
Total Floor Area allowed w/bonus	17,566.50sf
Lot Coverage	0.40 maximum
Area allowed by Lot Coverage (sf)	40,152sf
Setbacks	
Front	10 feet
Interior side	6 feet
Street side	6 feet
Rear	15 feet due to no alley
Upper-story step back	3 feet from side above 2 nd story
Alley Dedication	-
Existing Building Height	40 feet/50 feet w/building over parking (4-5 stories)
Alternate Building Height	24 to 30 feet (2-3 stories)

Aerial Location



Scenario # 10: DU's p/Floor Calculations per Alternative Building Height (24 to 30 feet/2-3 stories)

Floor: 1 & 2

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (3,200sf)	Livable Area (sf)					
		6,002sf					
6,632sf	6,002sf	At 76%			At 81%		
		4,561.5sf			4,861.6sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		5	3	3	6	3	3
		Range of Potential DU's per floor:					3 to 6 DU's
		Total DU's floors 1 & 2:				8 to 14 DU's (CP: 6 to 12 DU's)	

Floor:

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (3,200sf)	Livable Area (sf)					
		At 85%			At 90%		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		Range of Potential DU's:					

Building Height/Density Analysis Scenario #11

Subject Site	Hillcrest – Eastside of 4 th between Washington and University
Existing Zoning	CN-1A
Lot Area (sf)	40,500sf
Lot Area (ac)	0.93ac
Lot Dimensions (approximate)	300'x135'
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Existing Zoning Density	1 unit per 400sf
Maximum Dwelling Units (DU's) based on lot area	101 DU's
MCCPDO DU restriction	N/A
85% of Max. DU's allowed by the zone	86 DU's
Existing Community Plan Land Use Designation and Density	Mixed Use – Residential/ 73-110 du/ac
DU range allowed by existing Community Plan	68 to 102 DU's
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Floor Area Ratio (FAR)	-
Total Floor Area allowed w/bonus	-
Lot Coverage	-
Area allowed by Lot Coverage (sf)	-
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Setbacks	
Front	-
Interior side	15 feet
Street side	-
Rear	-
Upper-story step back	15 feet from 4 th Avenue
Alley Dedication	2.5 feet
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Existing Building Height	200 feet (20 stories)
Alternate Building Height	2 to 3 stories/100 feet (10 stories)

Aerial Location



Scenario # 11: DU's p/Floor Calculations per Alternative Building Height (2 to 3 stories/100 feet (10 stories)
 Floor: 2 – 9 (1st floor is taken up by commercial)

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (3,200sf)	Livable Area (sf)					
		32,575sf					
35,775sf	32,575sf	At 76%			At 81%		
		24,757sf			26,385.7sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		30	19	16	32	20	17
		Range of Potential DU's per floor:					16 to 30 DU's
		Total DU's per floors 2 & 3:					32 to 60 DU's
Total DU's per floors 2 through 9:					128 to 240 DU's (CP: 68 to 102 DU's)		

DU Range under Existing and Alternative Maximum Building Height Scenario

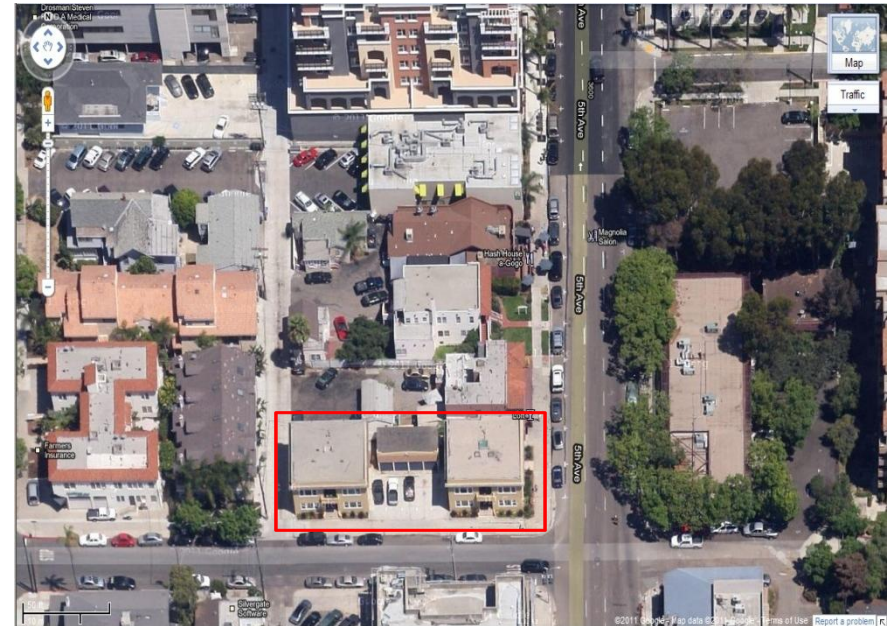
Existing Maximum Building Height	Alternative Maximum Building Height		
200 feet (20 stories)	2 stories	3 stories	100 feet (10 stories)
68 to 102 DU's	16 to 32 DU's	32 to 64 DU's	128 to 256 DU's

- A 2-story building would not meet the minimum density in the existing community plan
- A 3-story building could meet the mid-range of the DU's allowed in the community plan
- A 100-foot tall building (essentially 8 floors of residential with ground floor commercial (95') plus rooftop screening (5')) would meet the density in the community plan.
- Maximum DU would be restricted to 152 per

Building Height/Density Analysis Scenario #12

Subject Site	Hillcrest – NE Corner of Brookes/5 th
Existing Zoning	CV-1
Lot Area (sf)	27,000sf
Lot Area (ac)	0.62ac
Lot Dimensions (approximate)	200'x135'
Existing Zoning Density	
Existing Zoning Density	1 unit per 600sf
Maximum Dwelling Units (DU's) based on lot area	45 DU's
MCCPDO DU restriction	N/A
85% of Max. DU's allowed by the zone	36 DU's
Existing Community Plan Land Use Designation and Density	
Existing Community Plan Land Use Designation and Density	Commercial/Residential – High/ 73-110 du/ac
DU range allowed by existing Community Plan	45 to 68 DU's
Floor Area Ratio (FAR)	
Floor Area Ratio (FAR)	-
Floor area allowed (sf)	-
Bonus Floor Area (1.00 max.)	-
Total Floor Area allowed w/bonus	-
Lot Coverage	
Lot Coverage	-
Area allowed by Lot Coverage (sf)	-
Setbacks	
Front	-
Interior side	15 feet from northern property line
Street side	-
Rear	-
Upper-story step back	15 feet from 5 th and Brookes above 30 feet
Alley Dedication	2.5 feet
Existing Building Height	
Existing Building Height	150 feet (15 stories)
Alternate Building Height	60 feet, 70 feet & 100 feet

Aerial Location



Scenario # 12: DU's p/Floor Calculations per Alternative Building Height (60 feet (6 stories), 70 feet (7 stories) & 100 feet (10 stories))
 Floor: 1 (assuming an all residential project)

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (3,200sf)	Livable Area (sf)					
		21,312sf					
24,512sf	21,312sf	At 76%			At 81%		
		16,197.1sf			17,262.7sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		20	12	10	21	13	11
		Range of Potential DU's per floor:					10 to 21 DU's
		Total DU's floors 1 through 6:					60 to 126 DU's
		Total DU's floors 1 through 7:					70 to 147 DU's
Total DU's floors 1 through 10:					100 to 210 DU's (CP: 45 to 68 DU's)		

DU Range under Existing and Alternative Maximum Building Height Scenario

Existing Maximum Building Height	Alternative Maximum Building Height		
150 feet (15 stories)	60 feet (6 stories)	70 feet (7 stories)	100 feet (10 stories)
45 to 68 DU's	60 to 126 DU's	70 to 147 DU's	100 to 210 DU's

-Density range would be met for a building 60 feet high. Maximum density would be restricted to 152 per the MCCPDO

Building Height/Density Analysis Scenario #13

Subject Site	Hillcrest – SE Corner of University/Vermont
Existing Zoning	CN-2A
Lot Area (sf)	42,000sf
Lot Area (ac)	0.96ac
Lot Dimensions (approximate)	300'x140'
<hr/>	
Existing Zoning Density	1 unit per 800sf
Maximum Dwelling Units (DU's) based on lot area	53 DU's
MCCPDO DU restriction	N/A
85% of Max. DU's allowed by the zone	45 DU's
Existing Community Plan Land Use Designation and Density	Commercial/Residential – Medium High 44 -73 du/ac
DU range allowed by existing Community Plan	42 to 70 DU's
<hr/>	
Floor Area Ratio (FAR)	3.0 for commercial none for residential
Floor area allowed (sf)	126,000sf
Lot Coverage	0.35 minimum
Area allowed by Lot Coverage (sf)	14,700sf minimum
<hr/>	
Setbacks	Only if site abuts residentially zoned property
Front	-
Interior side	-
Street side	-
Rear	-
Upper-story step back	15 feet where bldg is \geq 36 feet abutting another property
Alley Dedication	2.5 feet
<hr/>	

Aerial Location



Existing Building Height	150 feet
Alternative Building Height	60 feet (6 stories) & 70 feet (7 stories)

Scenario #13: DU's p/Floor Calculations per Alternative Building Height (60 feet (6 stories) & 70 feet (7 stories))

Floor: 2 (1st floor taken up by commercial)

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (3,200sf)	Livable Area (sf)					
		36,700sf					
39,900sf	36,700sf	At 76%			At 81%		
		27,892sf			29,727sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		34	21	18	37	22	19
		Range of Potential DU's per floor:					18 to 34 DU's

Floor: 3, 4 & 5

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (3,200sf)	Livable Area (sf)					
		30,550sf					
33,750sf	30,550sf	At 76%			At 81%		
		23,218sf			24,745.5sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		29	17	15	30	19	16
		Range of Potential DU's per floor:					15 to 30 DU's
Total DU's for floors 3 through 5:					45 to 90 DU's		
Total DU's for floors 2 though 5:					63 to 124 DU's (CP: 42 to 70 DU's)		

Uptown Community Plan Update

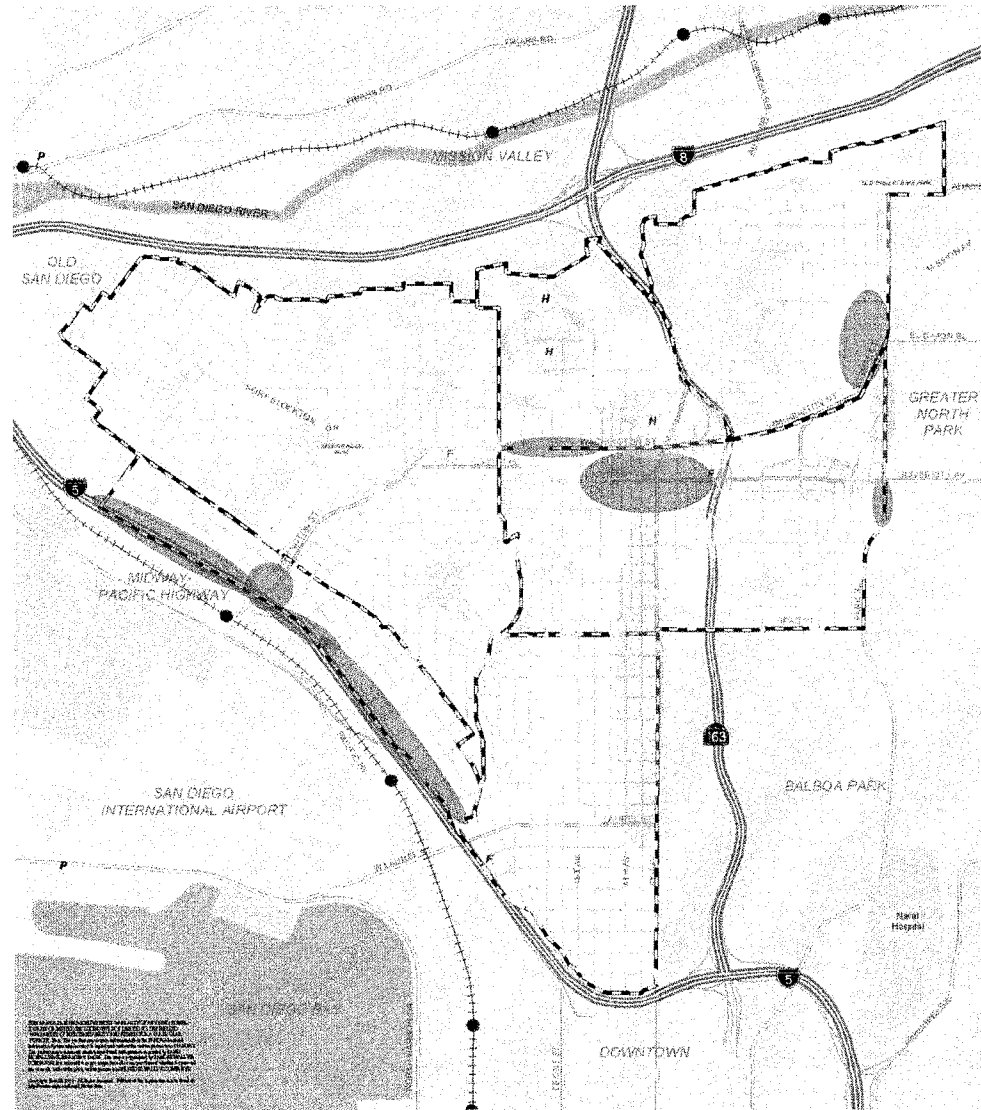
Building Height Discussion

Commercial Areas

September 3, 2012

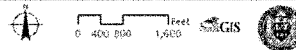
City Planning Staff Proposal:

- Select base heights that differ depending on neighborhood attributes (e.g. 45', 55', 65' ± , or variations).
- Allow for additional height through discretionary review. Increase (or eliminate) the 'dwelling unit' trigger for discretionary review in the adopted Mid-City Communities Planned District Ordinance (PDO). Height is more relevant to building size and form than number of dwelling units proposed.
- Identify areas suitable for towers (above 100') based upon prevailing development patterns and/or generous street widths. This would allow taller buildings up to the adopted zone height in areas where tall buildings exist.
- Allow additional height/floors as a bonus for providing public amenities (e.g. pocket parks, parking). The increased height would vary depending on neighborhood scale. The amenities would be provided within the commercial corridors identified as General Plan 'Villages'. An in-lieu fee could be considered where a project site is not in an optimal location for a public amenity.



LEGEND	Community Plan Boundary	Police Facility
	Park	Fire Station
	Open Space	
	Military Use	

Commercial Area Heights



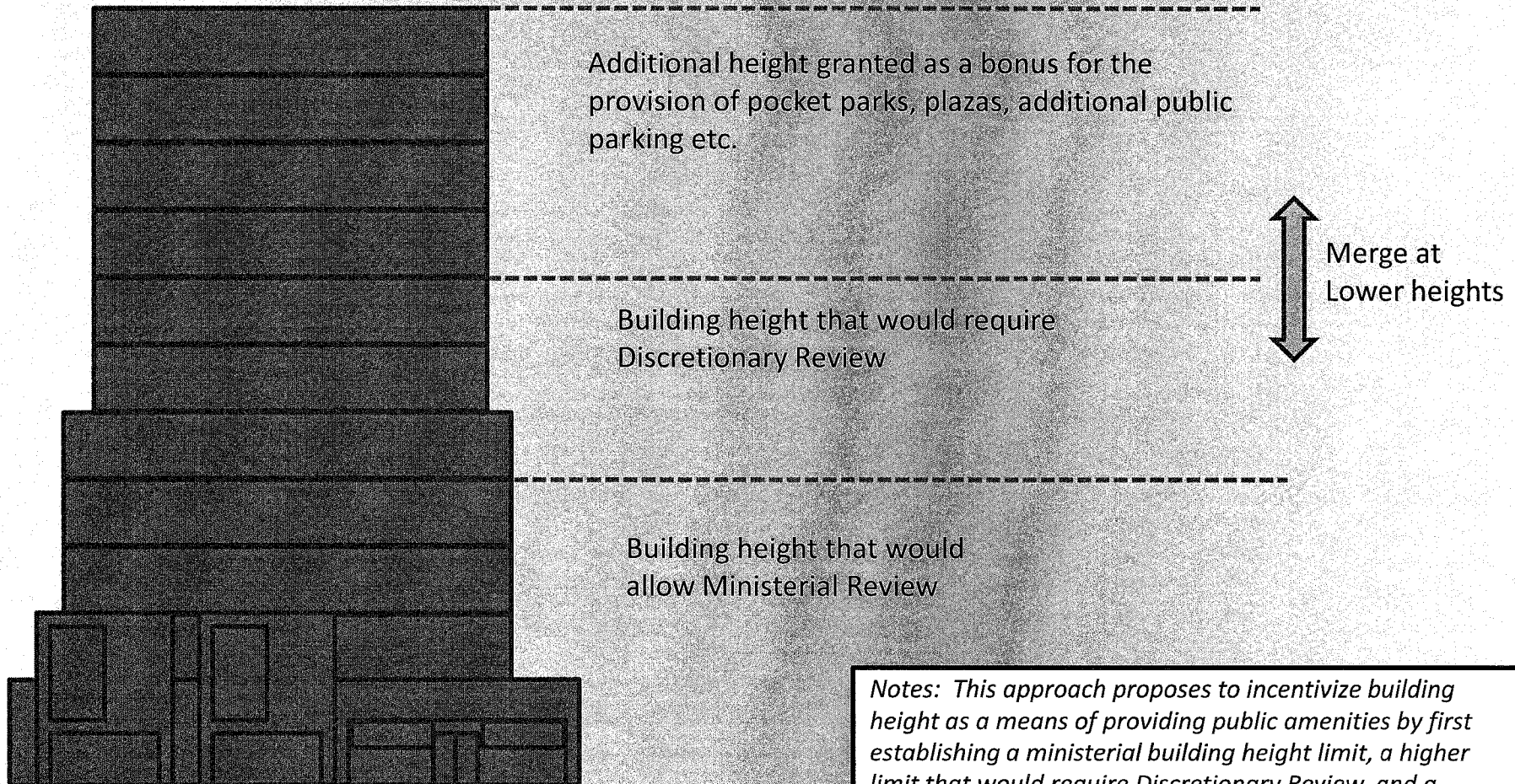
ATTACHMENT 6 Building Height Areas Upper Limit Ministerial Threshold

- 1 - 45 feet
- 2 - 55 feet
- 3 - 65 feet

Notes: This approach proposes ministerial height limits within areas based on initial public input and existing development and is subject to change. The proposed building height limits, including those for Discretionary Review and Height Bonuses, will require further evaluation and input.

Building Height Considerations

3 Components



Notes: This approach proposes to incentivize building height as a means of providing public amenities by first establishing a ministerial building height limit, a higher limit that would require Discretionary Review, and a bonus height.

Uptown Community Plan Update

Additional Design Proposals Related to Height

- Base heights selected for mixed-use buildings should allow floor-to-floor heights suitable for well-designed buildings. Establish a minimum height for ground floor retail and make allowances for building systems within office floors. The number of floors could be specified in addition to building heights to ensure appropriate design.
- Keep street wall requirement – The PDO requires a 15 foot setback at a height of 35 feet within various commercial zones. Actual heights can also be based on surrounding context or increased for wider streets.
- Establish height transitions based upon surrounding context. The urban design consultant, WRT, is recommending additional setbacks along shared property lines where only limited height increases (1.5-2 floors) above adjacent development would be allowed.
- Sky exposure setback: PDO recommends upper floor setbacks up to 15'. Evaluate and compare with the more common 45 degree angle above base height.
- Review Center City PDO for design standards related to tower spacing, building mass and shadow reduction. Review requirements from other cities.

(O-2014-XXX)

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 15, ARTICLE 12, DIVISION 2 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 1512.0203 AND 1512.0204, BY REPEALING AND ADDING NEW SECTION 1512.0205, AND BY REPEALING AND ADDING NEW FIGURE 1512-03A, ALL RELATING TO STRUCTURE HEIGHT LIMITS AND A PROCESS FOR MID-CITY COMMUNITIES DEVELOPMENT PERMIT REQUIREMENT WITHIN THE UPTOWN COMMUNITY PLAN AREA.

WHEREAS, the Uptown Community Plan was adopted on August 21, 1975 and amended on February 2, 1988 to provide land use policy guidance for the Uptown Community; and

WHEREAS, the Mid-City Communities Planned District Ordinance was adopted on January 21, 1986 and amended on May 30, 1989, to provide development regulations to implement the Uptown Community Plan; and

WHEREAS, the City Council approved an amendment to the Mid-City Communities Planned District Ordinance also known as the Interim Height Ordinance on July 22, 2008, limiting structure heights in specific areas in the Uptown community to 50 and 65 feet; and

WHEREAS, the Mayor's Office is in the process of updating the Uptown Community Plan and the Mid-City Communities Planned District Ordinance to address land use policies, transportation and land use connections, and regulations relating to urban design; and

WHEREAS, the update of the Uptown Community Plan and the Mid-City Communities Planned District Ordinance will result in a long-term design vision for the Uptown Community; and

WHEREAS, once the Uptown Community Plan's long term vision for the community has been developed, new zoning ordinances will be brought forward for approval to implement and be consistent with the updated Uptown Community Plan; and

WHEREAS, amendment of the Mid-City Communities Planned District Ordinance to implement an interim height limitation and design review process in those geographic areas where current height allowances may impact community character would benefit the community by providing an evaluation of compatibility with the existing community character during the Uptown Community Plan and Mid-City Communities Planned District Ordinance updates and would ensure consistency with the City's and communities' urban design objectives; and

WHEREAS, the adopted Uptown Community Plan contributes to the City's housing goals through residential density and Density Bonus regulations, and said regulations are not affected by implementation of this interim height limit; and

WHEREAS, generally, structures less than 50 and 65 feet in height in specified areas of the Uptown Community Planning Area are likely to be compatible in bulk and scale with existing development; and

WHEREAS, The City Council approved a second Interim Height Ordinance on February 8, 2012; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego as follows:

Section 1. That Chapter 15, Article 12, Division 2 of the San Diego Municipal Code is amended by deleting all Editor's Notes regarding amendments adopted by O-20144 N.S., effective April 13, 2012.

Section 2. That Chapter 15, Article 12, Division 2 of the San Diego Municipal Code is amended by amending Sections 1512.0203 and 1512.0204, by repealing and adding new section 1512.0205, and by repealing and adding new Figure 1512-03A, to read as follows:

Division 2: Permits and Procedures

§1512.0203 Mid-City Communities Development Permit

(a) through (b) [No change in text.]

Table 1512.02A

Mid-City Communities Development Permit Thresholds

[No change in text.]

(c) A Process Four Mid-City Communities Development Permit decided in accordance with Chapter 11, Article 2, Division 5 of the Land Development Code is required for development located south of the centerline of Upas Street in Area B, as designated on Figure 1512-03A, that includes structure height in excess of 65 feet, unless excepted pursuant to Section 1512.0205(b).

[Editor's Note: Amendments as adopted by O-

_____ N.S; effective _____ 2013,

shall sunset by operation of law upon the effective date of a zoning ordinance implementing the Uptown Community Plan Update, which shall occur on the thirtieth calendar day from and after final passage of such ordinance by the City Council, at which time Sections 1512.0203(c), 1512.0204(b), 1512.0205, and Figure 1512-03A shall be removed from the San Diego Municipal Code.]

§1512.0204 Findings for Mid-City Communities Development Permit Approval

(a) [No change in text.]

(b) Process Four Mid-City Communities Development Permit Findings. The Planning Commission may approve or conditionally approve a Process Four Mid-City Communities Development Permit as required by Section 1512.0203(c), if the Planning Commission determines that the application is complete and conforms with all City regulations, policies, guidelines, design standards, and density, and the Planning Commission makes all of the following findings:

(1) All of the findings required for a Process Three Mid-City Communities Development Permit approval in accordance with Section 1512.0204(a);

(2) All of the findings required for a Site Development Permit approval in accordance with Section 126.0504(a) of the Land Development Code; and

(3) The proposed structure height is appropriate because the location of the site, existing neighborhood character, and project design including massing, upper-story stepbacks, building façade composition and modulation, material and fenestration patterns when considered together, would ensure the development's compatibility with the existing character of the Uptown Community Plan Area; and

(4) The proposed development includes an additional benefit to the community, such park land or facilities, public space, affordable housing, or sustainable development features.

[**Editor's Note:** Amendments as adopted by O-

_____ N.S; effective _____

2013, shall sunset by operation of law upon the effective date of a zoning ordinance implementing the Uptown Community Plan Update, which shall occur on the thirtieth calendar day from and after final passage of such ordinance by the City Council, at which time Sections 1512.0203(c), 1512.0204(b), 1512.0205, and Figure 1512-03A shall be removed from the San Diego Municipal Code.]

§1512.0205 Structure Height Limits

- (a) The following structure height limits apply, unless an exception applies pursuant to Section 1512.0205(b):
 - (1) North of Upas Street. Development located north of the centerline of Upas Street shall not exceed a structure height of 50 feet in Area A or 65 feet in Area B, as designated on Figure 1512-03A.
 - (2) South of Upas Street. Development located south of the centerline of Upas Street shall not exceed a structure height of 65 feet in Area B, as designated on Figure 1512-03A, unless approved with a Process Four Mid-City Communities Development Permit in accordance with Section 1512.0204(b).
- (b) Exceptions to Structure Height Limits.

Where development would not otherwise exceed the applicable structure heights under Section 1512.0205(a), the following appurtenances causing the development to exceed the applicable structure height limits are not

subject to Section 1512.0205(a) provided the appurtenances do not exceed 15 feet in height, do not provide habitable space, and do not exceed 20 percent of the roof area:

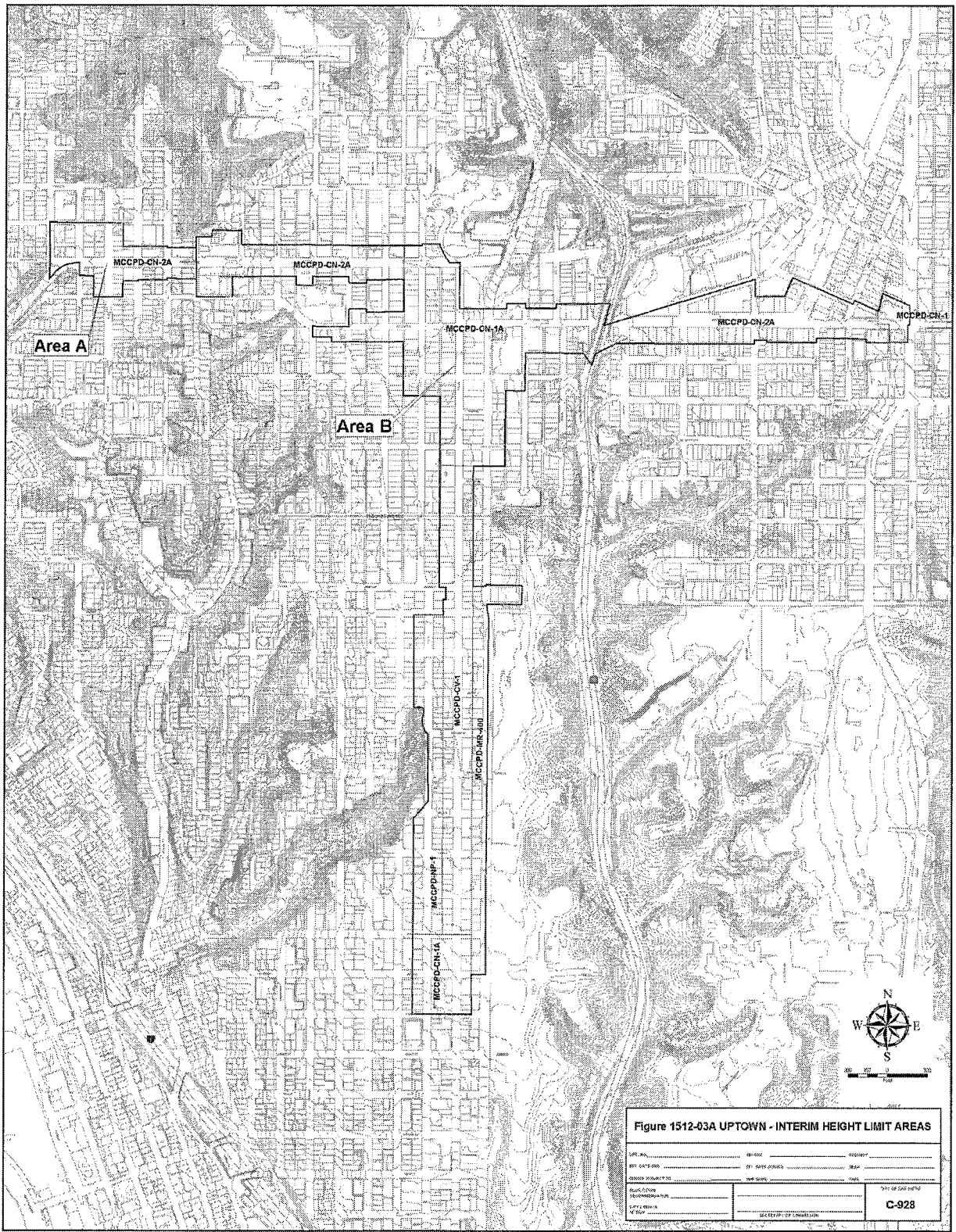
- (1) Stairs for roof access;
- (2) Elevator overrides, mechanical equipment and screening; and/or
- (3) Sustainable development features such as green roofs or solar power devices.

[Editor's Note: Amendments as adopted by O-

_____ N.S; effective _____ 2013,

shall sunset by operation of law upon the effective date of a zoning ordinance implementing the Uptown Community Plan Update, which shall occur on the thirtieth calendar day from and after final passage of such ordinance by the City Council, at which time Sections 1512.0203(c), 1512.0204(b), 1512.0205, and Figure 1512-03A shall be removed from the San Diego Municipal Code.]

Figure 1512-03A



Section 3. That a full reading of this ordinance is dispensed with prior to passage, a written copy or printed copy having been made available to the City Council and the public prior to the day of its passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its final passage and shall sunset by operation of law upon the effective date of a zoning ordinance implementing the Uptown Community Plan Update. At such time, Sections 1512.0203(c), 1512.0204(b), 1512.0205, and Figure 1512-03A shall be automatically repealed and removed from the San Diego Municipal Code.

Section 5. That a new ordinance will be introduced to implement the next updated Uptown Community Plan when the updated Uptown Community Plan is considered for approval.

Section 6. That permits shall not be issued for development that is inconsistent with this ordinance unless complete applications for the permits were submitted to the City prior to the effective date of this ordinance.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
Deputy City Attorney

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego,
at this meeting of _____.

ELIZABETH S. MALAND

City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

Mayor

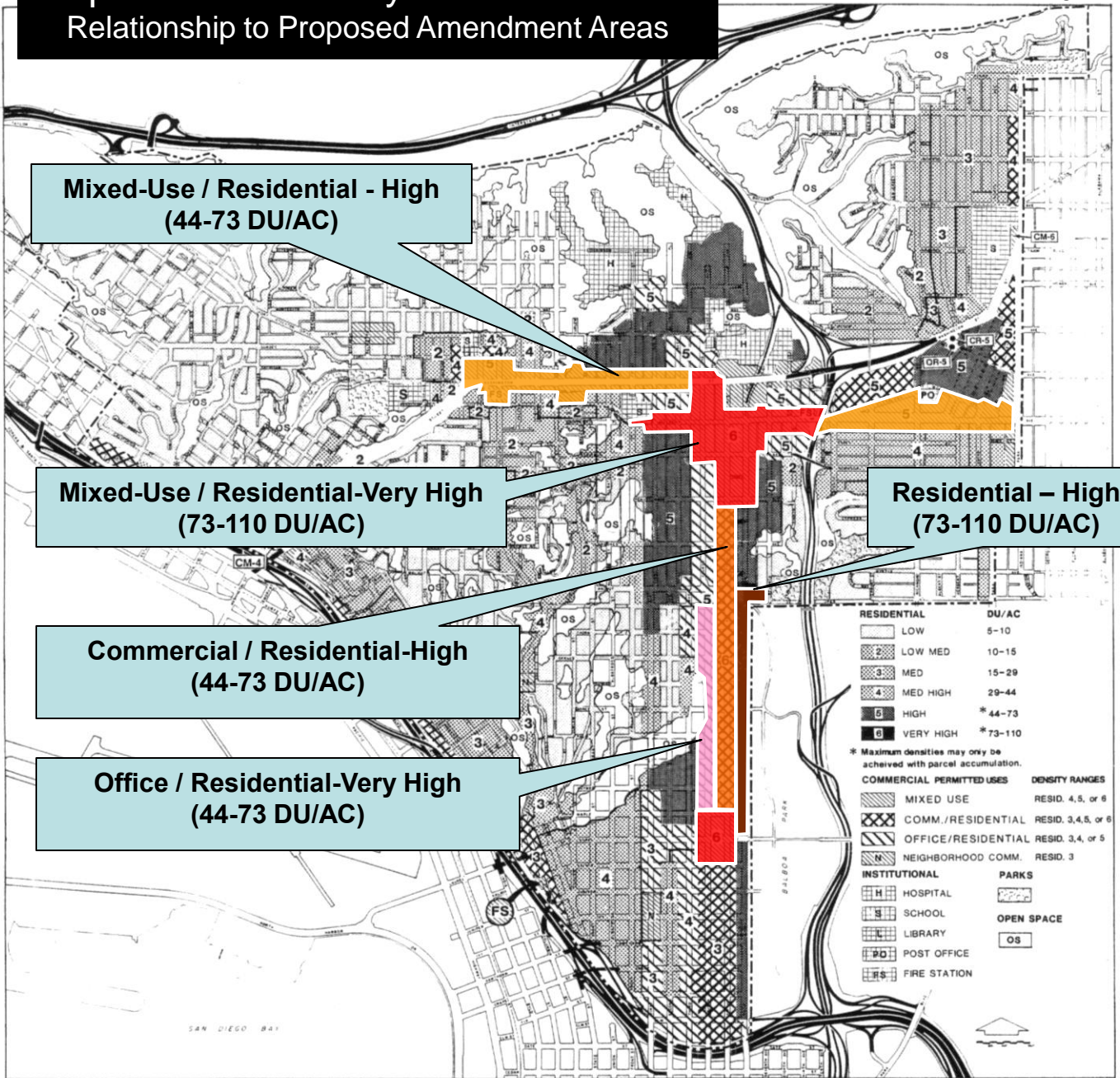
Vetoed: _____
(date)

Mayor

DR

Uptown Community Plan Land Use Relationship to Proposed Amendment Areas

ATTACHMENT 8



Note: (1) This community plan map is a schematic illustration of the proposals found in the accompanying plan text and the official display map, which should be consulted for more detail. (2) Should there be a conflict between this plan and any other plan located within the Uptown Community Plan document, this Plan shall prevail. (3) The following pages show this map at a larger scale.

