Item Number	Ordinance Name	Code Section(s)	Name of Item	Type of Amendment	Why is this amendment needed?	What would the amendment do?
1	General Zoning	156.0302	Definitions	Clarifications	Improve usability of the code by removing unnecessary definitions that are either (1) related to the former Redevelopment Agency and are no longer applicable or (2) are already defined elsewhere in the SDMC. Modifying definitions to address clarifications or renumbering in the code.	Deletes the following definitions: - Owner Participation Agreement (OPA) - Redevelopment Agency - Redevelopment Plan - Senior housing or senior unit - Transitional housing Modifications - Bonus floor area ratio - Design Review - Eco-roof - Receiving site - Sending Site
2	General Zoning	156.0306	Removing Non-Relevant References	Clarifications	This section currently: (1) Contains references the Citywide code related to Refuse and Recyclable Materials Storage Regulations, however updated regulations on this topic are now being added to the CCPDO, and (2) Contains a reference that is being deleted.	Removes references to the San Diego Municipal Code Refuse and Recyclable Materials Storage regulations and permit review process section which are being deleted.
3	General Zoning	156.0307	Land Use Districts	Corrections	The number of land use districts cited is incorrect.	Makes a correction to the number of land use districts in the Center City Planned Development Ordinance
4	General Zoning	156.0301(a)(1)-(6); 156.0311	Removing Non-Regulatory Language	Clarifications	To make the CCPDO a more user-friendly document. Policy language already exists in the Downtown Community Plan, therefore it is not necessary to repeat this in the CCPDO.	Removes policy language that is not regulatory in nature in the purpose and applicability section. This will help to streamline the CCPDO, thus making it easier for all users to read.

5	General Zoning	156.0303, 156.0309(e); Table 156-0309-A; 156.0309(e)(i)B)(iii); Figure K; Figure L	FAR Bonuses	Align Policy with the City's Climate, Equity and Housing Goals	Amendments are needed to the Density Bonus language to allow for the stacking of incentives, similar to what is allowed by the citywide Land Development Code for areas outside of the CCPD.	Aligns the FAR Bonuses in the CCPDO to more closely align with the citywide LDC by expressly stating that density bonus programs can be stacked. Update the correct reference for the definition for Bonus floor area ratio.
6	General Zoning	156.0304(a)	Administration	Clarifications	This section is repetitive and included language related to the City Manager's role that is implied and repetitive. It can be deleted to make the CCPDO a more user-friendly document.	Removes language that is repetitive and unnecessary related to city manager administration of planning and zoning within the Center City Planned District.
7	General Zoning	156.0304(b)(3)(C)(i); 156.0304(b)(3)(D); 156.0304(b)(3)(F)	Greenway Clarifications	Clarifications	To provide clarifications to assist in the interpretation of the Greenway regulations which were adopted as part of the 2021 LDC Update.	Provides clarification related to implementation-related questions which have come up during the first year of implementation of the new regulations.
8	General Zoning	156.0304(c)	Removing Repetitive Language related to the Citywide Land	Clarifications	To eliminate redundancy and make the Center City Planned Development Ordinance a more user-friendly document.	Removes language which is repeated in the San Diego Municipal Code related to Land Use Decision Processes.
9	General Zoning	156.0304(d); 156.0307(b)(12)	Public Facilities	Clarifications	Providing clarifying language to assist in the implementation of public projects.	Clarifies the public facilities exemption from development permits and the Park/Open Space Overlay description.
10	General Zoning	156.0306; 156.0310(j)	Refuse, Organic Waste, and Recyclable Materials	Regulatory Reform	To better-align with the citywide LDC regulations relating to Organic Waste and Recyclable Materials.	Amends Organic Waste and Recyclable Materials provisions, similar to the citywide Land Development Code.

11	General Zoning	156.0307(b)(1)-(2); 156.0309(b); 156.0310(c)(3)	Airport Land Use Compatibility Zone	Corrections	A correction is needed to reference the appropriate airport overlay zone consistent with amendments made in the 2021 LDC Update.	Deletes outdated language relating to the Airport Environs and Approach Overlay Zones and replaces it with corrected language referencing the Airport Land Use Compatibility Overlay Zone.
12	General Zoning	156.0307(b)(2)	Active Commercial Uses	Align Policy with the City's Climate, Equity and Housing Goals	To meet the policy objective of activating the streetscape, while providing additional flexibility for additional urban family-friendly housing.	In 2021 the CCPDO was amended to allow greater flexibility in the Employment Overlay Zone. This proposal would add similar flexibility to active commercial uses by allowing that a certain percentage of active ground floor uses can be met with residential uses, given certain criteria.
13	General Zoning	156.0307(b)(3)	CAC Design Guidelines	Clarifications	Additional clarification is needed on relationship between guidelines and regulations used for the Center City Planned District.	Clarifies how to apply guidelines when reviewing projects.
14	General Zoning	156.0308 Table 156-0308-A Footnotes	Clarify that Drive-Thrus are not allowed in the CCPDO	Clarifications	Drive-Through's are not currently allowed within the CCPDO, however questions regarding this come up on a regular basis, as there is no mention of drive-through's in the CCPDO.	Adds a footnote to Table 156-0308-A to provide clarification that drive-through's are not allowed within the CCPDO.
15	General Zoning	156.0308 Table 156-0308-A Footnotes	R&D and testing labs	Clarifications	As the office market has evolved over the past decade, there is rising demand for more flexible uses including R&D and lab space. This amendment will provide clarification that Research & Development and labs are allowed in the Office use category.	Replaces Footnote 9 in Table 156-0308-A with a new footnote to provide clarifying language that R&D and lab space are allowed within the office category.

16	General Zoning	156.0309(d)(1)(B)(v)	FAR Bonus on Underutilized Properties	Align Policy with the City's Climate, Equity and Housing Goals	To address the proliferation of surface parking lots, vacant and underutilized lots downtown.	Adds provisions to the existing density bonus language to further incentivize affordable housing on underutilized sites downtown.
17	General Zoning	156.0309(d)(2)	Update to Existing Downtown Urban Open Space Regulations	Align Policy with the City's Climate, Equity and Housing Goals	An amendment to the existing CCPDO Urban Open Space regulations is needed to better align with the recently-adopted Parks Master Plan	Adds language to the existing Downtown Urban Open Space regulations to incorporate the point system included in Appendix D of the Parks Master Plan.
18	General Zoning	156.0309(d)(3)	Update to Three-Bedroom Incentive Regulations	Align Policy with the City's Climate, Equity and Housing Goals	An amendment to the existing CCPDO Three-Bedroom Incentive regulations to diversify Downtown's housing stock by incentivizing the creation of more urban family-friendly homes.	Enhances the existing Downtown Three-Bedroom Incentive regulations to incentivize projects to include a higher percentages of 3+ bedroom units.
19	General Zoning	156.0309(d)(4)	Update to Eco-Roofs Incentive Regulations	Clarifications	Existing Eco-roofs regulations are complex and confusing and amendments are needed to provide clarity and simplify the implementation process.	Deletes the existing language and replace with more concise and simplified language.
20	General Zoning	156.0309(d)(5)	Update to Existing Downtown Employment Uses Incentive Regulations	Align Policy with the City's Climate, Equity and Housing Goals	An amendment to the existing CCPDO Employment Uses Incentive regulations to further incentive employment uses in Downtown San Diego.	Adds language to the existing Downtown Employment Uses Incentive regulations and development regulations and removes reference to Figure L, which is being deleted.
21	General Zoning	156.0309(d)(6)	Downtown Public Parking Incentive Program Deletion	Align Policy with the City's Climate, Equity and Housing Goals	Existing Downtown Public Parking Incentive Program has only been used once in over 15 years and is no longer aligned with current policy goals.	Removes the existing Downtown Public Parking Incentive Program.

22	General Zoning	156.0309(d)(6)	Downtown Child Care Facility FAR Incentive Program Addition	Align Policy with the City's Climate, Equity and Housing Goals	To align Child Care incentives to the CCPDO similar to updates that were made as part of the 2021 LDC Update.	Adds new FAR incentive program to incentivize Child Care Facilities Downtown.
23	General Zoning	156.0309(d)(8)(C) 156.0309(d)(8)(D) 156.0309(d)(8)(E)	Update to Existing Downtown Sustainable Building Incentive Program	Clarification	The existing CCPDO Sustainable Building Incentive Program regulations are complex and confusing, and need to be amended to provide clarity and simplify the implementation process.	Delete the existing language and replace it with more concise and simplified language.
24	General Zoning	156.0309(e)(1)(B)(i) 156.0309(e)(1)(C)	Reference to Figure K	Corrections	Figure K is no longer relevant as it does not reflect updated density bonus programs.	Removes reference to Figure K, as it is no longer relevant.
25	General Zoning	156.0309(f)(1); 156.0309(g)(1)- 156.0309(g)(7)	Update to Existing Downtown TDR Program	Align Policy with the City's Climate, Equity and Housing Goals	The existing CCPDO TDR Program has not been utilized as it is overly complex and restrictive. It is also outdated and does not reflect the citywide Parks Master Plan.	Deletes the existing language and replaces with more concise and simplified language and reflects the citywide Parks Master Plan.
26	General Zoning	156.0310(d)(1)(B)(i); 156.0310(d)(B)(viii); 156.0311(b); 156.0311(e)(1); 156.0311(h)(2)(D); 156.0313(a); 156.0313(f); 156.0313(g)(2)(A)-(B); 156.0313(h)(1)-(2);	Update to Development Regulations, Urban Design Regulations, Performance Standards and Parking Standards.	Clarifications	To provide clarity in the implementation process related to development regulations, urban design regulations, performance standards, and parking standards.	Deletes an outdated reference related to one existing development regulation, adds new language relating to another development regulation and provides clarifications to three urban design regulations, four parking standards and one performance standard.
27	General Zoning	156.0310(g)(4)	Personal Storage Requirement	Regulatory Reform	Updates are needed to align the CCPDO with changes made to citywide regulations as part of the 2021 LDC Update relating to personal storage.	Eliminates Personal Storage requirement, similar to the citywide Land Development Code.

28	General Zoning	156.0315(b)(3) 156.0315(b)(4) Table 156-0308-A	Brewery Regulation Consistency	Regulatory Reform	Provide consistency with the citywide LDC by amending the CCPDO brewery regulations to more closely align with the citywide LDC.	Aligns the review process for breweries with the citywide LDC regulations by making them a permitted use.
29	General Zoning	Figure F	Figure F - Building Height and Sun Access	Align Policy with the City's Climate, Equity and Housing Goals	Updating Figure F to provide consistency with height regulations across downtown.	Amends Figure F to apply consistent height regulations outside of the Coastal Zone and the Gaslamp PDO.
30	N/A	R-307481	FAR Bonus Program Correction	Corrections	Amend FAR Bonus Program Resolution to direct that the funding come to the City, rather than Civic San Diego.	Redirects funding collected from the FAR Bonus Program from Civic San Diego to the City of San Diego.
31	General Zoning	Table 156-0308-A Footnotes	Visitor accommodations in the RE zone	Clarifications	The RE zone currently allows up to 20% of the FAR to be non-residential uses. This would clarify that visitor accommodation uses are allowed within that 20%.	Adds Footnote 13 to Table 156-0308-A to clarify that visitor accommodation uses are allowed to occupy up to 20% of the FAR in the RE zone.