

2024 Land Development Code Update Public Workshop

City of San Diego City Planning Department

March 11, 2024

<https://www.sandiego.gov/planning/work/land-development-code>



@CityofSanDiego

Workshop Schedule

Introductions

Land Development Code (LDC) Basics

Citywide Proposed Amendments Overview

Downtown Proposed Amendment Overview

Q&A

Verbal Comments

What is the Land Development Code?



Code Organization

Section 143.1001



Associated Documents and Comment Portal



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A screenshot of the City Planning Department website. The page title is "Land Development Code Updates in Process". The main content area includes a paragraph about the LDC, a list of "2024 Citywide Amendments" and "2024 Downtown Amendments" with links to draft documents, and a "Get Involved!" section with a link to comment on draft documents. A red arrow points to the "Comment on the Draft Documents" link. The right sidebar contains a "Land Development Code Section" menu and a "Sign up to stay informed!" button.

City Planning Department Home About Us Initiatives & Ongoing Work Community Planning Public Hearings and Meetings News & Updates

Land Development Code Updates in Process

The Land Development Code (LDC) contains regulations for the development and use of property, including zoning, subdivisions and other related land use activities. The City Planning Department monitors and continually updates the code to simplify and streamline the permitting processes, assure compliance with state and federal regulations, eliminate unnecessary barriers, redundancies and contradictions, and align policy with the City's climate, equity, and housing goals.

For questions about LDC updates, please email developmentcode@sandiego.gov.

2024 Land Development Code Update

The 2024 LDC Update contains 94 items. There are 67 Citywide amendments and 27 Downtown amendments. The draft 2024 LDC Update is now available for review and public comment.

2024 Citywide Amendments

- [2024 LDC Update - Citywide List 1.25.24 Draft](#)
- [2024 LDC Update - Citywide Code Language 1.25.24 Draft](#)

2024 Downtown Amendments

- [2024 LDC Update - Downtown List 1.25.24 Draft](#)
- [2024 LDC Update - Downtown Code Language 1.25.24 Draft](#)

Get Involved!

Comment on the Draft Documents

We value your input. Comments on the draft 2024 LDC Update can be submitted [here](#).

Public Workshops

Initiatives & Ongoing Work

- [Initiatives & Ongoing Work Home](#)
- How We're Planning for...
 - [Homes & Jobs](#)
 - [Equity](#)
 - [Environment](#)
 - [Public Spaces](#)
- [What We're Working On](#)

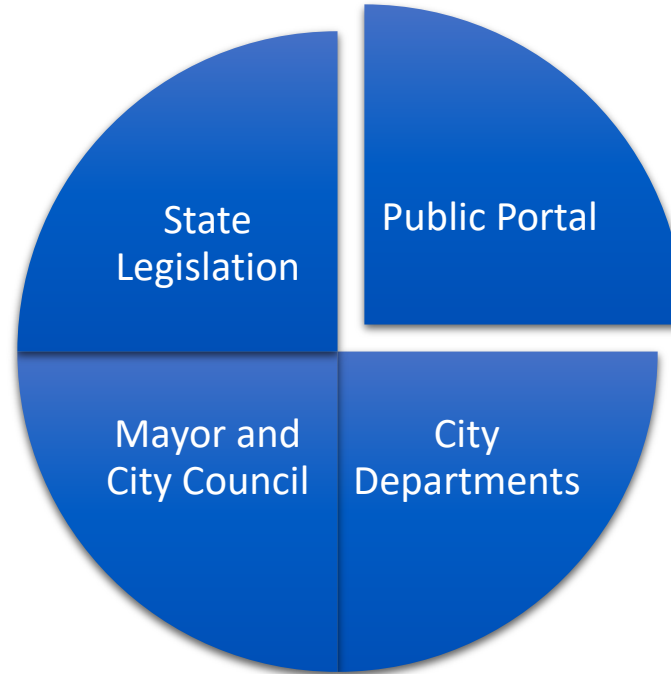
Land Development Code Section

Translation and Interpretation Services
Servicios de Traducción e Interpretación
Mga Serbisyonang Pagsasalín at Pagpakahulugan
翻译和口译服务
Các Dịch vụ Biên dịch và Phiên dịch
번역 및 특역 서비스

Sign up to stay informed!
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Code Update Request Process

≈ 200 submissions were evaluated



Public Portal Submissions

- Members of the Public
- Planning Groups
- Industry Professionals
- Advocacy Groups

2024 LDC Update Timeline



2024 Land Development Code Update

94 Proposed
Amendments

67 Citywide
Amendments

27 Downtown
Amendments

2024 LDC Update Summary – Citywide

Align Policy
with Climate,
Equity and
Housing
Goals (1)



Clarifications
(21)



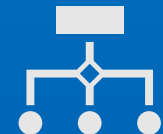
Compliance
with State
Law (9)



Corrections
(16)

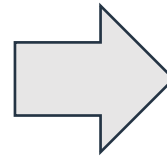


Regulatory
Reforms (20)



Sports Arenas and Stadiums (Item 1)

Updates regulations to incorporate multi-modal transportation to align with the Climate Action Plan



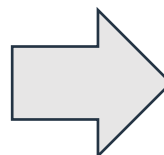
Adds active transportation regulations

Includes new design parameters for building and parking structures

Exempts sports arenas and stadiums from a Conditional Use Permit if within a specific plan

Visitor Accommodations (Item 9)

Visitor accommodations are permitted as a commercial use for stays up to 30 consecutive days. They are not to accommodate long term occupancies



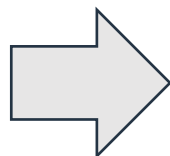
Adds additional clarification that visitor accommodations can only be used for stays of up to 30 consecutive days

Exempts SROs from the 30 day limitation

Aligns the use with California code standards

Complete Communities Housing Solutions – Pedestrian Circulation Space (Item 17)

Pedestrian circulation space requirements may conflict with the City's Street Design Manual

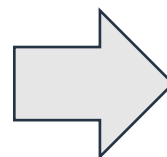


Requires an urban parkway of at least 14 feet in width

No change for smaller sites less than 25,000 square feet and they can continue to provide an infrastructure amenity in the lieu of the urban parkway

La Jolla Shores Planned District - Minor in Scope Development Criteria (Item 20)

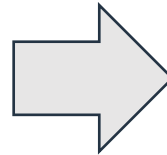
Clarifies what types of development are minor in scope



Codifies language from Information Bulletin 621, which clarifies the protocols used to determine if an addition is minor in scope

Child Care Facilities (Item 24)

SB 234 (Skinner -2019) requires that small and large family child care centers be allowed in any zone that allows residential development



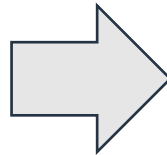
Allows small and large child care homes as a limited use in the RM-5-12 zone

Removes a prohibition within Commercial Visitor Zones in the Coastal Overlay Zone

Aligns small and large child care limited use regulations with CA Health and Safety Code

Accessory Dwelling Units (ADUs) – Front Yard Setback Development Regulations (Item 25)

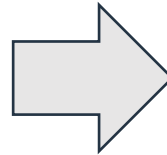
AB 2221 (Quick-Silva 2022) states that a front yard setbacks cannot be used to prohibit the construction of an ADU of 800 SF or less



Permits ADUs that are 800 square feet or less on a premises with an existing or proposed dwelling unit regardless of the front yard setback

Affordable Housing Regulations – 100% Affordable Projects (Item 27)

AB 2334 (Wicks – 2022) expanded state density bonus programs to include VMT efficient communities



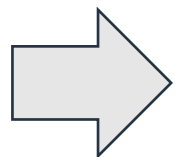
Creates more opportunities for building affordable homes

Updates affordable housing bonus programs to include Mobility Zone 3

Mobility Zone 3 is defined as a community planning area boundary with a VMT efficiency that is 85% or less of the regional average

Consolidating of Processing (Item 48)

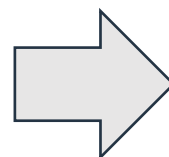
When a project requires multiple permits with different decision processes, the City combines them and takes them to the highest decision level, which may cause project delays



Allows flexibility by not combining public right-of-way vacations and public service easements with other development applications unless the applicant requests it

Exemptions from a Building Permit– Sidewalk Cafes (Item 51)

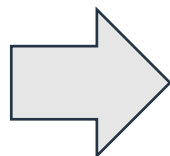
Sidewalk cafes with a barrier are required to obtain a building permit regardless of if the barrier impacts a path of travel



Exempts sidewalk cafes with barriers that do not impact a path of travel from requiring a building permit

Behavior Health Facilities (Item 52)

To address the homeless crisis, a streamlined process to develop facilities that can help people with mental illness and substance abuse disorders is needed



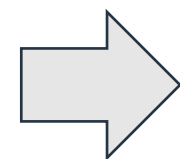
Supports fair housing

Residential Care Facilities for 7+ people in Multifamily and Commercial Zones – Change to Limited Use

Residential Care Facilities for 7+ people – CUP still required in Single Family Zones

Urgent Care Facilities (Item 55)

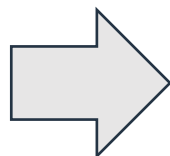
Requires a Neighborhood Development Permit to operate within commercial zones which is more restrictive than the mixed use zones



Reduces the process level for Urgent Care Facilities in commercial zones from a Neighborhood Use Permit to a Limited Use

Mixed Use Base Zones- EMX (Employment Mixed-Use) Zones (Item 56)

Residential development is limited on parcels zoned EMX with existing retail shopping centers

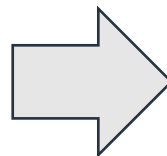


Increases the housing potential on EMX sites with an existing shopping center

Allows the primary use to be residential on parcels that are 5 acres or greater with at least 200,000 square feet of retail sales and/or restaurants

Community Plan Implementation Overlay Zone (CPIOZ) Alternative Compliance (Item 58)

Project permitting delays can occur for public right-of-way improvements due to the constraints of implementing individual developments along a corridor

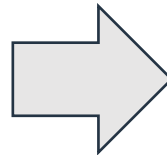


Allows for alternative compliance through the payment into a citywide infrastructure fund

Allowed if the City Engineer determines that the improvement would create undesirable drainage, traffic, or pedestrian circulation conditions

Monitored Perimeter Security Fence Systems (Item 61)

Existing regulations for fencing do not allow for Monitored Perimeter Security Fence Systems



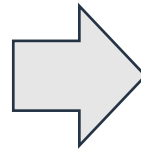
Adds design and general regulations

Allowed only in Industrial zones

A perimeter fence that is non-electrified is required in front of the electrified fence

Off-Street Loading Spaces – Research and Development Uses (Item 62)

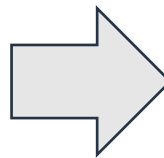
Research and Development does not need the same number of off-street loading spaces as other Industrial Uses



Reduces the required number of off-street loading spaces for Research and Development

Complete Communities Housing Solutions - Public Space Alternative (Item 63)

Implementing the promenade requirement has been challenging

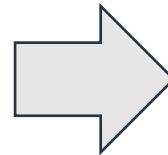


Replaces the installation of a promenade with a more flexible public space requirement

Promotes the construction of on-site public infrastructure

Child Care Facilities – Floor Area Ratio (FAR) Bonus (Item 67)

There is a growing need for child care facilities citywide. The existing child care FAR Bonus incentive needs to be applied to any zone that allows child care facilities



Expands the FAR bonus incentive to zones that allow for child care facilities

Allows for 10 square feet of additional gross floor area for each 1 square foot of gross floor area

No change to setbacks and height regulations of the zone. Facilities must maintain Educational Group occupancy for 10 years

2024 LDC Update Summary – Downtown

Align Policy
with Climate,
Equity and
Housing
Goals (6)



Clarifications
(5)



Compliance
with State
Law (2)



Corrections
(7)

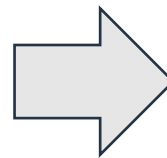


Regulatory
Reforms (7)



Downtown: Base District Use Regulations - Ground Floor Residential Conversions (Item 4)

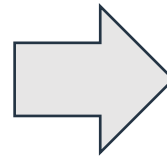
Downtown currently allows conversion of residential to employment uses by right, but it is unclear whether that applies to certain overlay districts that require ground floor commercial uses



Clarifies that ground floor commercial spaces can be converted to residential by right in the Neighborhood Commercial District and Main Street and Commercial Street Overlays if they are restricted to Middle Income (150% AMI)

Downtown: Active Commercial Uses Floor Area Ratio (FAR) Exemption (Item 5)

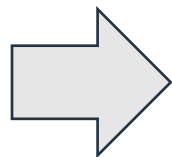
An existing FAR exemption for commercial uses encourages the development of active commercial storefronts on main streets



Expands FAR exemption to include ground-floor active commercial uses along the C Street Corridor and within the San Diego Promise Zone to incentivize greater street-front activation

Downtown: Urgent Care Facility Expansion (Item 23)

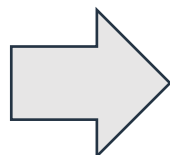
As Downtown continues to grow it will require additional health care providers and facilities



Expands access to health care by allowing Urgent Care facilities in most Downtown land use districts

Downtown: Floor Area Ratio (FAR) Bonus Program (Item 25)

The existing FAR Bonus programs in Downtown have been successful on a small scale in both increasing densities/intensities and providing for pedestrian-oriented infrastructure. Amendments are needed to encourage greater utilization

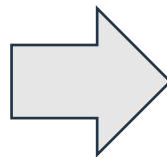


Provides an additional density bonus to projects on sites that currently contain development that is less than the Base Minimum FAR

Provides an additional density bonus to developments that reserve dwelling units as affordable to middle income (150% AMI)

Downtown: Floor Area Ratio (FAR) Exemptions – Child Care Facilities (Item 26)

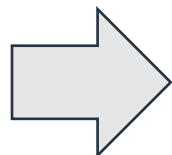
Downtown currently lacks child care facilities. An incentive program that would exempt the square footage of a child care facility from FAR is desirable



Creates a new exemption from FAR calculations for space dedicated to child care facilities

Downtown: Outdoor Use Areas (Item 27)

Outdoor use areas on private property that are open to the public and greater than 350 square feet currently require a Process 2 Neighborhood Use Permit, which inhibits the post-pandemic growth of Downtown

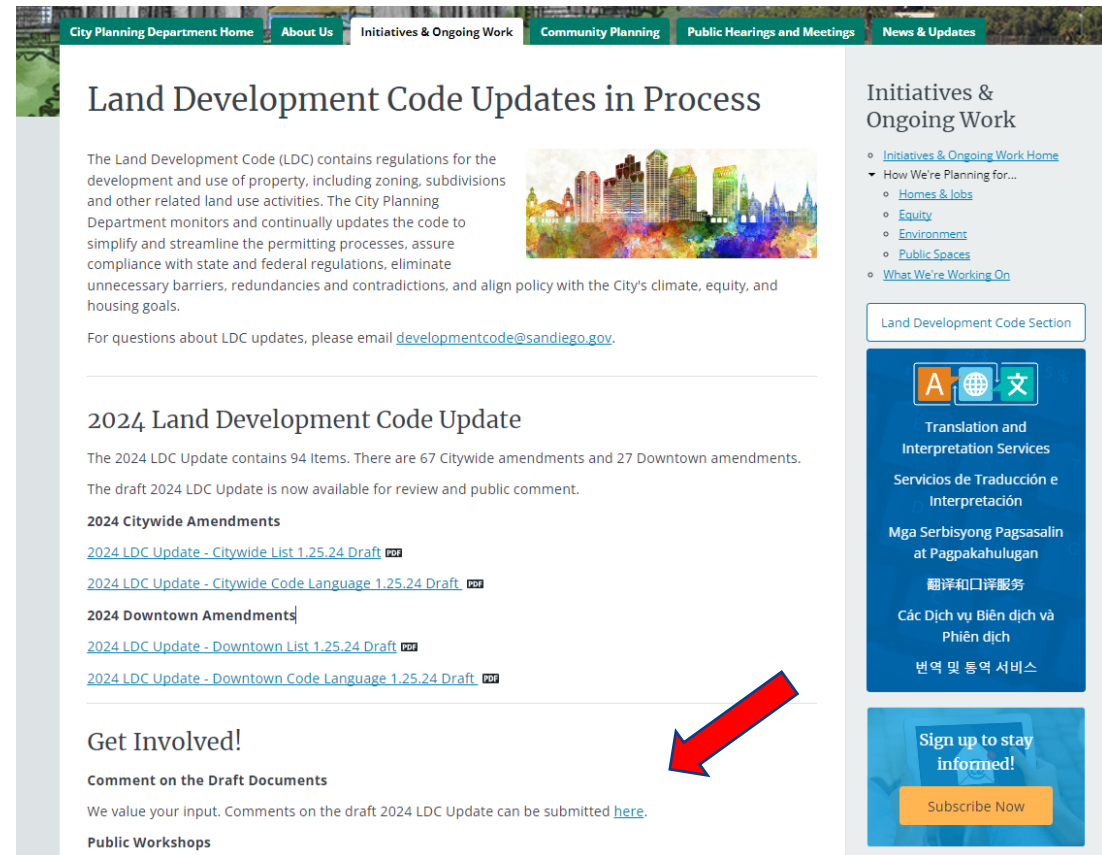


Accommodates more outdoor spaces on private property by increasing the size threshold for a Neighborhood Use Permit from 350 to 2,000 square feet

2024 LDC Update



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The screenshot shows a webpage with a navigation bar at the top containing links for 'City Planning Department Home', 'About Us', 'Initiatives & Ongoing Work', 'Community Planning', 'Public Hearings and Meetings', and 'News & Updates'. The main heading is 'Land Development Code Updates in Process'. Below the heading is a paragraph explaining the LDC and a small image of a city skyline. A red arrow points to the 'Get Involved!' section, which includes links for 'Comment on the Draft Documents' and 'Public Workshops'. A sidebar on the right lists 'Initiatives & Ongoing Work' with sub-links for 'Homes & Jobs', 'Equity', 'Environment', 'Public Spaces', and 'What We're Working On'. At the bottom of the sidebar, there are buttons for 'Translation and Interpretation Services' and 'Sign up to stay informed!'.