



UNIVERSITY COMMUNITY PLAN UPDATE SUBCOMMITTEE MEETING

PLANNING DEPARTMENT

June 21, 2022

AGENDA

- 6:00** CALL TO ORDER – Andy Wiese, Chair
VIRTUAL ROLL CALL
NON-AGENDA PUBLIC COMMENT – Two minutes per speaker
- 6:20** ITEM 1 INFO ITEM – Review & Discussion of Community Benefit Incentives
Presentation
Small Group Breakouts
Report Back
- 8:30** ADJOURNMENT

INTRODUCTIONS



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MEETING PURPOSE & EXPECTED TAKEAWAYS

PURPOSE

To review community benefit strategies for consideration for University

DISCUSSION

Incentives used within the City of San Diego and the applicability in University

TAKEAWAYS

Project team will take feedback on potential community benefit incentives to include in the updated plan

WHAT'S NEXT?

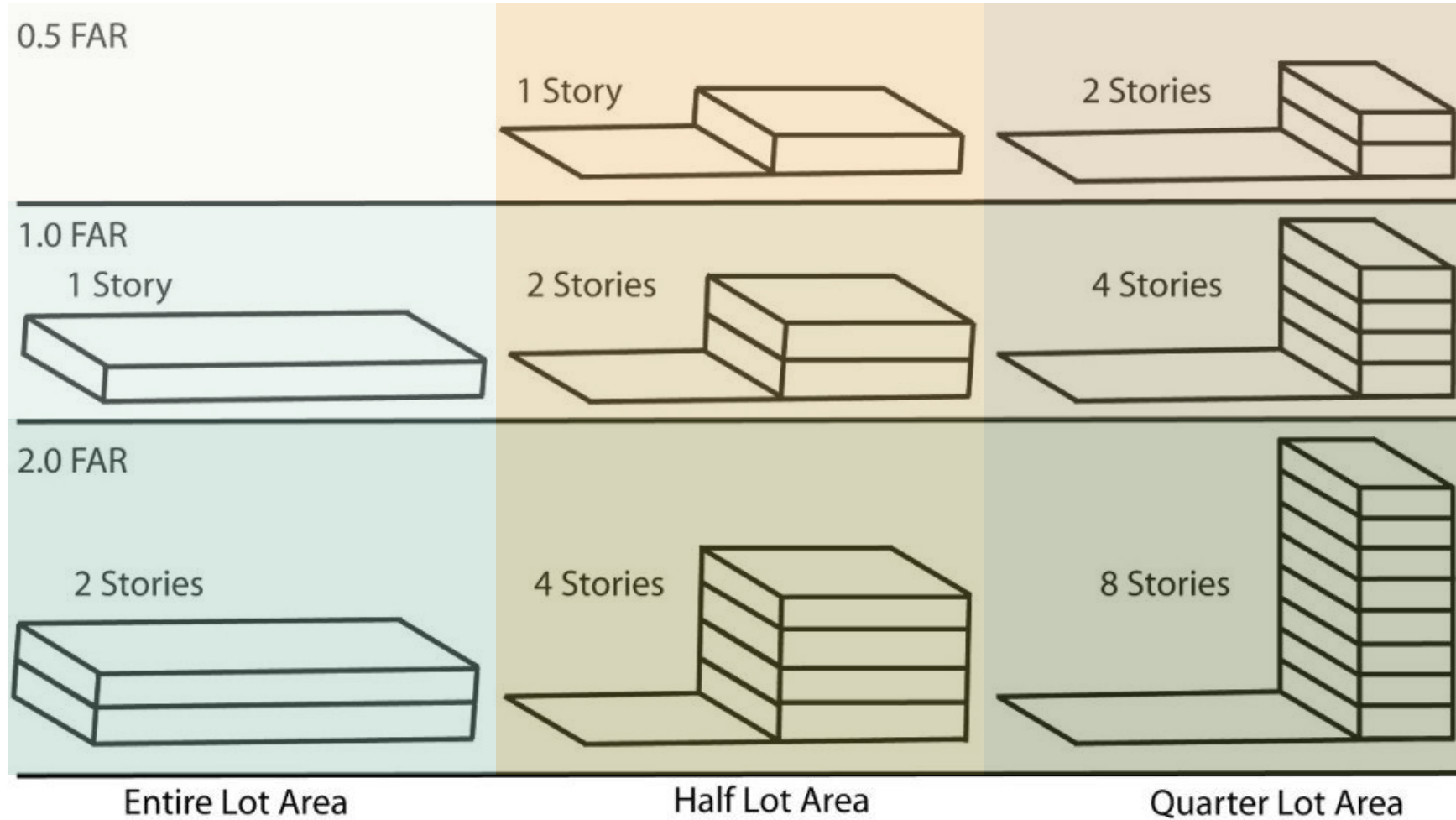
Next month the project team will present updated land use concepts with approach to incentives

Incentive Zoning

Incentive zoning means the use of bonuses in the form of increased project density or other benefits in return for providing certain features, design elements, uses, services, or amenities.

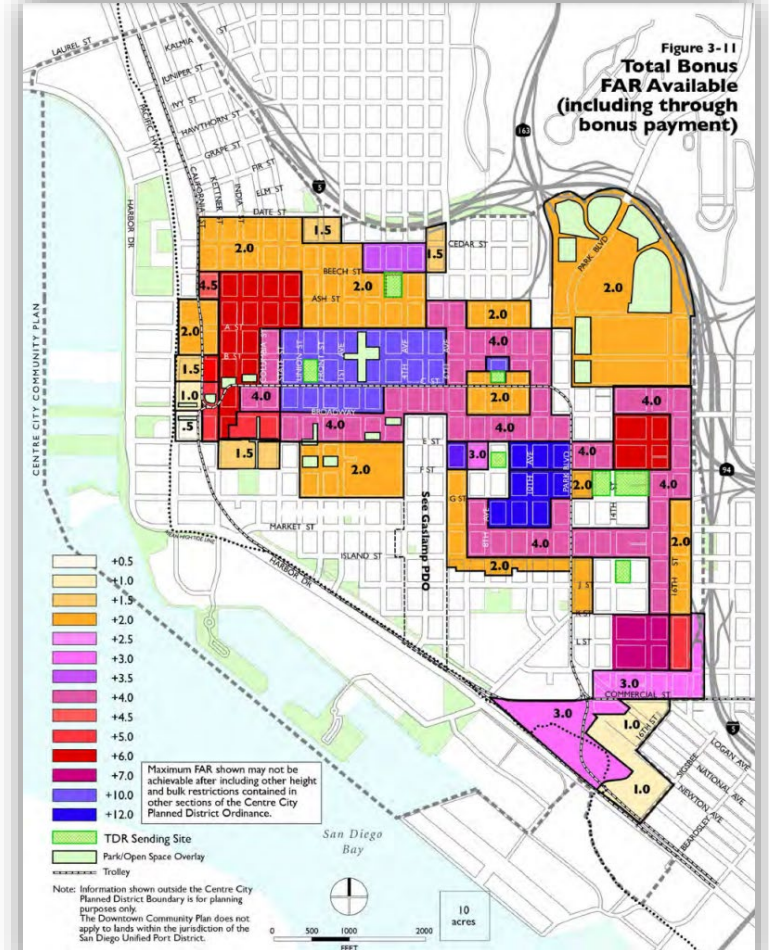
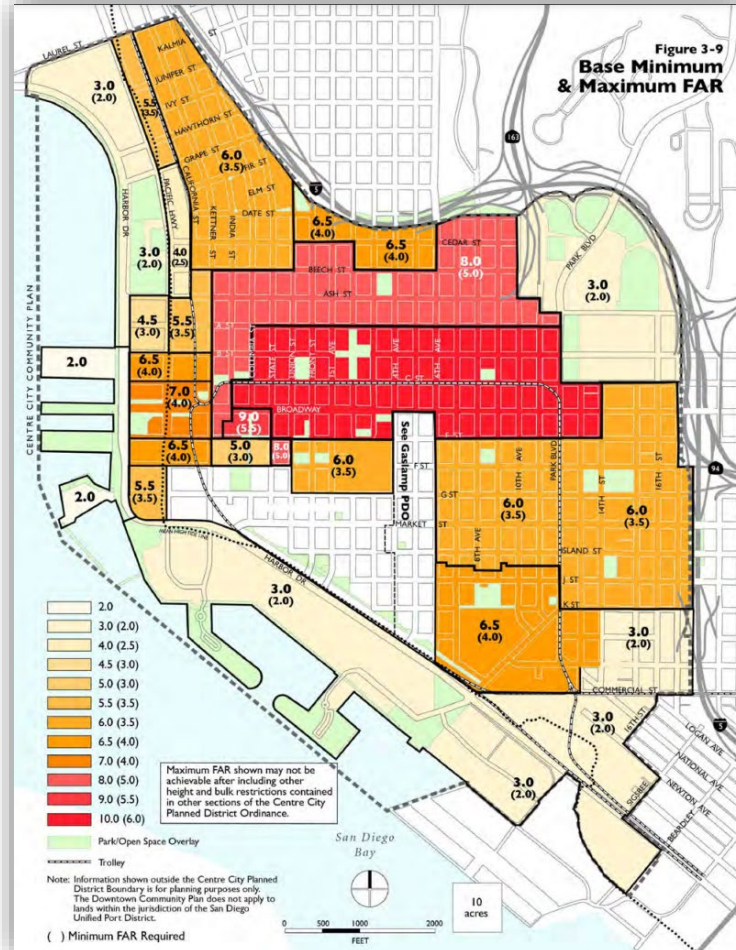
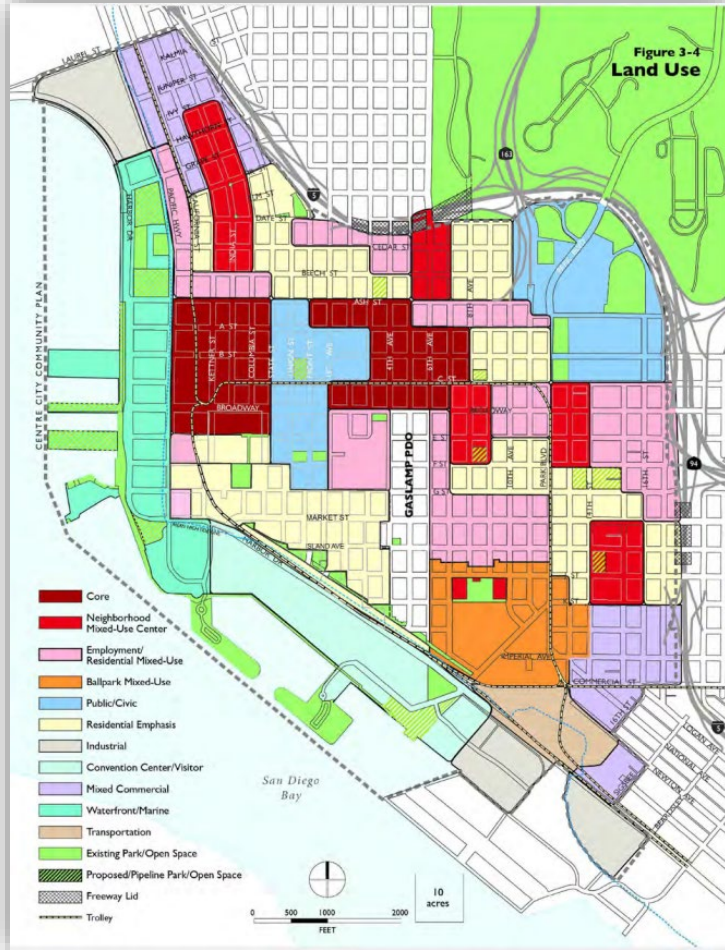


Understanding Floor Area Ratio



Incentive Zoning Program in Downtown San Diego

Land Use + FAR Bonus



Urban Public Space

- **FAR bonus of 1.0 or 2.0**
- Open to the general public at least between the hours of 7:00 a.m. and 9:00 p.m. every day.
- Have signs indicating that the public is welcome and the hours of closure, if applicable.
- Covenants, Conditions, and Restrictions (CC&Rs) to require space is privately maintained



Three-Bedroom Units

- **FAR bonus of 0.5 to 2.0**
 - 50% of residential gross floor area = 0.5 – 1.0 FAR
 - 80% of residential gross floor area = 1.0 – 2.0 FAR
- Minimum of 5 three-bedroom dwelling units
- Each bedroom must be a minimum of 70 square feet
- CC&Rs to prevent elimination of bedrooms



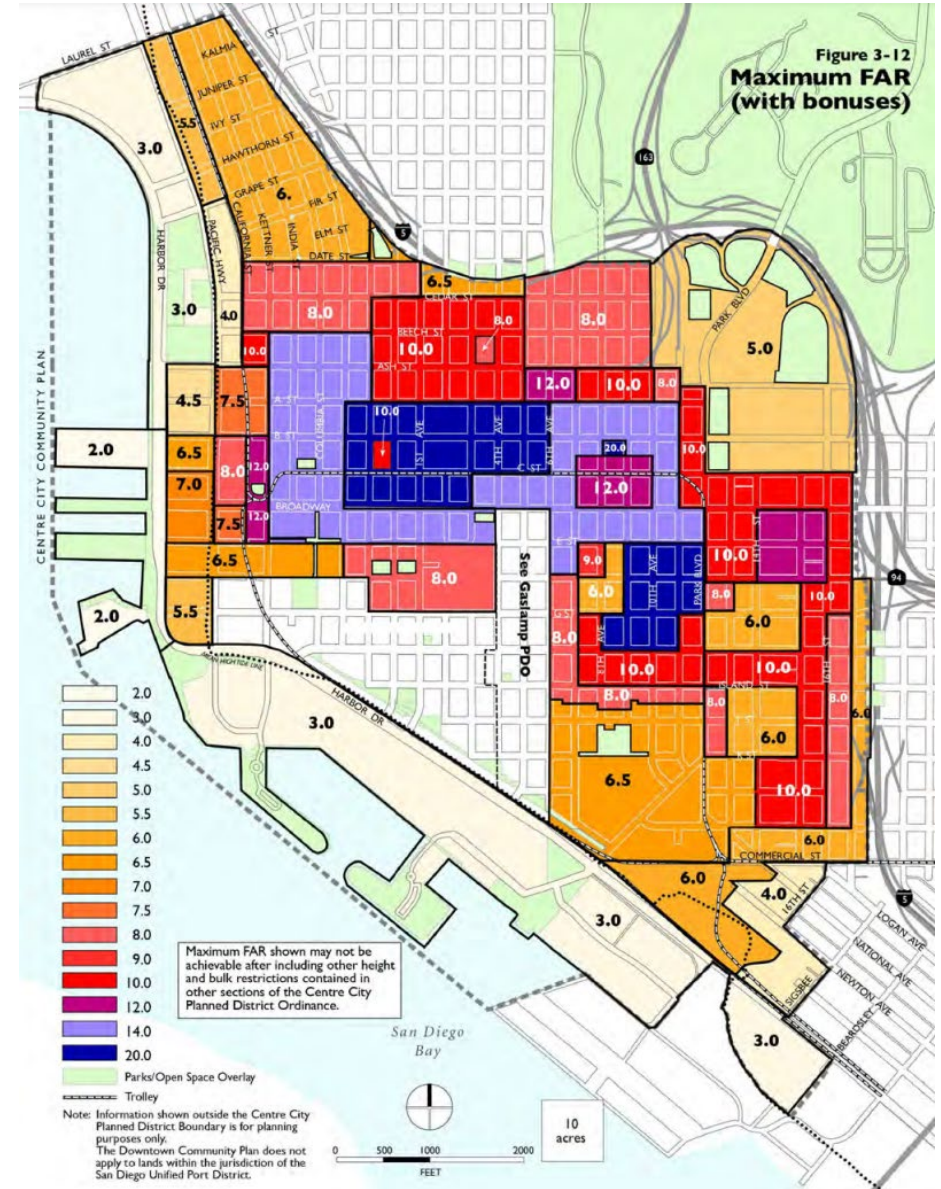
- **Max FAR bonus = 0.5**
 - 10-30% of the building's footprint each square foot of the eco-roof earns 1 square foot of additional floor area
 - 31-60% of the building's footprint each square foot of the eco-roof earns 2 square foot of additional floor area
 - >60% of the building's footprint each square foot of the eco-roof earns 3 square foot of additional floor area



Specific Uses

- In the Employment Overlay District, development containing 100 percent employment uses, may use the **maximum FAR**.
- In all other areas of the Centre City Planned District, any development that contains at least 50 percent, may use the **maximum FAR**.

Consider ideas like bonus density for community-serving uses like grocery stores



Mobility Infrastructure

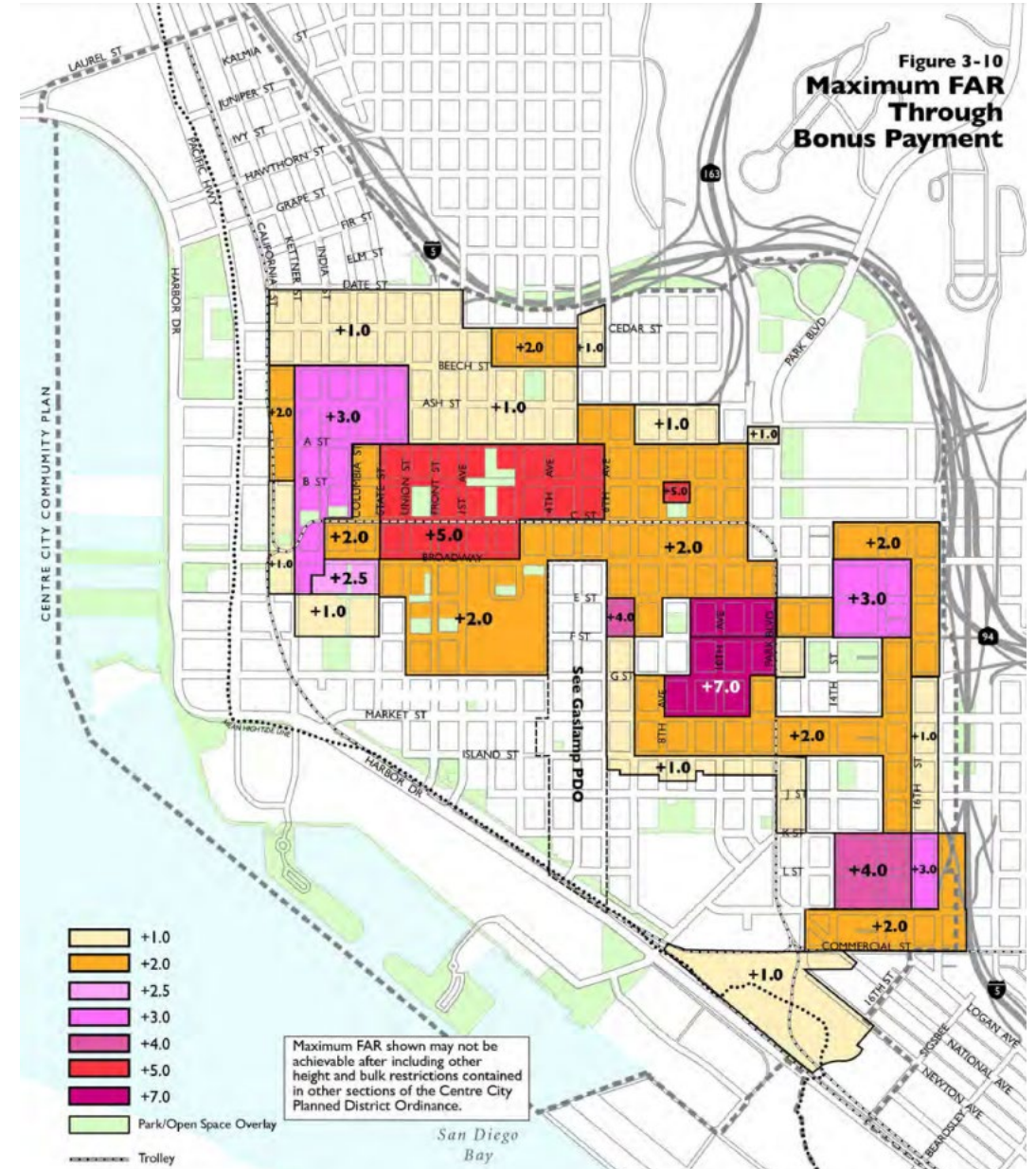
- **One square foot of FAR bonus may be earned for every square foot** of below grade parking area made permanently available for public use.
- Requires a public parking easement with restrictions and covenants.

Consider ideas like car-share parking, micro-mobility and electric vehicle charging stations



FAR Bonus Payment

- **FAR in exchange for payment**
- The maximum amount of FAR that may be purchased is set by geographic area.
- FAR Bonus Payment was set at \$15 per square foot in 2007.
- Adjusted annually for inflation on July 1st of each year based on the Consumer Price Index for urban San Diego County.
- The current rate is \$20.14 per square foot.
- The funds can only be used for recreation and ped/bike improvements in downtown.



Sustainable Buildings

- **FAR bonus of 1.0 or 2.0**, subject to the following criteria:
 - CALGreen Tier II may earn a FAR bonus of **1.0**
 - Development that achieves LEED® Silver certification may earn a FAR bonus of **1.0**
 - Development that achieves a LEED® Gold or higher certification may earn a FAR bonus of **2.0**



- **Bonus FAR of 2.0**
 - Widening of the sidewalk to accommodate the public improvements
 - A double row of canopy street trees on each side of the sidewalk
 - At least two pieces of street furniture
 - Pedestrian-scale lighting
 - At least two recreation amenities
 - Stormwater treatment features such as bioswales.



Street Furniture Options:

Fixed seating; interactive wayfinding signs; bicycle racks; bicycle repair station; dog relief area; interactive artwork; interpretive elements; educational kiosk; or other design features to sit, rest or play, such as swings, seat walls, ledges, or seating steps.

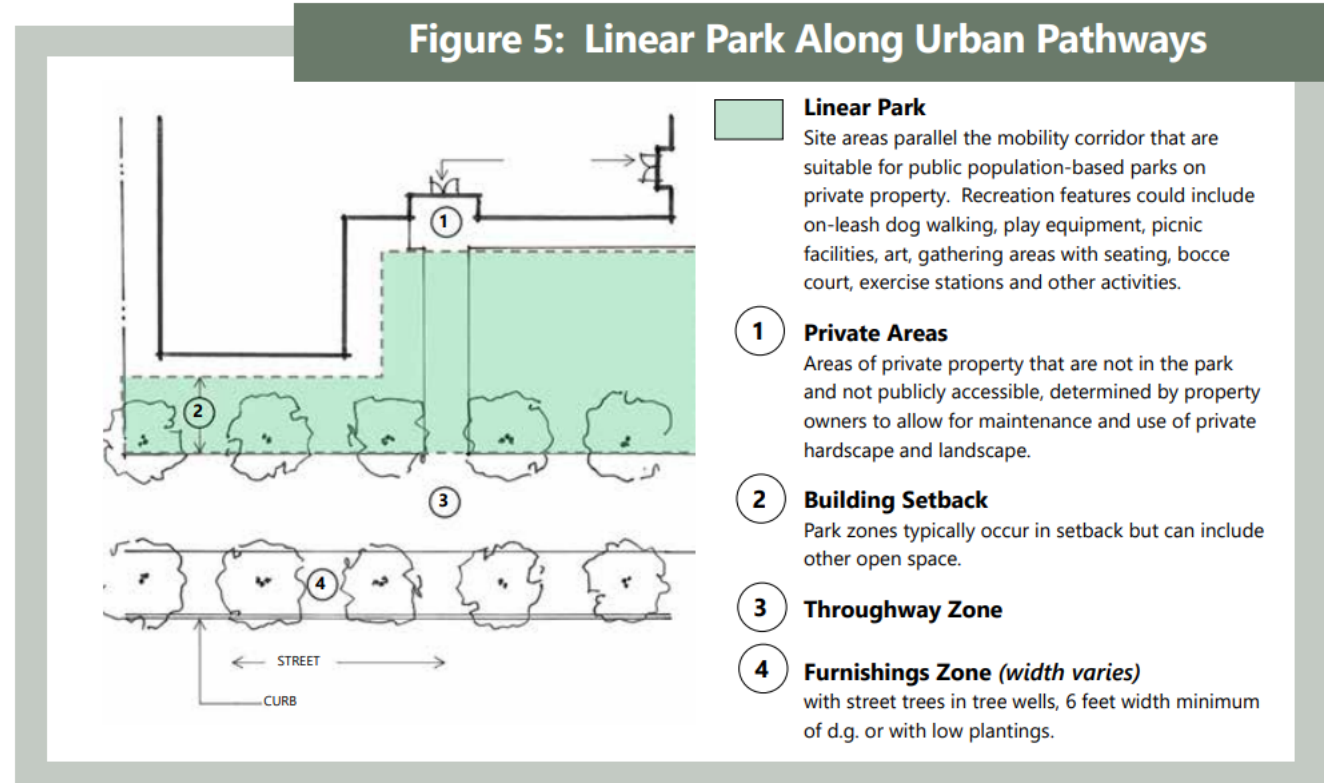
Recreation Amenities:

Play equipment; sensory play feature; fitness circuit equipment; dog run; or parkour course.

Parks (from Kearny Mesa Community Plan)

- **10 percent density bonus + waiver of the common open space requirements**
 - On a site located on a corridor where linear trail/promenade parks are proposed
 - Comply with all applicable City regulations
 - Requires a recreation easement
 - Maintained by private owners or homeowner associations (HOAs)
 - Designed in accordance with the Guide to Park Design
 - Additional Standard Development Regulations (SDRs)

Figure 5: Linear Park Along Urban Pathways



Affordable Housing

- Development utilizing the density bonus provisions of the municipal code is entitled to a percent FAR bonus equivalent to the percent density bonus
- The maximum FAR bonus earned through the provision of affordable housing is not restricted by the maximum FAR limits

Specific strategy is not needed in any area using Citywide base zones. However, other ideas can be considered.





BREAK OUT GROUPS

Please join us for a small group discussion



REPORT BACK

Please share what your group discussed

NEXT STEPS (Tentative)

