

City of San Diego
MEMORANDUM

DATE: March 9, 2005

TO: Members of the Community Planners Committee

FROM: Amanda Lee, Senior Planner, Development Services Department

SUBJECT: 5th Update to the Land Development Code and Local Coastal Program Amendment

The Land Development Code (LDC) monitoring and update process began with the adoption of the LDC in January 2000. Within the Land Development Review Division of the Development Services Department, the LDC Update staff team manages and processes code amendments as prioritized by the Land Use and Housing Committee (LU&H). There are 50 code amendment issues that have been incorporated into the proposed 5th Update. The issues have been divided into seven categories including measurement, permit process, use, California Environmental Quality Act (CEQA), parking, recycled water, and minor corrections issues.

Measurement

Measurement issues are intended to clarify how things are defined or measured in the code and include visibility area, open fence in coastal zone, outdoor lighting regulations, accessory structures, building façade, ground floor residential in commercial zones, underground parking floor area ratio, and vacancy rate determination.

Permit Process

The permit process issues are proposed to improve the permit process and address inconsistencies in the regulations including the Los Penasquitos watershed conditions, application and expiration requirements for building permits, deviation for floor area ratio for total premises in Kearny Mesa, alternative compliance for steep hillsides, and rescinding a development permit.

Use

The use issue amendments deal with three specified separately regulated uses including child care facilities, outpatient medical clinics, and recycling facilities, as well as amendments to permitted uses in the Agricultural-General Zone (AG-1-1).

CEQA

The two CEQA issues involve repealing the old CEQA regulations in Chapter 6 (currently covered in Chapter 12) and amending the date of final action language for Notice of Determinations.

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Parking

There are six parking issues that deal with the frontage calculation on corner lots, size and design of driveway cuts, tandem parking design, the self storage parking requirement, the parking requirement for cinemas in transit areas, and the dimension for parking aisles on narrow lots.

Recycled Water

The City Council approved the Mandatory Reuse Ordinance in 1989 which specified that recycled water shall be used where feasible and consistent with the legal requirements, and preservation of the public health, safety, welfare, and environment, however, there was no associated code requirement to require implementation. On December 9, 2002, the City Council directed the Water Department to work with the Public Utilities Advisory Commission to develop specific criteria to require recycled water use. Under the proposed regulations, a new overlay zone would be created and applied to properties to require use of recycled water in consideration of the type of land use, proximity to recycled water supply, estimated construction costs, and potential savings of potable water supply.

Minor Corrections

There are 24 minor corrections that are all straightforward corrections to incorrect terms, incorrect numerical references, spelling/typographical errors, italicization errors, capitalization errors, and incorrect section or table references.

The municipal code update process is a lengthy process. Code amendments are presented to the Technical Advisory Committee (TAC), Code Monitoring Team (CMT), Community Planners Committee (CPC), Planning Commission (PC), and LU&H for recommendations, to the City Council for approval, and to the California Coastal Commission for certification of the associated Local Coastal program amendments. The 5th Update has been presented to TAC and CMT, and following CPC review on March 22, 2005, will be presented to the Planning Commission on April 14, 2005.

Staff requests that CPC review the proposed 5th Update and recommend approval of the LDC and Local Coastal Program amendments related to the measurement, permit process, use, CEQA, parking, recycled water, and minor corrections issues. Please feel free to contact me at (619) 446-5367 if you have any questions. Thank you.



Amanda Lee,
Senior Planner, Development Services

Attachments: 5th Update Issue Matrix
5th Update Draft Code Language