THE CITY OF SAN DIEGO
MAYOR JERRY SANDERS

M E M O R A N D U M

DATE: April 15, 2008

TO: Members of the Community Planners Committee (CPC)

FROM: Kelly G. Broughton, Director, Development Services

SUBJECT: 6th Update to Land Development Code

The 6th Update to the Land Development Code (LDC) is part of the code monitoring program directed by the City Council as part of the adoption of the LDC in January 2000. The 6th Update amendments are divided into seven issue categories including Measurement, Permit Process, Landscape, Parking, Signs, Compliance with State Law, and Minor Corrections. Following is a brief summary of each of the amendment categories:

Measurement Amendments
The measurement items clarify how things are defined or measured in the LDC including clarifications to proposed grade, floor area, determining a legal lot, lot width, setbacks, structure height, zone applicability tables, angled building plane, accessory structures, and calculation of density. Some of the new concepts included in the 6th Update are related to the calculation of floor area ratio for phantom floors, setbacks on lots that abut an alley, and variable setbacks. As proposed, the 6th Update would simplify the phantom floor calculation to 15 foot increments for all structures, and would count all areas with 5 feet or more of vertical distance between the floor and the roof immediately above as floor area. Setbacks for lots that front on alleys would be applied as a rear yard setback to follow the neighborhood character. The existing side yard "variable setback" in residential zones would be replaced with a more predictable fixed percentage setback calculation (8% interior side yard, 10% street side yard) based on the lot width for greater consistency. The 6th Update also proposes to delete the existing maximum diagonal plan dimension requirement for new development that applies to lots in the RS-1-7 and RX zones where the lot depth is three times the lot width.

Permit Process Amendments
The process items would improve the permit process and address inconsistencies in the existing regulations for automobile service stations, transitional housing, reasonable accommodations, sustainable building projects, density bonus, employee housing, guest quarters, and eating and drinking establishments abutting residentially zoned property.

Landscape Amendments
The landscape amendments would clarify the type of projects requiring landscape review, clarify plant material requirements, and address conflicts with other requirements such as the multi dwelling unit zone tree requirement and street tree requirements.

Parking Amendments
The parking amendments would clarify existing parking requirements, and incorporate new regulations to accommodate mechanical automobile lifts and to account for the driveway design for non-residential uses on narrow lots.

Sign Amendments
The sign amendments would remove inconsistencies between the LDC and other chapters of the Municipal Code, and would clarify the difference between community entry signs and neighborhood identification signs.

Compliance with State Law Amendments
These amendments would bring the City's regulations into conformance with State law as related to heliport licenses, the definition of family child care homes, and compliance with the California Solid Waste Reuse/Recycling Act.

Minor Corrections
The minor correction amendments would fix errors such as incorrect terms, formatting errors, typographical errors, and minor Planned District Ordinance corrections.

Draft code language and an issue matrix describing each of the proposed amendment issues can be accessed at http://www.sandiego.gov/development-services/industry/landdevupdate.shtml#6

The project involves amendments to the City's zoning code and local coastal program, which are subject to Planning Commission recommendation, City Council adoption, and certification by the California Coastal Commission. A public review period for the draft amendments is currently in process. Information was distributed on March 18 to a variety of stakeholder groups represented on CPC, Technical Advisory Committee (TAC), Code Monitoring Team (CMT), and other interested persons. Input is requested by May 2, 2008, in order to be considered for the draft that will be presented to the Planning Commission in June 2008. Comments may be emailed to dsdldc@sandiego.gov or mailed to the attention of the LDC Team, Development Services Department, 1222 First Avenue, MS 501, San Diego, 92101-4155. Please contact the LDC Team (Amanda Lee, Anna McPherson, and Dan Joyce) for additional information related to this project.

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