

City of San Diego Planning Department

North Park Community Plan Update Zoning Implementation Presentation March 22, 2016



Topics to be Covered

- Community Plan Update Background
- What is Zoning?
- Proposed Zoning Process
 - Planned District Ordinance to City-Wide Zoning Transition
- Residential and Commercial Base Zones Overview
- Proposed New Uses and Changes
- Land Use and Zoning Map updates
- Permit Processes
- Schedule

Community Plan Update Background

- Started in 2007 to update the 1988 Greater North Park, Uptown and Greater Golden Hill Community Plans
- Intended to implement and be consistent with the 2008 City of San Diego General Plan as well as the 2015 Climate Action Plan (CAP)
- Community Plans are Long-Range (20 plus year) Policy documents to guide future growth and development
- Intent is to transition from auto-oriented to pedestrian-oriented development to create more neighborhood opportunities within walking distance while balancing important community assets, as well as preserving and restoring potential historical resources

What is Zoning?

Zoning is a tool that implements the community plan

- Controls land uses by determining what types of uses (e.g. commercial, residential, office, open space, etc.) are allowed in each zone
- Provides development standards to guide development such as:
 - Residential Density and minimum lot size
 - Building Height
 - Floor-Area-Ratio
 - Setbacks
- Overlay Zones – Supplemental development regulations to address specific conditions

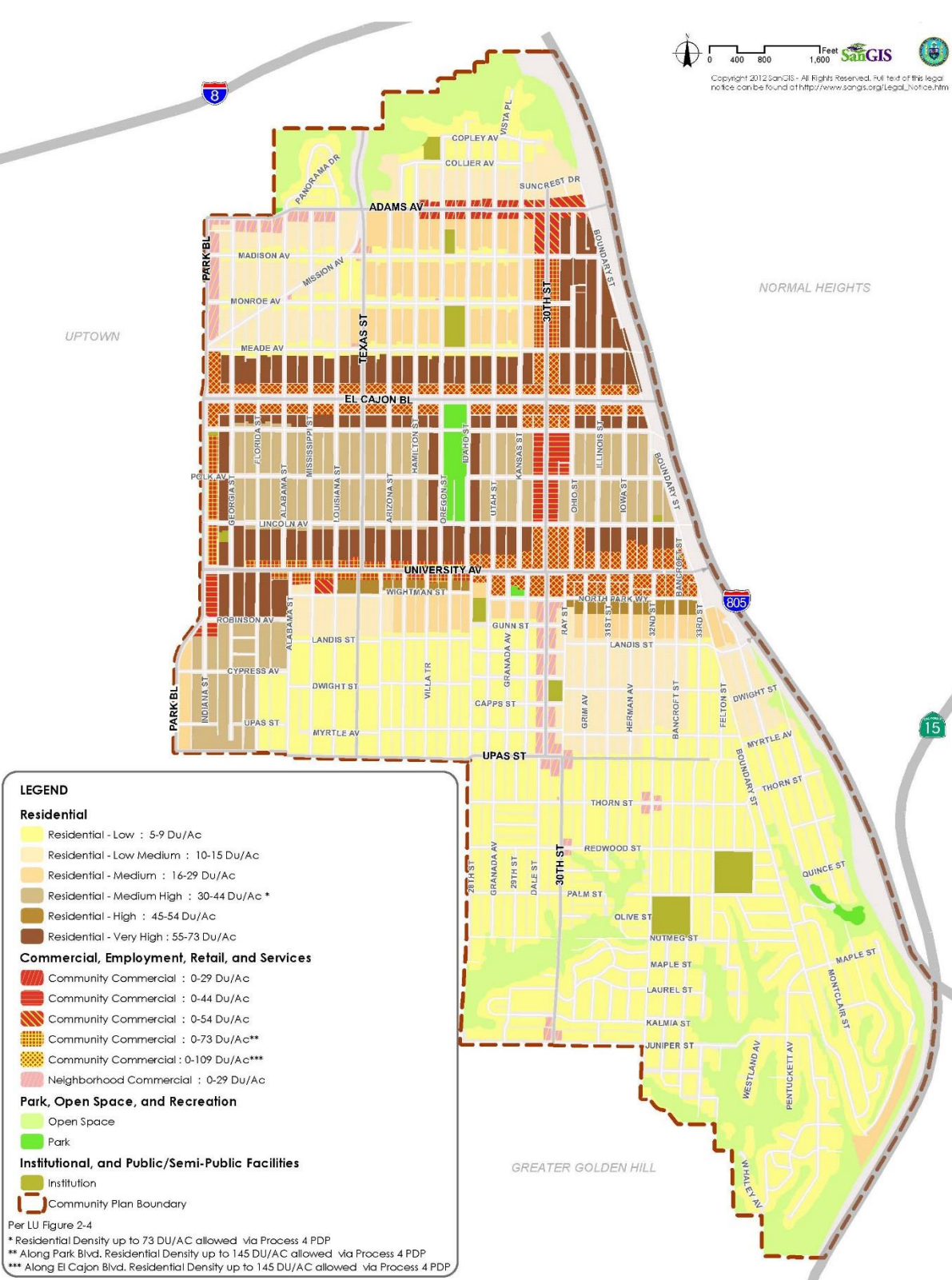
San Diego Municipal Code
(3-2016)

Chapter 13: Zones

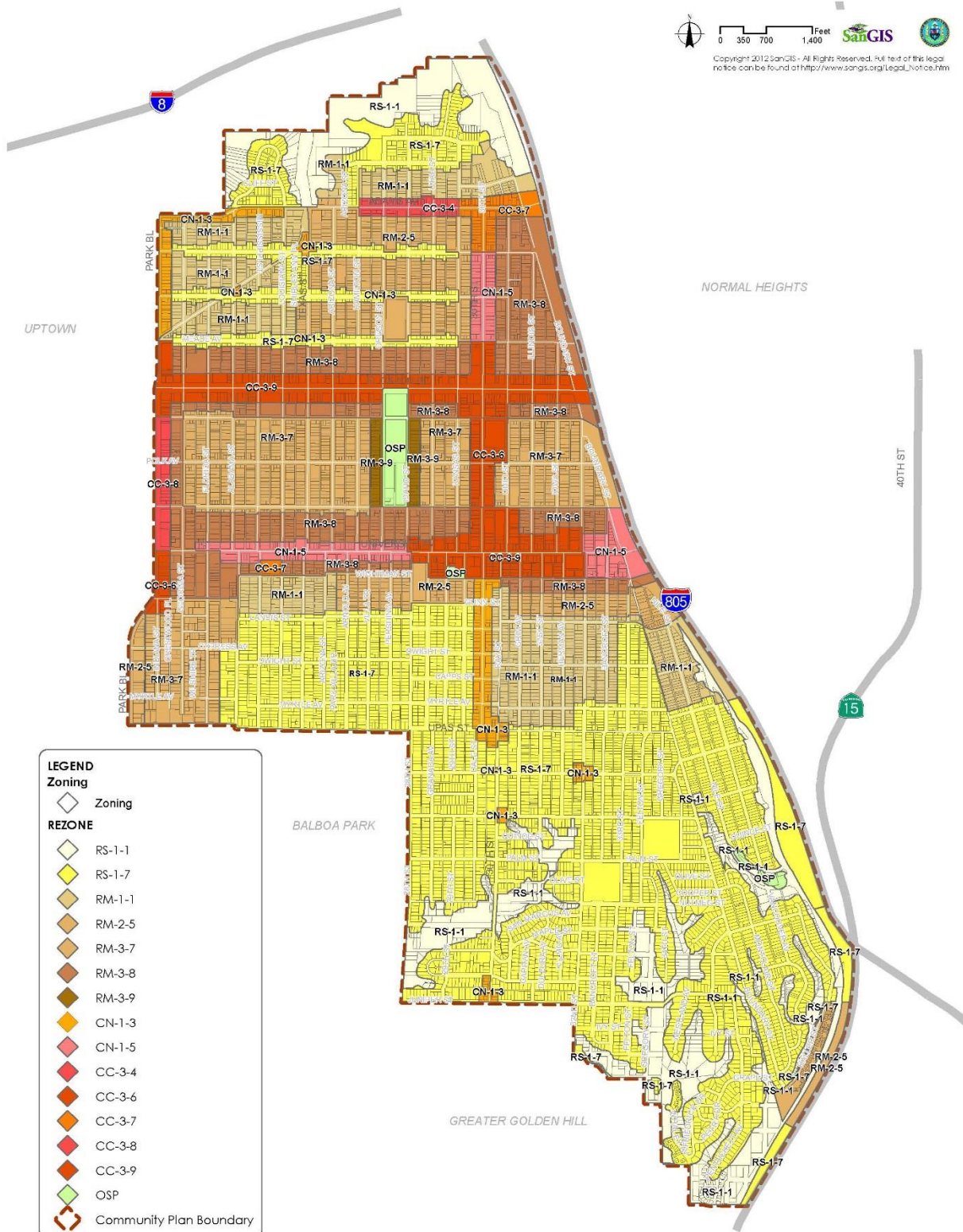
Table 131-05B
Use Regulations Table for Commercial Zones

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator 1st & 2nd >>> 3rd >>> 4th >>>	Zones												
		CN ⁽¹⁾ -				CR-		CO-				CV-		CP-
		1-				1-		1-				1-		1-
		2				2		2				2		2
		1	2	3	4	5	1	1	1	2	1	2	1	2
Open Space														
Active Recreation		-	-	-	-	-	-	-	-	-	-	-	-	-
Passive Recreation		-	-	-	-	-	-	-	-	-	-	-	-	-
Natural Resources Preservation		-	-	-	-	-	-	-	-	-	-	-	-	-
Park Maintenance Facilities		-	-	-	-	-	-	-	-	-	-	-	-	-
Agriculture														
Agricultural Processing		-	-	-	-	-	-	-	-	-	-	-	-	-
Aquaculture Facilities		-	-	-	-	-	-	-	-	-	-	-	-	-
Dairies														
Horticulture Nurseries & Greenhouses		-	-	-	-	-	-	-	-	-	-	-	-	-
Raising & Harvesting of Crops		-	-	-	-	-	-	-	-	-	-	-	-	-
Raising, Maintaining & Keeping of Animals		-	-	-	-	-	-	-	-	-	-	-	-	-
Separately Regulated Agriculture Uses														
Agricultural Equipment Repair Shops		-	-	P	P	-	-	-	-	-	-	-	-	-
Commercial Stables		-	-	-	-	-	-	-	-	-	-	L	-	-
Community Gardens		L	L	L	L	L	L	-	L	-	L	L	L	-
Equestrian Show & Exhibition Facilities		-	-	-	-	-	-	-	-	-	-	C	-	-
Open Air Markets for the Sale of Agriculture-related Products & Flowers		-	-	-	-	-	-	-	-	-	-	-	-	-
Residential														
Mobilehome Parks		-	-	-	-	-	-	-	-	-	-	-	-	-
Multiple Dwelling Units		P ⁽²⁾	P ⁽²⁾	-	P ⁽²⁾	-	P ⁽²⁾	-	P ⁽²⁾	-	P ⁽²⁾	P ⁽²⁾	-	-
Rooming House [See Section 131.0112(a)(3)(A)]		P ⁽²⁾	P	-	P	-	P	-	P	-	P ⁽²⁾	-	-	-
Shopkeeper Units		P ⁽²⁾	P ⁽²⁾	-	P ⁽²⁾	-	P ⁽²⁾	-	P ⁽²⁾	-	P ⁽²⁾	P ⁽²⁾	-	-
Single Dwelling Units		-	-	-	-	-	-	-	-	-	-	-	-	-
Separately Regulated Residential Uses														
Boarder & Lodger Accommodations		L ⁽²⁾	L	-	L	-	L	-	-	-	-	L ⁽²⁾	-	-
Companion Units		-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Housing: 6 or Fewer Employees		-	-	-	-	-	-	-	-	-	-	-	-	-

North Park Community Plan Proposed Land Use Map



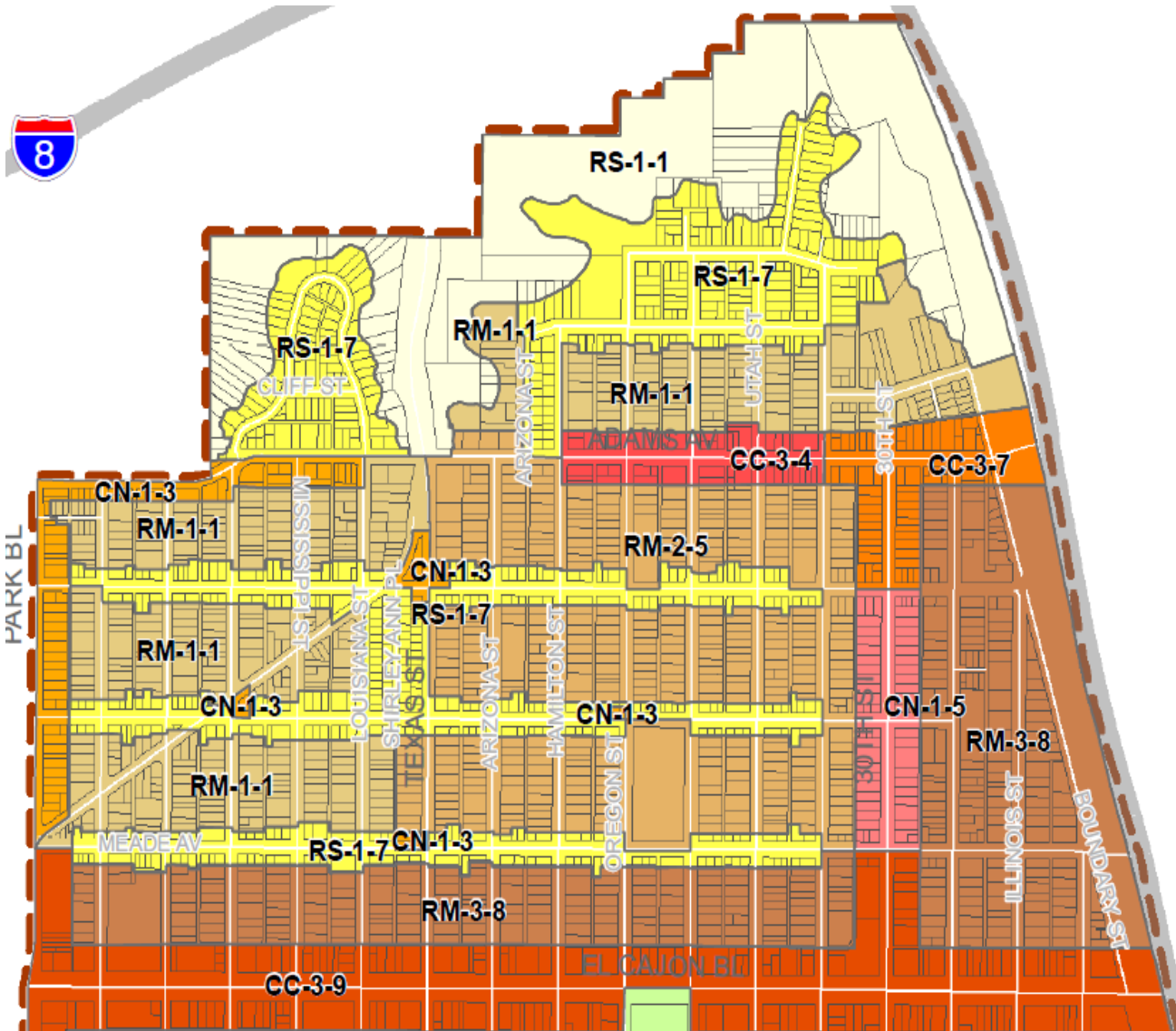
North Park Community Plan Proposed Zoning Map



Proposed Zoning Process

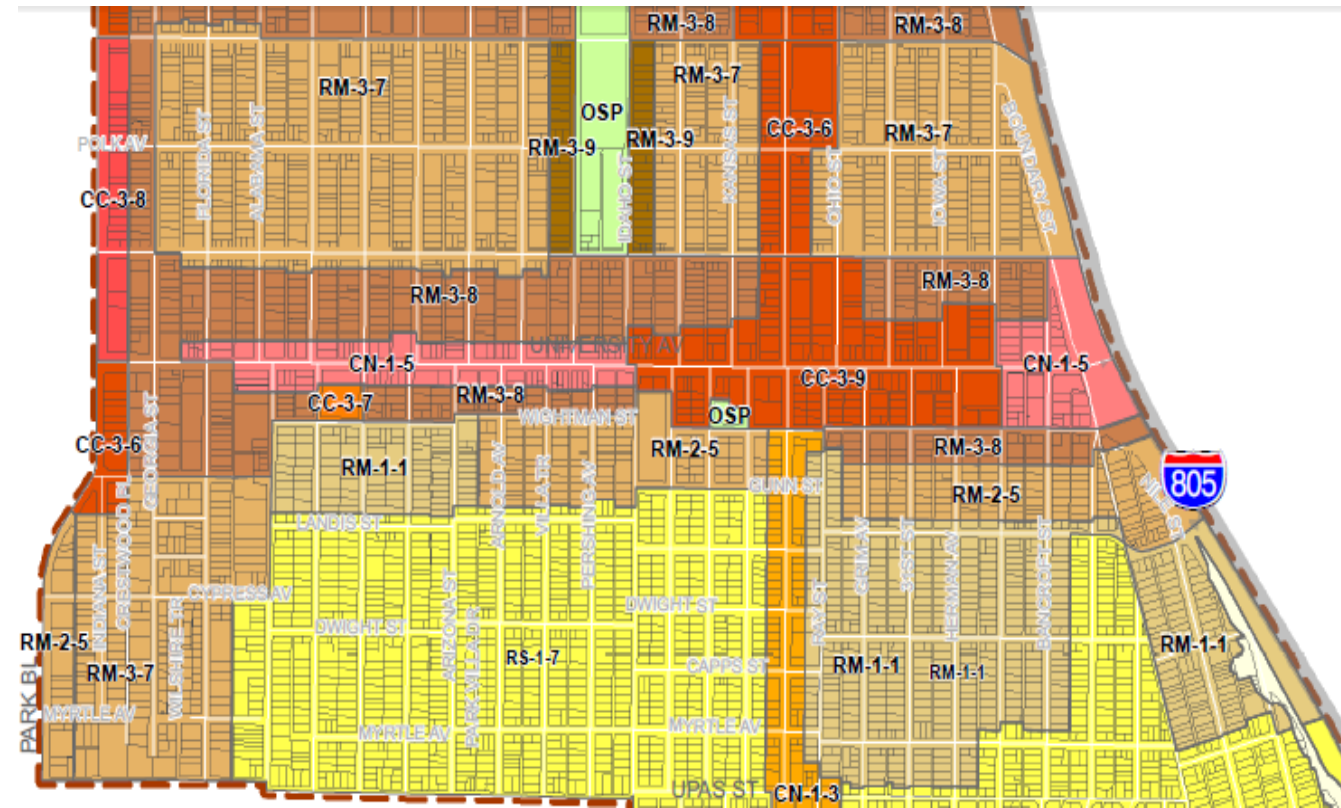
- Removing 1988 Mid-City Planned District Ordinance (MCPDO)
- Replacing MCPDO with City-wide zoning
 - When new City-wide zones were developed, the MCPDO was used as guiding regulations to create the new zone
- June 2015 Draft Community Plan included a Community Plan Implementation Overlay Zone (CPIOZ)
 - Covered Single family, Multi-Family and Mixed-Use
 - Further analysis determined most proposed CPIOZ regulations were already covered in Citywide zoning
 - Additional regulations are being proposed to address parking and setbacks
 - No CPIOZ will be included in the North Park Plan Update

Residential Zone Areas North of El Cajon Blvd.



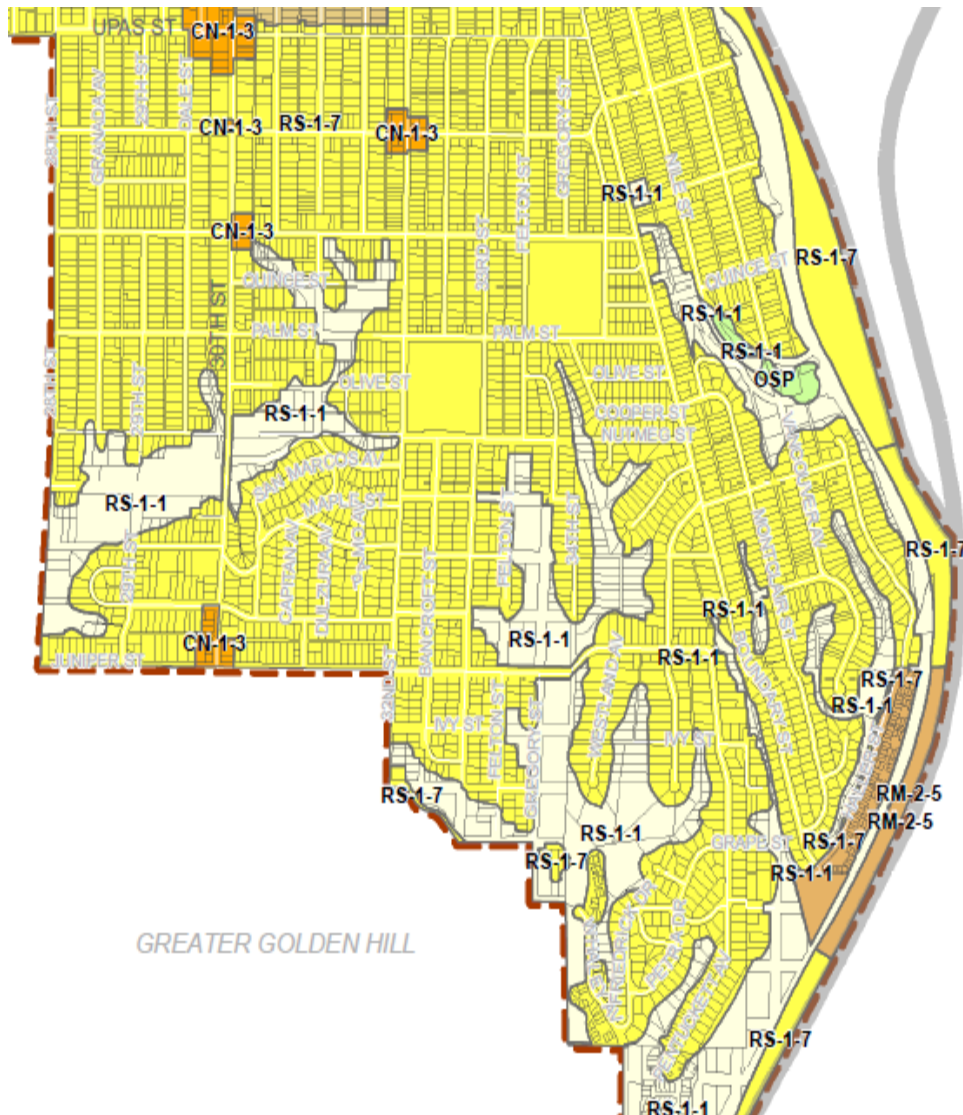
- RS-1-1 (Very Low Density)
 - 24/30 foot height limit
 - 0-4 du/acre
- RS-1-7 (Low Density)
 - 24/30 foot height limit
 - 5-9 du/acre
- RM-1-1 (Low/Medium Density)
 - 30 foot height limit
 - 10-15 du/acre
- RM-2-5 (Medium)
 - 40 foot height limit
 - 16-29 du/acre
- RM-3-8 (High Density)
 - 50 foot height limit
 - 45-54 du/acre

Residential Zone Areas South of El Cajon Blvd.



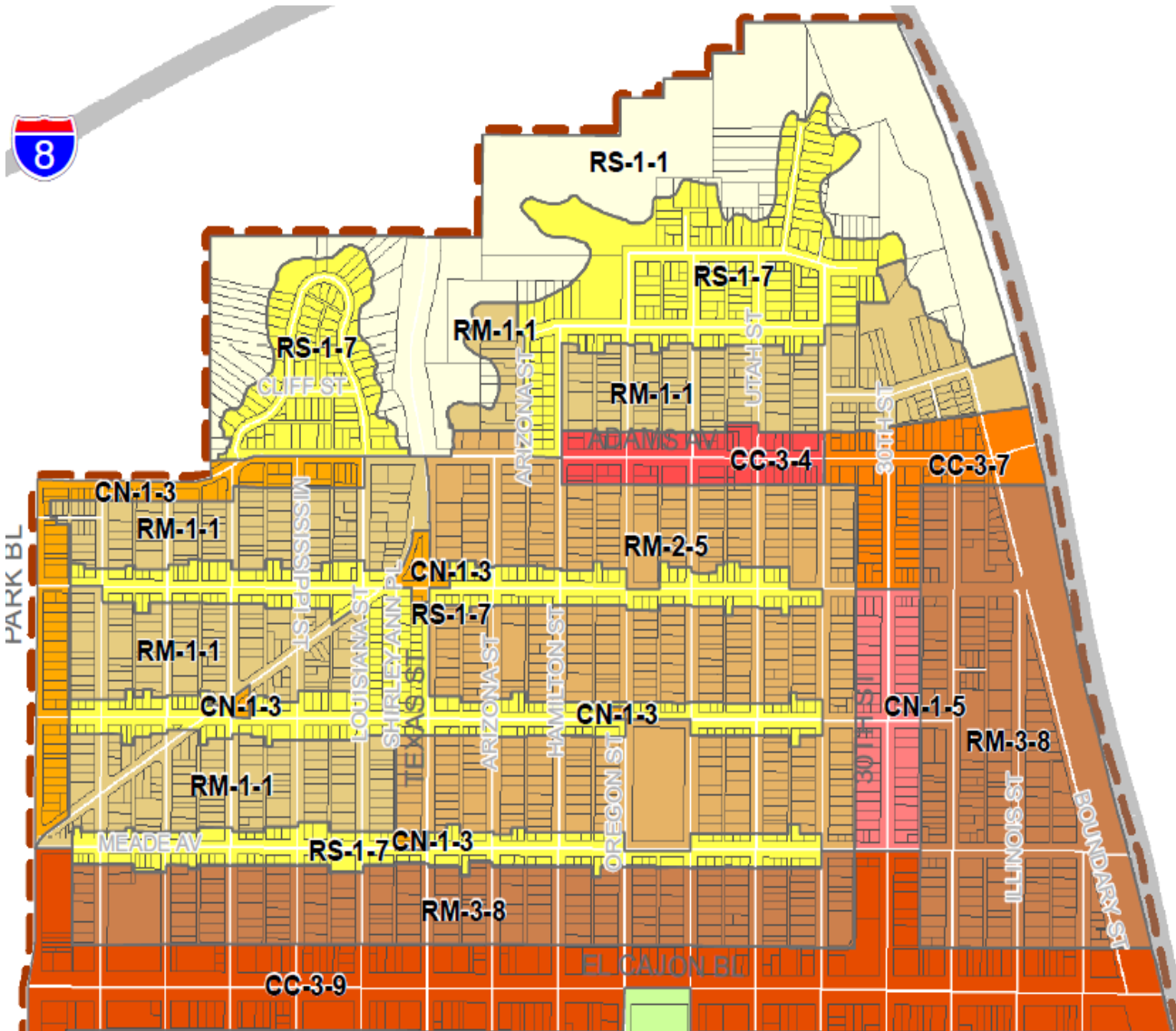
- RS-1-7 (Low Density)
 - 24/30 foot height limit
 - 5-9 du/acre
- RM-1-1 (Low to Medium Density)
 - 30 foot height limit
 - 10-15 du/acre
- RM-2-5 (Medium Density)
 - 40 foot height limit
 - 16-29 du/acre
- RM-3-7 (Med to High Density)
 - 40 foot height limit
 - 29-44 du/acre
- RM-3-8 (High Density)
 - 50 foot height limit
 - 45-54 du/acre
- RM-3-9 (Very High Density)
 - 60 foot height limit
 - 55-73 du/acre

Residential Zone Areas South of Upas



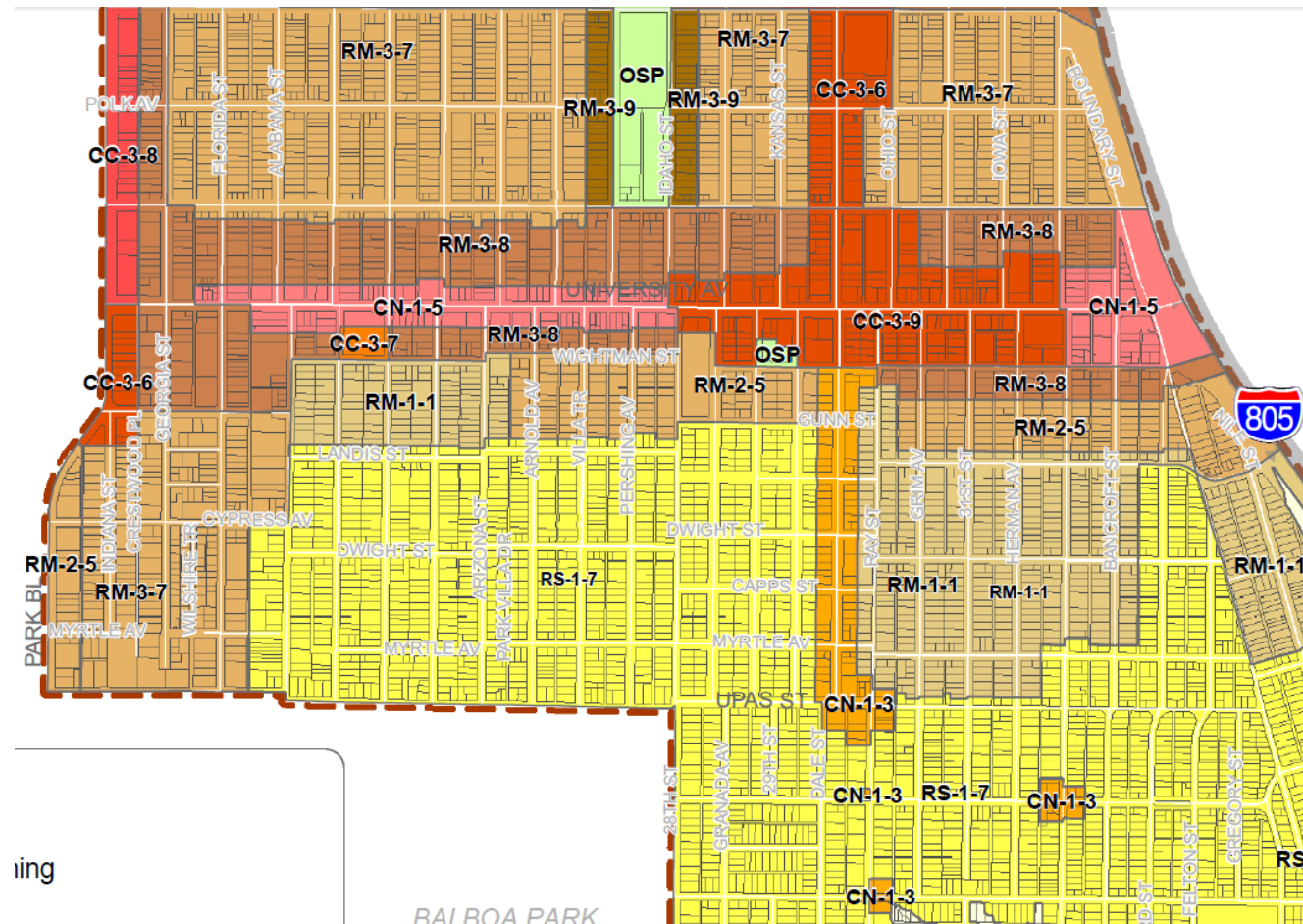
- RS-1-1 (Very Low Density)
 - 24/30 foot height limit
 - 0-4 du/acre
- RS-1-7 (Low Density)
 - 24/30 foot height limit
 - 5-9 du/acre
- RM-2-5 (Medium Density)
 - 40 foot height limit
 - 16-29 du/acre

Commercial Zone Areas North of El Cajon Blvd.



- CN-1-3 Park Blvd and Adams
 - 30 foot height limit
 - 29 du/acre
- CN-1-5 30th Street
 - 65 foot height limit
 - 73 du/acre
- CC-3-4 Adams Avenue
 - 30 foot height limit
 - 29 du/acre
- CC-3-7 Adams Avenue
 - 65 foot height limit
 - 54 dus/acre
- CC-3-9 El Cajon Blvd
 - Unlimited Height
 - 109 dus/acre with PDP bonus to 145

Commercial Zone Areas South of El Cajon Blvd.



- CN-1-3 30th Street between NPW and Thorn
 - 30 foot height limit
 - 29 du/acre
- CN-1-5 University Avenue
 - 65 foot height limit
 - 73 du/acre
- CC-3-6 30th Street and Park Blvd
 - 65 foot height limit
 - 44 du/acre
- CC-3-7 University Avenue
 - 65 foot height limit
 - 54 dus/acre
- CC-3-8 Park Blvd
 - 100 foot height limit
 - 73 dus/acre (145 via PDP)
- CC-3-9 30th and University
 - Unlimited Height
 - 109 dus/acre

Proposed Changes in LDC Commercial Regulations

- Commercial zones being proposed are intended to accommodate development that is pedestrian-oriented. Proposed changes include:
 - Prohibiting drive-thrus and drive-ins in Neighborhood and Community Commercial Zones
 - Maximum 5-foot front setback to enhance street wall and parking required in the rear of new development
 - Allow Museums (CC zones) and Visitor Accommodations (CN Zones)
 - Allow restaurants in the CN zones to serve full alcohol. Live entertainment, bars and nightclubs over 5,000 SF strictly prohibited.
 - Allow new Artisan Food and Beverage Producer Use

Artisan Food and Beverage Producer Description

- Applies to establishments that engage in commercial on-site production of food and/or beverage products.
- Typical products may include, but are not limited to micro-breweries, coffee roasting, ice cream, baked goods, confectioneries, alcoholic and non-alcoholic beverages, and other foodstuffs and may be permitted as a Limited Use (CC zones) or subject to a Neighborhood Use Permit (CN zones).
 - These uses shall be limited to 10,000 square feet of ground floor area.
 - All storage shall be within an enclosed building or *screened* from the *public right-of-way* by *fences* or walls and landscaping. Stored items shall not be stacked to a height that exceeds the height of the *screening*.
 - Hours of operation shall be limited to 6:00 a.m. until 10:00 p.m. so that neighboring residential *development* is not disturbed by noise and lights.
 - Distribution facilities are not permitted adjacent to residentially zoned property.

Brewery Classification

- Under the existing MCPDO, breweries are classified as a light manufacturing use which is allowed in the MCPDO CN zones.
- In order to continue to allow stand-alone breweries in commercial zones, then a separately regulated use category must be created under the separately regulated Industrial Use Category.
- Breweries would be allowed as a limited (Process 1 Decision) in the CC zones and as a NUP (Process 2) in the CN zones.

Brewery Classification

- Light manufacturing (including breweries) is not a permitted primary use in CN zones or CC zones.
- Eating and drinking establishments that makes beer on the premises as an accessory use (commonly referred to as a brew pub) in any commercial zone because those zones allow eating and drinking establishments by right.
 - Live entertainment and the sale of intoxicating beverages other than beer and wine are not permitted in the Commercial-Neighborhood (CN) zones, unless approval of a deviation is granted via a Planned Development Permit in accordance with Section 126.0602(b)(1). Within the North Park Community Plan area, full alcohol sales are permitted in the CN zones.
 - The *gross floor area* occupied by these uses shall not exceed 2,500 square feet for each *premises*.
- Plan update is creating a new separately regulated use category for smaller artisan producers as a means to allow small beverage production as a primary use in certain commercial zones since that is not currently allowed.

Limited Use Basics

- Use is permitted with limitations
 - May include location limitations or the requirement for a use or development permit
 - Parking
 - Screens
 - Hours of Operation

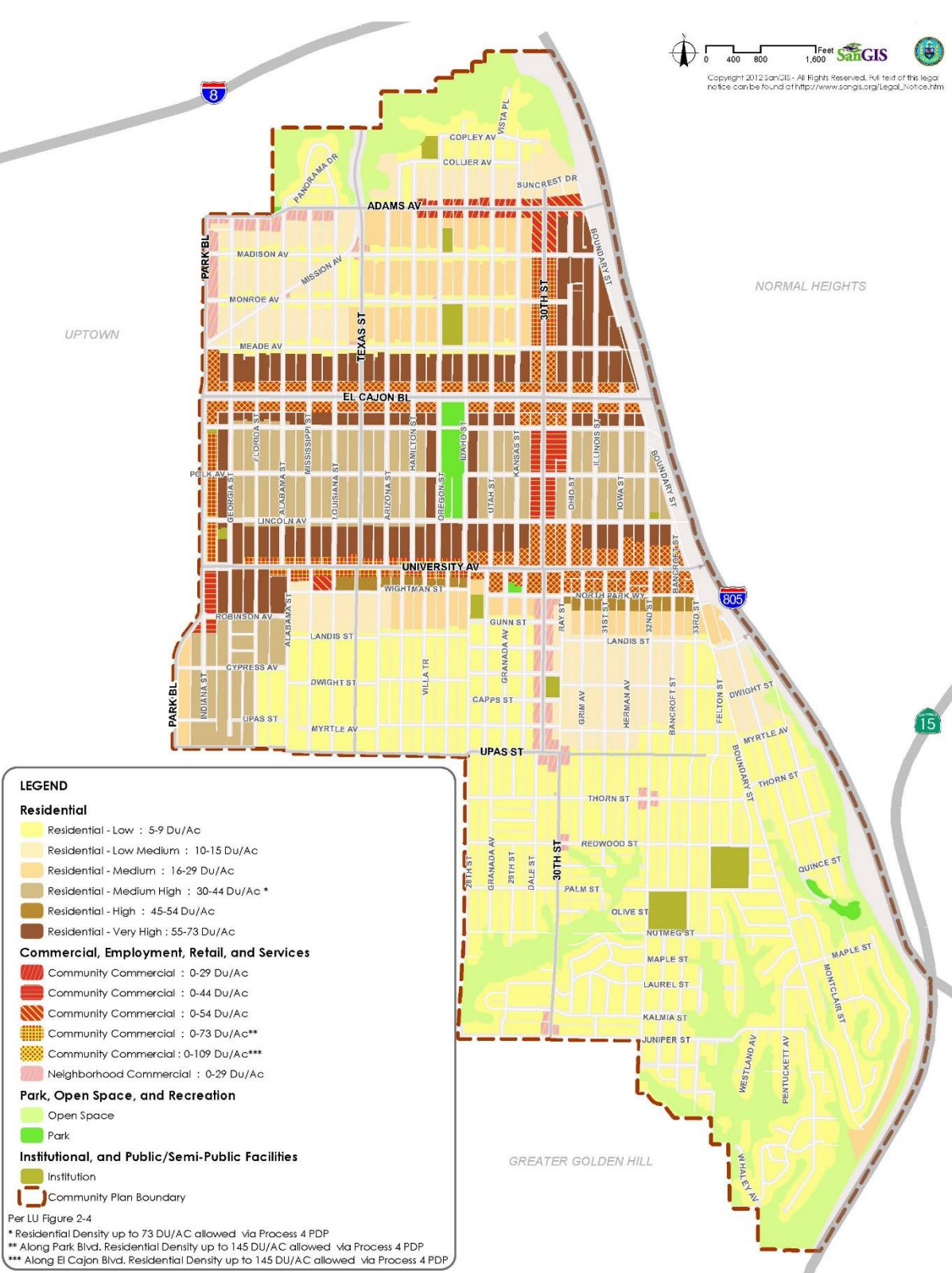
Neighborhood Use Permit Basics

- Mechanism to implement land use plan policies
- Cannot adversely affect the land use plan
- Cannot be detrimental to the health, safety and welfare of the public
- Proposed *development* will comply with the regulations of the LDC including any allowable deviations pursuant to the LDC.
- Process 2 Hearing
 - Public Notice to all Property Owners, Tenants, Community Planning Groups within 300 Feet of the *development*, and Anyone Requesting Notice

Planned Development Permit Basics

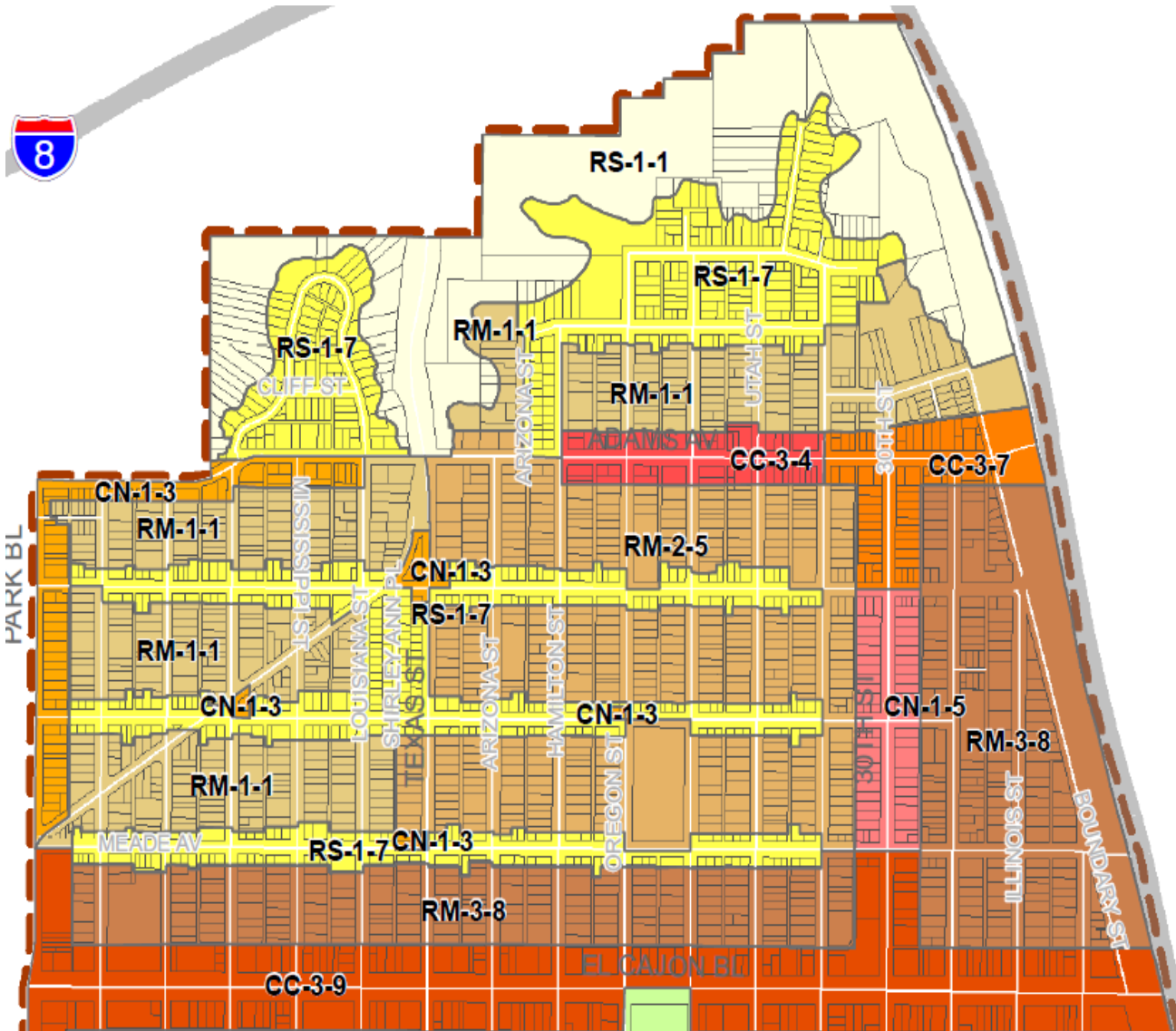
- Mechanism to implement land use plan policies
- Cannot adversely affect the land use plan
- Cannot be detrimental to the health, safety and welfare of the public
- Process 4 Planning Commission Hearing
 - Public Notice to all Property Owners, Tenants, Community Planning Groups within 300 Feet of the *development*, and Anyone Requesting Notice
 - Planning Group Recommendations to ensure consistency with the community plan, community character, design transition and other potential impacts

North Park Community Plan Proposed Land Use Map Changes since 1/2016



- West Side of Arizona Street from RS-1-7 to RM-1-1
- 3058 and 3060 30th Street from RS-1-7 to CN-1-3
- Areas along University Avenue east of 32nd Street and between Florida and Idaho as well as 30th between Howard and Lincoln from CC-3-8 to CN-1-5
- The ½ blocks between Howard and Lincoln and Georgia to Florida Streets

Zoning Changes North of El Cajon Blvd.

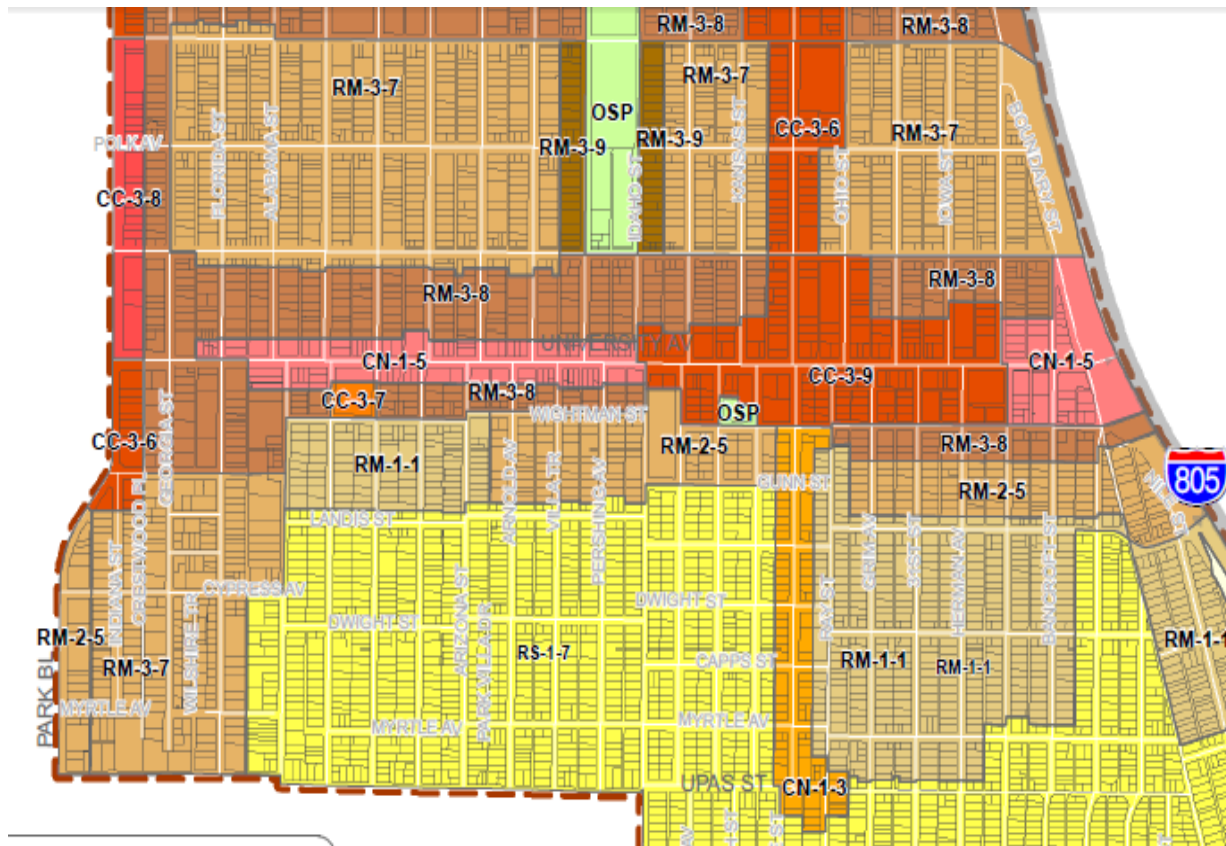


- Area along the western side of Arizona Street north of Adams Avenue from RS-1-7 to RM-1-1 to better reflect existing uses
- Area along 30th Street between Madison and Meade from CC-3-8 to CN-1-5 to reduce height from 100 feet to 65 feet

Existing Condition along Arizona Street

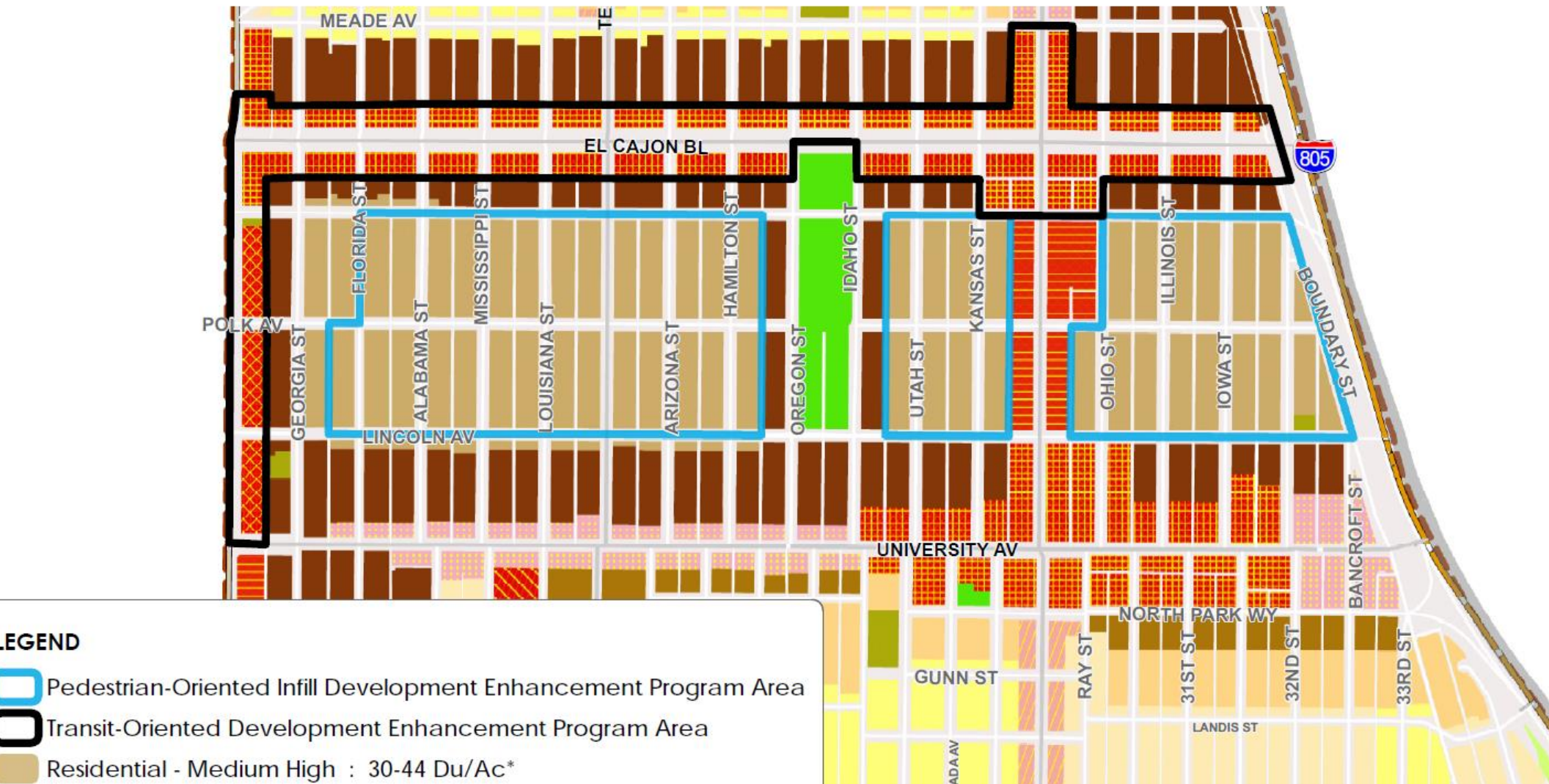


Zone Changes South of El Cajon Blvd.



- Area along University Avenue between Florida Street and Idaho Street as well as east of 32nd Street from CC-3-8 to CN-1-5 to reduce height from 100 feet to 65 feet
- Two parcels on the west side of 30th Street between Thorn and Upas from RS-1-7 to CN-1-3 to reflect existing commercial uses
- Area between Howard and Lincoln and east of Georgia from RM—3-8 to RM-3-7 to reflect lower density character of the area

Figure 2-4: Community Plan Enhancement Program Areas



Timeline and Next Steps

- March 2016: Program Environmental Impact Report Development
- April 2016: Final Draft Community Plan and EIR Development
- May 2016: PEIR out for 60-day public review
- Summer 2016: Impact Fee Schedule Development with CPG
- August 2016: PEIR Public Review Comment Period Closes and Response to Comments begins
- September 2016: Final EIR and Final Vote from CPG on Community Plan
- October thru November 2016: Public Decision Maker Hearings