



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: February 9, 2017 REPORT NO. PC-17-019

HEARING DATE: February 16, 2017

SUBJECT: North Park Zoning Correction and Land Development Code Amendments related to Parking Regulations  
Process 5

REFERENCE: Staff Report NO. 16-061 North Park Community Plan Update

### **SUMMARY**

#### Issue:

Should the Planning Commission recommend to the City Council approval of the North Park Zoning Correction and Land Development Code Amendments (Parking Regulations)?

#### Requested Action:

Recommend to the City Council approval of the ordinance rezoning areas of the North Park Community Plan area and approval of the ordinance amending the Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

#### Staff Recommendation:

Staff recommends that the Planning Commission forward the proposed North Park Zoning Correction (Attachments 1 and 2) and Land Development Code Amendments (Attachments 3 and 4) to City Council with a recommendation of approval based on the information contained in this report and the evidence offered as part of the public hearing.

1. RECOMMEND to the City Council **APPROVAL** of an ordinance rezoning areas designated as Residential Very High (55-73 du/acre) within the North Park Community Plan area from the RM-3-8 zone to the RM-3-9 zone.
2. RECOMMEND to the City Council **APPROVAL** of an ordinance amending the Chapter 14, Article 2, Division 5 (Parking Regulations).

#### Community Planning Group Recommendation:

On January 17, 2017, the North Park Community Planning Committee voted 7-0-0 to support approval of technical corrections of errors in the North Park zoning map; and to apply the RM-3-9 zone to implement the Residential-Very High (55-73 du/acre) community plan land use designation (Attachment 10).

#### City Strategic Plan Goal and Objectives:

The proposed zoning map correction and Land Development Code amendments are in direct alignment with the following City of San Diego Strategic Plan goals and objectives: specifically, Goal 2 - Work in

partnership with all of our communities to achieve safe and livable neighborhoods, and Goal 3 - Create and sustain a resilient and economically prosperous City.

Environmental Review:

The proposed corrections to the North Park zoning map were reviewed for consistency with the certified Program Environmental Impact Report (PEIR) prepared for the North Park and Golden Hill Community Plan Updates, No. 380611, in accordance with Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162. Based on this evaluation, the CEQA and Environmental & Policy Section of the Planning Department determined the project would not result in new impacts or changed circumstances that would require a new environmental document and the previous environmental documents adequately cover this rezone (Attachment 5).

The proposed amendments to the Land Development Code were reviewed for consistency with the certified Land Development Code (LDC) Environmental Impact Report (EIR) No. 96-0333, in accordance with Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162. Based on this evaluation, the CEQA and Environmental & Policy Section of the Planning Department determined the project would not result in new impacts or changed circumstances that would require a new environmental document and the previous environmental documents adequately cover these modifications to the LDC (Attachment 6).

Housing Impact Statement:

The residential density range that the proposed zoning correction would allow is consistent with the density range analyzed as part of the North Park Community Plan, adopted on November 15, 2016.

**BACKGROUND**

A comprehensive update to the North Park Community Plan was adopted by the City Council on November 15, 2016. Since the adoption of the Community Plan, two (2) minor items needing correction have been identified by the Planning Department staff: 1) to correct the North Park zoning map by applying the RM-3-9 zone, which allows up to 73 du/acre, to implement the Residential - Very High (55-73 du/acre) community plan land use designation, consistent with the North Park Community Plan; and 2) to amend the Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations) to include previously omitted parking ratios.

**DISCUSSION**

A. Why is the Rezone Ordinance needed and what are the proposed changes?

The zoning map attached to the Rezone Ordinance adopted as part of the North Park Community Plan Update in November 2016 incorrectly shows the RM-3-8 zone, which allows up to 54 du/acre, in areas with the Residential - Very High (55-73 du/acre) land use designation. The intent of this action is to apply the RM-3-9 zone which allows up to 73 du/acre to implement the Residential - Very High (55-73 du/acre) community plan land use designation, consistent with the 2016 North Park Community Plan (Attachments 7, 8 and 9). The proposed zoning correction would rezone 131.7 acres from the RM-3-8 zone to the RM-3-9 zone in the areas generally located between Meade Avenue and El Cajon Boulevard; Howard Avenue and El Cajon Boulevard; 30th Street and Boundary Street; and University Avenue and Robinson Avenue (Attachments 1 and 2).

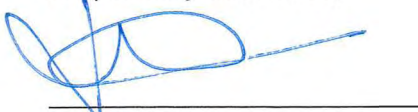
B. Why is an amendment to the Land Development Code needed and what are the proposed amendments to the Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations)?

As part of the North Park Community Plan Update the CN-1-5 zone was selected to implement the Neighborhood Commercial (0-73 du/acre) land use designation. Staff has identified that the parking ratios for the CN-1-5 zone were inadvertently omitted from the Land Development Code Parking Regulations. In addition, staff also identified that the parking ratios for the CN-1-4 zone were also omitted. The CN-1-4 zone has been selected as part of the Uptown Community Plan Update to implement the Neighborhood Commercial (0-44 du/acre) land use designation. The CN-1-4 and CN-1-5 zones had not been previously used elsewhere in the City. The proposed amendments to the Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations) would modify Tables 142-05E and 142-05F to include the parking ratios for the CN-1-4 and CN-1-5 zones (Attachment 3 and 4).

**CONCLUSION**

Staff recommends the approval of the Rezone Ordinance and the proposed amendments to the Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

Respectfully submitted,



Jeff Murphy  
Director  
Planning Department



Tait Galloway  
Program Manager  
Planning Department

MURPHY/TG

Attachments:

1. Draft North Park Zoning Map (C-983)
2. Draft Ordinance – North Park Rezone
3. Summary of Amendments to Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations)
4. Draft Ordinance – Land Development Code Amendments to Chapter 14, Article 2, Division 5 (Parking Regulations).
5. CEQA 15162 Memorandum – North Park Zoning Correction
6. CEQA 15162 Memorandum – Land Development Code Amendments
7. North Park Community Plan Land Use Map (Figure 2-1 of the Community Plan)
8. North Park Land Use Classifications and Permitted Densities/Intensities (Table 2-4 of the community plan)
9. RM-3-8 and RM-3-9 zones permitted densities (Land Development Code Chapter 13, Article 4, Division 4, Page 4)
10. North Park Planning Committee Motion, included in January 17, 2017 meeting minutes.







(O-INSERT~)

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

ADOPTED ON \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 131.7 ACRES LOCATED WITHIN THE NORTH PARK COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE RM-3-8 ZONE TO THE RM-3-9 ZONE, AND REPEALING ORDINANCE NO. O-20753, ADOPTED DECEMBER 1, 2016, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICTS HEREWITH.

WHEREAS, rezoning land within the Greater North Park planning area from RM-3-8 to RM-3-9 as set forth in San Diego Municipal Code Chapter 13, Division 1 is proposed to be consistent with the land use designations set forth in the update to the North Park Community Plan; and

WHEREAS, on \_\_\_\_\_, the Planning Commission of the City of San Diego considered the North Park rezone, and voted \_\_\_\_\_ to recommend City Council approval of the North Park rezone; and

WHEREAS, the matter was set for public hearing on \_\_\_\_\_, testimony having been heard, evidence having been submitted and the City Council having full considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That 131.7 acres located in the Greater North Park planning area, and legally described as the parcels shown in Exhibit A, with a copy on file in the office of the City Clerk as Document No. OO- \_\_\_\_\_ within the Greater North Park planning area, in the City of San Diego, California, and as shown on Zone Map Drawing No. C-983, with a copy on file in the Office of the City Clerk as Document No. OO- \_\_\_\_\_, are rezoned into the RM-3-9 zone as



the zone is described and defined by San Diego Municipal Code Chapter 13, Article 1. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. O-20753, with final passage on December 1, 2016, of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

Section 3. That a full reading of this Ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This Ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this Ordinance shall be issued unless an application therefore was made prior to the date of adoption of this Ordinance.

APPROVED: MARA W. ELLIOTT, City Attorney

By \_\_\_\_\_  
Corrine L. Neuffer  
Deputy City Attorney

CLN:  
DATE  
Or.Dept: Planning  
Doc. No. -INSERT~



**Exhibit A  
Parcels List  
APN #**

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**SUMMARY OF AMENDMENTS TO LAND DEVELOPMENT CODE  
CHAPTER 14, ARTICLE 2, DIVISION 5**

No.	CODE SECTION	AMENDMENT DESCRIPTION
1	§142.0530 Table 142-05E Table 142-05E	<p><b><u>CN-1-4 and CN-1-5 Parking Ratios</u></b> Amend LDC Section §142.0530 to modify tables 142-05E and 142-05F to include the parking ratios specific to the CN-1-4 and CN-1-5 zones, which had been previously omitted. As part of the recently adopted North Park and Uptown community plans, CN-1-4 and CN-1-5 were selected to implement the Neighborhood Commercial (0-44 du/acre) and Neighborhood Commercial (0-73 du/acre) land use designations. The CN-1-4 and CN-1-5 zones had not been previously used anywhere in the City of San Diego.</p>

(O-INSERT~)

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

ADOPTED ON \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CITY COUNCIL AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 BY AMENDING SECTION 142.0530 RELATED TO PARKING REGULATIONS.

WHEREAS, the proposed amendments to the Land Development Code Parking Regulations are proposed to include the parking ratios for the CN-1-4 and CN-1-5 zones, which had been inadvertently omitted, as their inclusion will assist in the proper implementation of these zones; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That Chapter 14, Article 2, Division 5 of the San Diego Municipal Code is amended by amending section 142.0530, to read as follows:

**§142.0530 Nonresidential Uses — Parking Ratios**

- (a) Retail Sales, Commercial Services, and Mixed-Use Development. Table 142-05E establishes the ratio of required parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for retail sales uses and for those commercial service uses that are not covered by Table 142-05F or 142-05G. Table 142-05E also establishes the required parking ratios for mixed-use developments in a single *structure* that include an allowed use from at least two of the following use categories: (1) retail sales, (2) commercial services, and (3) offices.

**Table 142-05E  
Parking Ratios for Retail Sales, Commercial Services, Offices, and Mixed-Use  
Development**

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted ( <i>Floor Area</i> Includes <i>Gross Floor Area</i> plus below <i>Grade Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)		
	Required Automobile Parking Spaces <sup>(1)</sup>		
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit Area</i> <sup>(2)</sup>	Maximum Permitted
<b>Commercial Zones</b>			
CC-1-1 CC-2-1 CC-4-1 CC-5-1	[No change in text.]		
CC-1-2 CC-2-2 CC-4-2 CC-5-2			
CC-1-3 CC-2-3 CC-4-3 CC-5-3			
CC-2-4 CC-3-4 CC-4-4 CC-5-4			
CC-3-5			
CC-3-5/Beach impact area <sup>(5)</sup>			
CC-4-5			
CC-2-5 CC-5-5			
CC-3-6 CC-4-6 CC-5-6			
CC-3-7			
CC-3-8			
CC-3-9			
CN-1-1			
CN-1-2			
CN-1-3			
CN-1-4			
CN-1-5	2.5	2.1	6.5
CR-1-1 CR-2-1	[No change in text.]		
CO-1-1 CO-1-2 CO-2-1			

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted ( <i>Floor Area</i> Includes <i>Gross Floor Area</i> plus below <i>Grade Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)		
	Required Automobile Parking Spaces <sup>(1)</sup>		
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit Area</i> <sup>(2)</sup>	Maximum Permitted
CO-2-2 CO-3-1 CO-3-2 CV-1-1 CV-1-2			
IH-1-1 IH-2-1 IL-1-1 IL-2-1 IL-3-1 IP-1-1 IP-2-1 IS-1-1	[No change in text.]		
<b>Planned Districts</b>			
Barrio Logan: Subdistrict B Barrio Logan: Except Subdistrict B Carmel Valley Cass Street Central Urbanized Golden Hill La Jolla La Jolla Shores Mid-City: CN-3 and CV-3 Mid-City: Except CN-3, CV-3 Mount Hope Mission Valley: CV Mission Valley: Except CV Old Town Southeast San Diego San Ysidro West Lewis Street	[No change in text.]		

Footnotes For Table 142-05E [No change in text.]



- (b) Eating and Drinking Establishments. Table 142-05F establishes the required ratio of parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for eating and drinking establishments that are the primary use on a *premises*.

**Table 142-05F  
Parking Ratios for Eating and Drinking Establishments**

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment <sup>(1)</sup> Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)		
	Required Automobile Parking Spaces <sup>(2)</sup>		
	Minimum Required Outside a Transit Area	Minimum Required Within a Transit Area <sup>(3)</sup>	Maximum Permitted
<b>Commercial Zones</b>			
CC-1-1	[No change in text.]		
CC-2-1			
CC-4-1			
CC-5-1			
CC-1-2			
CC-2-2			
CC-4-2			
CC-5-2			
CC-4-2/Coastal Overlay Zone <sup>(4)</sup>			
CC-1-3			
CC-2-3			
CC-4-3			
CC-5-3			
CC-2-4			
CC-3-4			
CC-4-4			
CC-4-4/Coastal Overlay Zone <sup>(4)</sup>			
CC-5-4			
CC-2-5			
CC-3-5			
CC-3-5/Coastal Overlay Zone <sup>(4)</sup>			
CC-4-5			
CC-5-5			
CC-3-6			

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment <sup>(1)</sup> Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)		
	Required Automobile Parking Spaces <sup>(2)</sup>		
	Minimum Required Outside a Transit Area	Minimum Required Within a Transit Area <sup>(3)</sup>	Maximum Permitted
CC-4-6			
CC-5-6			
CC-3-7			
CC-3-8			
CC-3-9			
CN-1-1			
CN-1-2			
CN-1-3			
CN-1-4	2.5	2.1	25.0
CN-1-5	2.5	2.1	25.0
CR-1-1	[No change in text.]		
CR-2-1			
CO-1-1			
CO-1-2			
CO-2-1			
CO-2-2			
CO-3-1			
CO-3-2			
CV-1-1			
CV-1-2			
<b>Industrial Zones</b>			
IH-1-1	[No change in text.]		
IH-2-1			
IL-1-1			
IL-2-1			
IL-3-1			
IP-1-1			
IP-2-1			
IS-1-1			
<b>Planned Districts</b>			

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment <sup>(1)</sup> Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)		
	Required Automobile Parking Spaces <sup>(2)</sup>		
	Minimum Required Outside a Transit Area	Minimum Required Within a Transit Area <sup>(3)</sup>	Maximum Permitted
Barrio Logan: Subdistrict B	[No change in text.]		
Barrio Logan: Except Subdistrict B			
Carmel Valley			
Cass Street			
Central Urbanized			
Golden Hill			
La Jolla			
La Jolla Shores			
Mid-City: CN-3 and CV-3			
Mid-City: Except CN-3, CV-3			
Mount Hope			
Mission Valley: CV			
Mission Valley: Except CV			
Old Town			
Southeast San Diego			
San Ysidro			
West Lewis Street			

**Footnotes For Table 142-05F** [No change in text.]

Section 2. That a full reading of this Ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 3. This Ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this Ordinance shall be issued unless an application therefore was made prior to the date of adoption of this Ordinance.

APPROVED: MARA W. ELLIOTT, City Attorney

By \_\_\_\_\_  
Corrine L. Neuffer  
Deputy City Attorney

CLN:

DATE

Or.Dept: Planning

Doc. No. -INSERT~



**STRIKEOUT ORDINANCE**  
**OLD LANGUAGE: ~~Struck Out~~**  
**NEW LANGUAGE: Double Underline**

**§142.0530 Nonresidential Uses — Parking Ratios**

- (a) Retail Sales, Commercial Services, and Mixed-Use Development. Table 142-05E establishes the ratio of required parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for retail sales uses and for those commercial service uses that are not covered by Table 142-05F or 142-05G. Table 142-05E also establishes the required parking ratios for mixed-use developments in a single *structure* that include an allowed use from at least two of the following use categories: (1) retail sales, (2) commercial services, and (3) offices.

**Table 142-05E**  
**Parking Ratios for Retail Sales, Commercial Services, Offices, and Mixed-Use Development**

<b>Zone</b>	<b>Parking Spaces Required per 1,000 Square Feet of <i>Floor</i> Area Unless Otherwise Noted (<i>Floor</i> Area Includes <i>Gross Floor</i> Area plus below <i>Grade Floor</i> Area and Excludes <i>Floor</i> Area Devoted to Parking)</b>		
	<b>Required Automobile Parking Spaces<sup>(1)</sup></b>		
	<b>Minimum Required Outside a <i>Transit</i> Area</b>	<b>Minimum Required Within a <i>Transit</i> Area<sup>(2)</sup></b>	<b>Maximum Permitted</b>
<b>Commercial Zones</b>			
CC-1-1 CC-2-1 CC-4-1 CC-5-1	[No change in text.]		
CC-1-2 CC-2-2 CC-4-2 CC-5-2			
CC-1-3 CC-2-3 CC-4-3 CC-5-3			
CC-2-4 CC-3-4 CC-4-4 CC-5-4			
CC-3-5			
CC-3-5/Beach impact area <sup>(5)</sup>			

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted ( <i>Floor Area</i> Includes <i>Gross Floor Area</i> plus below <i>Grade Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)		
	Required Automobile Parking Spaces <sup>(1)</sup>		
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit Area</i> <sup>(2)</sup>	Maximum Permitted
CC-4-5			
CC-2-5			
CC-5-5			
CC-3-6			
CC-4-6			
CC-5-6			
CC-3-7	[No change in text.]		
CC-3-8			
CC-3-9			
CN-1-1			
CN-1-2			
CN-1-3			
CN-1-4			
<u>CN-1-5</u>	<u>2.5</u>	<u>2.1</u>	<u>6.5</u>
CR-1-1	[No change in text.]		
CR-2-1			
CO-1-1			
CO-1-2			
CO-2-1			
CO-2-2 CO-3-1			
CO-3-2			
CV-1-1			
CV-1-2			
IH-1-1	[No change in text.]		
IH-2-1			
IL-1-1			
IL-2-1			
IL-3-1			
IP-1-1			
IP-2-1			
IS-1-1			
<b>Planned Districts</b>			
Barrio Logan: Subdistrict B	[No change in text.]		
Barrio Logan: Except Subdistrict B			
Carmel Valley			
Cass Street			

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted ( <i>Floor Area</i> Includes <i>Gross Floor Area</i> plus below <i>Grade Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)		
	Required Automobile Parking Spaces <sup>(1)</sup>		
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit Area</i> <sup>(2)</sup>	Maximum Permitted
Central Urbanized	[No change in text.]		
Golden Hill			
La Jolla			
La Jolla Shores			
Mid-City: CN-3 and CV-3			
Mid-City: Except CN-3, CV-3			
Mount Hope			
Mission Valley: CV			
Mission Valley: Except CV			
Old Town			
Southeast San Diego			
San Ysidro			
West Lewis Street			

Footnotes For Table 142-05E [No change in text.]

- (b) Eating and Drinking Establishments. Table 142-05F establishes the required ratio of parking spaces to building *floor area* in the commercial zones, industrial zones, and planned districts shown, for eating and drinking establishments that are the primary use on a *premises*.

**Table 142-05F  
Parking Ratios for Eating and Drinking Establishments**

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment <sup>(1)</sup> <i>Floor Area</i> Unless Otherwise Noted ( <i>Floor Area</i> includes <i>Gross Floor Area</i> plus below <i>Grade Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)		
	Required Automobile Parking Spaces <sup>(2)</sup>		
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit Area</i> <sup>(3)</sup>	Maximum Permitted
<b>Commercial Zones</b>			
CC-1-1	[No change in text.]		

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment <sup>(1)</sup> <i>Floor Area Unless Otherwise Noted (Floor Area includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)</i>		
	Required Automobile Parking Spaces <sup>(2)</sup>		
	Minimum Required Outside a Transit Area	Minimum Required Within a Transit Area <sup>(3)</sup>	Maximum Permitted
CC-2-1			
CC-4-1			
CC-5-1			
CC-1-2			
CC-2-2			
CC-4-2			
CC-5-2			
CC-4-2/Coastal Overlay Zone <sup>(4)</sup>			
CC-1-3			
CC-2-3			
CC-4-3			
CC-5-3			
CC-2-4			
CC-3-4			
CC-4-4			
CC-4-4/Coastal Overlay Zone <sup>(4)</sup>			
CC-5-4			
CC-2-5			
CC-3-5			
CC-3-5/Coastal Overlay Zone <sup>(4)</sup>			
CC-4-5			
CC-5-5			
CC-3-6			
CC-4-6			
CC-5-6			
CC-3-7			
CC-3-8			
CC-3-9			
CN-1-1			
CN-1-2			
CN-1-3			
<u>CN-1-4</u>	<u>2.5</u>	<u>2.1</u>	<u>25.0</u>
<u>CN-1-5</u>	<u>2.5</u>	<u>2.1</u>	<u>25.0</u>
CR-1-1 CR-2-1	[No change in text.]		



Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment <sup>(1)</sup> Floor Area Unless Otherwise Noted (Floor Area includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)		
	Required Automobile Parking Spaces <sup>(2)</sup>		
	Minimum Required Outside a Transit Area	Minimum Required Within a Transit Area <sup>(3)</sup>	Maximum Permitted
CO-1-1 CO-1-2 CO-2-1 CO-2-2 CO-3-1 CO-3-2 CV-1-1 CV-1-2			
<b>Industrial Zones</b>			
IH-1-1 IH-2-1 IL-1-1 IL-2-1 IL-3-1 IP-1-1 IP-2-1 IS-1-1	[No change in text.]		
<b>Planned Districts</b>			
Barrio Logan: Subdistrict B Barrio Logan: Except Subdistrict B Carmel Valley Cass Street Central Urbanized Golden Hill La Jolla La Jolla Shores Mid-City: CN-3 and CV-3 Mid-City: Except CN-3, CV-3 Mount Hope Mission Valley: CV	[No change in text.]		
Mission Valley: Except CV Old Town Southeast San Diego	[No change in text.]		

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment <sup>(1)</sup> <i>Floor Area Unless Otherwise Noted</i> ( <i>Floor Area</i> includes <i>Gross Floor Area</i> plus below <i>Grade Floor Area</i> and Excludes <i>Floor Area Devoted to Parking</i> )		
	Required Automobile Parking Spaces <sup>(2)</sup>		
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit Area</i> <sup>(3)</sup>	Maximum Permitted
San Ysidro			
West Lewis Street			

**Footnotes For Table 142-05F** [No change in text.]

CLN:

DATE

Or.Dept: Planning

Doc. No. -INSERT~



THE CITY OF SAN DIEGO  
**MEMORANDUM**

**DATE:** February 6, 2017  
**TO:** Elizabeth Ocampo Vivero, Associate Planner, Planning Department  
**FROM:** Alyssa Muto, Deputy Director, Planning Department  
**SUBJECT:** North Park Zoning Correction  
California Environmental Quality Act - 15162 Evaluation

---

The CEQA and Environmental Policy Section of the Planning Department has completed a California Environmental Quality Act (CEQA) Section 15162 consistency evaluation for the proposed zoning correction within the North Park community planning area, which is described in greater detail as follows.

**Previously Certified CEQA Document**

On November 7, 2016, the City of San Diego City Council certified a Program Environmental Impact Report (PEIR) for the North Park and Golden Hill Community Plan Updates (PTS No. 380611 / SCH No. 2013121076 / Resolution No. 310757). Subsequent to certification of the PEIR, an Ordinance (O-20753) rezoning land within the North Park community planning area to citywide zones was adopted by the City Council on November 15, 2016. A Notice of Determination was filed with the San Diego County Clerk on November 15, 2016.

**Background**

On October 28, 2016, the San Diego City Council adopted the North Park Community Plan, and subsequently on November 15, 2016 adopted the Rezone Ordinance and its attached zoning map. The certified North Park and Golden Hill Community Plan Updates PEIR analyzed the environmental effects associated with the adoption and implementation of the North Park Community Plan and associated actions. The North Park Community Plan provides a long-range, comprehensive policy framework and vision for growth and development in the community through 2035. The North Park Community Plan Land Use Element establishes the land use framework for the community and defines the distribution of the proposed land uses on a map. The maps designate the proposed general location, distribution and extent of land uses. The PEIR analyzed the North Park Community Plan land use framework and its associated densities and intensities.

**Scope of the Proposed Zoning Correction**

The zoning map attached to the Rezone Ordinance adopted as part of the North Park Community Plan Update incorrectly applied the RM-3-8 zone, which allows up to 54 du/acre, in areas designated as Residential - Very High (55-73 du/acre) per the North Park Community Plan. The intent of the rezone is to correct the zoning map so it matches the North Park Community Plan. The proposed zoning correction would rezone 134.3 acres from the RM-3-8 zone to the RM-3-9 zone in the areas generally located between Meade Avenue and El Cajon Boulevard; Howard Avenue and El Cajon Boulevard; 30th Street and Boundary Street; and University Avenue and Robinson Avenue.

**Section 15162 Criteria**

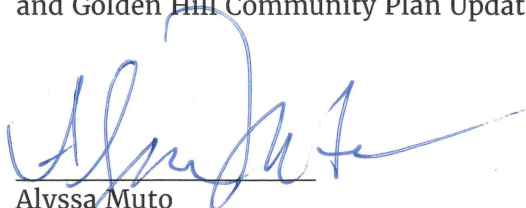
When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

None of the three criteria listed above has occurred, therefore the CEQA and Environmental Policy Section of the Planning Department determined there is no need to prepare subsequent or supplemental environmental documents for the proposed zoning correction.

**CEQA 15162 Consistency Evaluation**

The CEQA and Environmental Policy Section has reviewed the proposed zoning correction and conducted a consistency evaluation pursuant to Public Resources Code 21166 and CEQA Guidelines Section 15162. The density allowed by the RM-3-9 zone (73 du/acre) had been previously analyzed in the PEIR for the North Park Community Plan Update. Implementation of this zoning correction would not result in new significant direct, indirect, or cumulative impacts over and above those disclosed in the previously prepared PEIR for the North Park and Golden Hill Community Plan Updates.



---

Alyssa Muto  
Deputy Director  
Planning Department



THE CITY OF SAN DIEGO  
**M E M O R A N D U M**

**DATE:** February 6, 2017

**TO:** Elizabeth Ocampo Vivero, Associate Planner, Planning Department

**FROM:** Alyssa Muto, Deputy Director, Planning Department

**SUBJECT:** Land Development Code Parking Regulations Amendments  
California Environmental Quality Act - 15162 Evaluation

---

The CEQA and Environmental Policy Section of the Planning Department has completed a California Environmental Quality Act (CEQA) Section 15162 consistency evaluation for the Land Development Code Parking Regulations Amendments, which is described in greater detail as follows.

**Previously Certified CEQA Document**

On November 18, 1997, the City of San Diego City Council certified a Final Environmental Impact Report (EIR) for the Land Development Code (LDC) (LDR No. 96-0333 / SCH No. 96081056 / Resolution No. 98-288).

**Background**

The LDC consolidated development regulations into a sequence of chapters of the Municipal Code (Chapters 11-15) to simplify the City's land development regulations; make the land development regulations more objective; make the code more adaptable; eliminate redundancies and contradictions; standardize the code framework; and increase predictability in the application of land development regulations. The associated EIR analyzed the environmental effects associated with adoption and implementation of the proposed LDC, related regulations, amendments and appeals. The certified LDC EIR anticipated that regular updates of the LDC would occur to maintain the code in accordance with the goals described above.

**Changes Associated with the Project Description**

The proposed amendments to the LDC Parking Regulations are minor corrections to include information that was previously inadvertently omitted. As part of the North Park Community Plan Update, the CN-1-5 zone was selected to implement the Neighborhood Commercial (0-73 du/acre) land use designation. However, the parking ratios for the CN-1-5 zone were inadvertently omitted from the LDC Parking Regulations. Parking ratios for the CN-1-4 zone were also omitted. The CN-1-4 zone was selected to implement the Neighborhood Commercial (0-44 du/acre) land use designation as part of the Uptown Community Plan Update. The CN-1-4 and CN-1-5 zones had not been previously used elsewhere in the City.

The proposed amendments to the Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations) would modify Tables 142-05E and 142-05F to include the parking ratios for the CN-1-4 and CN-1-5 zones. The proposed amendments would not result in new impacts or changed circumstances that would require a new environmental document as described in the following matrix.

**CEQA Guidelines Section 15162 Consistency Evaluation Matrix**

The following is an analysis of the amendment’s consistency with the certified LDC EIR, in accordance with CEQA Guidelines Section 15162 and Public Resources Code Section 21166.

No.	AMENDMENT DESCRIPTION and CEQA 15162 EVALUATION
1	<p><b><u>CN-1-4 and CN-1-5 Zones Parking Ratios</u></b></p> <p>Amend Section 142.0530 (Tables 142-05E and 142-05F) to include parking ratios specific to the CN-1-4 and CN-1-5 zones. The LDC includes parking ratios specific to each zone, and the parking ratios for these two zones were inadvertently omitted previously when the CN zone packages were introduced.</p> <p><b>CEQA 15162 Evaluation:</b> Parking requirements and ratios were previously analyzed in the LDC EIR, including for the CN zone. The refinement of the parking ratios for the CN-1-4 and CN-1-5 zones would be consistent with the previous analysis.</p>

**Section 15162 Criteria**

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

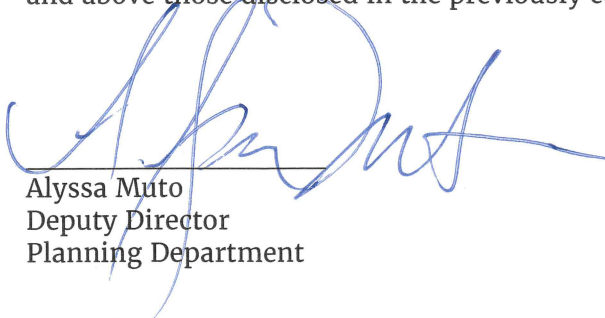


- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

None of the three criteria listed above has occurred, therefore the CEQA and Environmental Policy Section of the Planning Department determined there is no need to prepare subsequent or supplemental environmental documents for the proposed amendments.

**CEQA 15162 Consistency Evaluation**

The CEQA and Environmental Policy Section of the Planning Department reviewed the proposed amendments and conducted a CEQA Section 15162 consistency evaluation pursuant to Public Resources Code 21166 and CEQA Guidelines Section 15162. Implementation of these amendments would not result in new significant direct, indirect, or cumulative impacts over and above those disclosed in the previously certified LDC EIR.



Alyssa Muto  
Deputy Director  
Planning Department

Figure 2-1: Community Plan Land Use Map

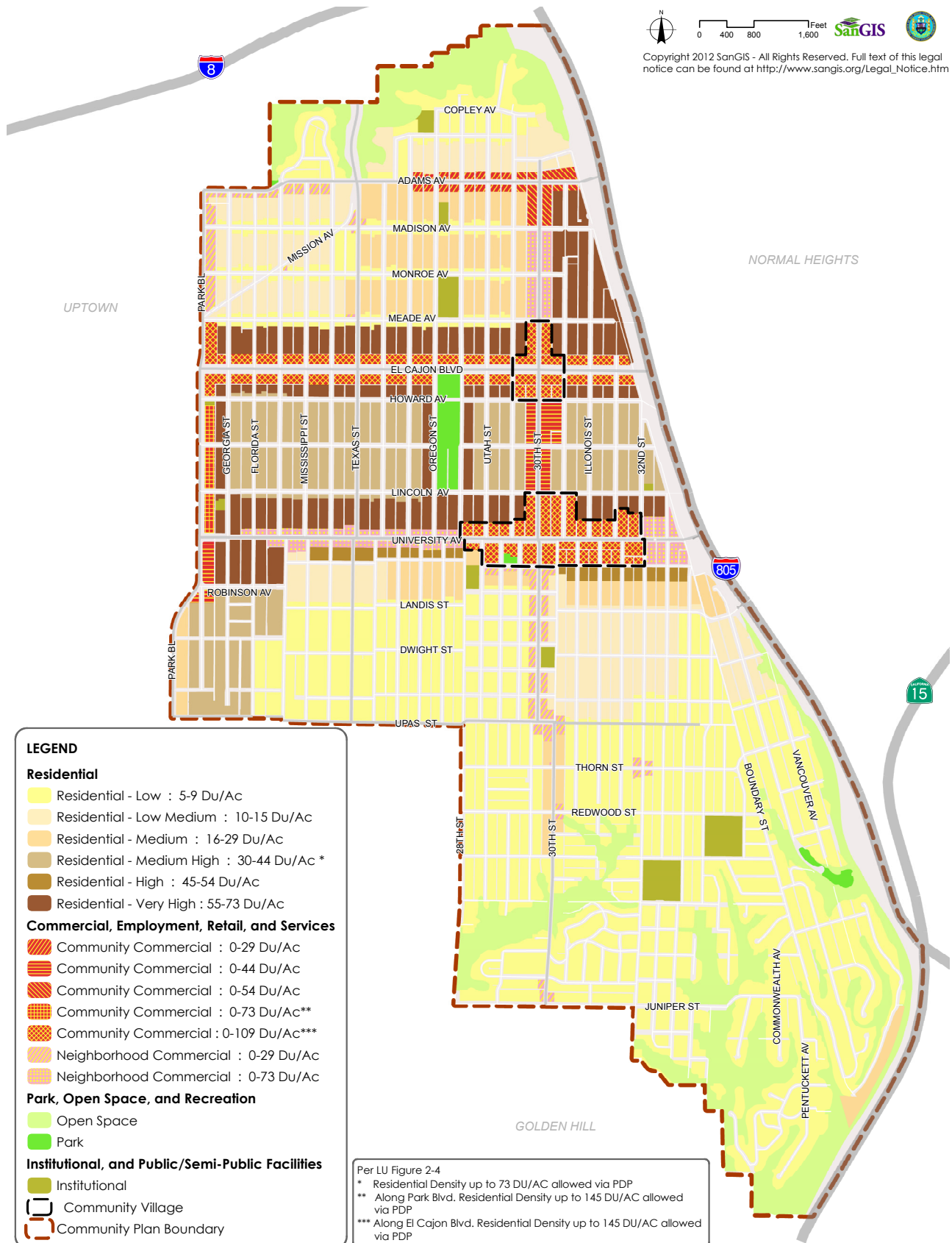


Table 2-4: North Park Land Use Classifications and Permitted Densities/Intensities

General Plan Land Use	Community Plan Designation	Specific Use Considerations	Description	Intensity	
				Residential Density (dwelling units/acre)	Development Form
Park, Open Space & Recreation	Open Space	None	Provides for the preservation of land that has distinctive scenic, natural or cultural features; that contributes to community character and form; or that contains environmentally sensitive resources. Applies to land or water areas that are undeveloped, generally free from development, or developed with very low-intensity uses that respect natural environmental characteristics and are compatible with the open space use. Open Space may have utility for: primarily passive park and recreation use; conservation of land, water, or other natural resources; historic or scenic purposes; visual relief; or landform preservation.	0-1	RS-1-1 zone
	Population-based Parks	None	Provides for areas designated for passive and/or active recreational uses, such as community parks and neighborhood parks. It will allow for facilities and services to meet the recreational needs of the community as defined by the Community Plan.	N/A	OP-1-1 Zone
Residential	Residential - Low	None	Provides for single-family housing and limited accessory uses	5-9	RS-1-7 zone 0.60 FAR
	Residential - Low-Medium	None	Provides for both single-family and multifamily housing	10-15	RM-1-1 zone 0.75 FAR
	Residential - Medium	None	Provides for both single-family and multifamily housing	16-29	RM-2-5 zone 1.35 FAR
	Residential - Medium-High	None	Provides for multifamily housing	30-44	RM-3-7 zone 1.80 FAR
	Residential - High	None	Provides for multi-family housing	45-54	RM-3-8 zone 2.25 FAR
	Residential - Very High	None	Provides for multi-family housing	55-73	RM-3-9 zone 2.75 FAR

**§131.0406 Purpose of the RM (Residential--Multiple Unit) Zones**

- (a) The purpose of the RM zones is to provide for *multiple dwelling unit development* at varying densities. The RM zones individually accommodate *developments* with similar densities and characteristics. Each of the RM zones is intended to establish *development* criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to locational issues regarding adjacent land uses.
- (b) The RM zones are differentiated based on the uses allowed and the permitted *density* as follows:
- (1) The following zones permit lower *density multiple dwelling units* with some characteristics of *single dwelling units*:
    - RM-1-1 permits a maximum *density* of 1 dwelling unit for each 3,000 square feet of *lot* area
    - RM-1-2 permits a maximum *density* of 1 dwelling unit for each 2,500 square feet of *lot* area
    - RM-1-3 permits a maximum *density* of 1 dwelling unit for each 2,000 square feet of *lot* area
  - (2) The following zones permit medium *density multiple dwelling units*:
    - RM-2-4 permits a maximum *density* of 1 dwelling unit for each 1,750 square feet of *lot* area
    - RM-2-5 permits a maximum *density* of 1 dwelling unit for each 1,500 square feet of *lot* area
    - RM-2-6 permits a maximum *density* of 1 dwelling unit for each 1,250 square feet of *lot* area
  - (3) The following zones permit medium *density multiple dwelling units* with limited commercial uses:
    - RM-3-7 permits a maximum *density* of 1 dwelling unit for each 1,000 square feet of *lot* area
    - RM-3-8 permits a maximum *density* of 1 dwelling unit for each 800 square feet of *lot* area
    - RM-3-9 permits a maximum *density* of 1 dwelling unit for each 600 square feet of *lot* area



**NORTH PARK PLANNING COMMITTEE**  
**Draft Minutes: January 17, 2017 – 6:30 PM**

[www.northparkplanning.org](http://www.northparkplanning.org)  
[info@northparkplanning.org](mailto:info@northparkplanning.org)

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- I. Call to order: 6:29 pm
- II. Attendance Report:

Member	Robert Barry	Howard Blackson	Dennis Campbell	Dionne Carlson	Steve Codraro	Daniel Gebreselassie	Robert Gettinger	Vicki Granowitz	Peter Hill	Brandon Hilpert	Sarah McAlear	Dang Nguyen	Rick Pyles	Melissa Stayner	Rene Vidales
Attendance	1	2	3	4	5	6		7	8	9	10	11	12	13	14
Late															
Absences	2	3		2	2	1	2	1		2		1	2	1	1

- I. **MOTION:** to allow Chris Ward to give presentation Barry/Carlson 10-0-0. (see elected official’s report for details)
- II. **Modifications to and Adoption of the 1/17/17 Agenda**
  - a. **MOTION:** to move Granowitz and Hill reimbursement requests (agenda Action Item 1) and North Park Historical Society Car Show Letter of Support (Action Item 2) to Consent. Carlson/Blackson (No Objections)
  - b. **MOTION:** to approve Consent Agenda. McAlear/Blackson 12-0-2 (Granowitz, Hill abstain)
  - c. **MOTION:** to adopt 1/17/17 Agenda as modified. Hilpert/Vidales 14-0-0
- III. **Consent Agenda Items:**
  - a. **MOTION:** Support approval of technical corrections of errors in The North Park Community Plan Update Zoning Map; to apply the RM-3-9 zone to implement the Residential-very high (55-73 du/acre) community plan land use designation as analyzed in the final Program EIR. Campbell/UDPR 7/0/0 (On Consent)
    - i. **Tait Galloway.** Correction will go back to Planning Commission, hopefully in February and City Council by March. Zoning map is standalone from CPU, so the hard copies of CP don’t need to be delayed.
  - b. **MOTION:** to approve a reimbursement to Vicki Granowitz in the amount of \$129.57, and to Peter Hill in the amount of \$104.65 for office supplies, paper and ink cartridges. Carlson/Vidales 12/0/2 (Granowitz, Hill, abstain) (On Consent)
  - c. **MOTION:** to approve a Letter of Support for the North Park Historical Society for the Car Show on September 9, 2017. Carlson/Vidales 14/0/0 (On Consent)
- IV. **Approval of Previous Minutes**
  - a. **MOTION:** Approve November 15, 2016 minutes with modifications. Vidales/Campbell 12-0-2 (Nguyen, Gebreselassie abstain)
- V. **Treasurer’s Report – Brandon Hilpert**
  - a. Current balance \$1038.45 (-234.22 reimbursements approved today)

VI. **Non-Agenda Public Comment:**

- a. **Luvonne Harms.** Oppose the Pershing Bike lane, and parking is getting much worse. Suggest City improve sidewalks in poor condition, to improve pedestrian experience.
- b. **Maurice Ahumada.** Suggest construction of pedestrian walking bridge to Montclair Park, providing easier and safer access to Montclair Park, school, and joint use field. Walk is currently .6 miles one-way. Topic directed to Public Facilities Subcommittee.

VII. **Announcements & Event Notices:**

- a. **C3 January 26, 2017 7am – 9 am Councilmember Barbara Bry, Georgette Gomez, & Chris Ward Discuss Housing/Homeless Issues.** Balboa Park ~ the Loggia Room in the House of Hospitality ~Above the Prado Restaurant. For info & to register: [citizenscoordinateforcentury3.wildapricot.org/event-2413827](http://citizenscoordinateforcentury3.wildapricot.org/event-2413827)
- b. **Overcoming Barriers and Delivering Creative Solutions for Housing Affordability in San Diego.** February 1, 2017; 7 am -12 pm Jacobs Center ULI San Diego-Tijuana Uli.org for more info.
- c. **Statewide Housing Assessment.** Deadline for comment is March 4<sup>th</sup>, with Public Workshop on January 23<sup>rd</sup> from 1-4:30 at Jacobs Center for Neighborhood Innovation.

VIII. **Elected Official's Report**

- a. **Jessica Poole, Hon. Susan Davis, US Congressional Dist 53,** 619-208-5353 [Jessica.Poole@mail.house.gov](mailto:Jessica.Poole@mail.house.gov) Lots has happened since Nov at the Federal level. Original co-sponsor of Protecting our Democracy Act (to investigate Russian hacking during election). Efforts to save healthcare coverage. Davis continues efforts to protect door-to-door mail delivery (not cluster boxes).
- b. **Chloe Madison, Hon. Chris Ward City Councilmember District 3,** 619-645-6374. [cmadison@sandiego.gov](mailto:cmadison@sandiego.gov). Ward gave update at beginning of meeting, due to schedule conflict. He is on Committees: Smart Growth and Land Use, Environment (including Parks), Rules (Ordinances and Legislation), Public Safety and Livable Neighborhoods (Criminal Justice, Homelessness, support of police and fire services).
  - i. Carlson suggested Ward request public transportation be ramped up for Women's March

IX. **Chair's Report/CPC**

- a. **CPC – Tuesday, January 24, 2017, 7-9 pm.** Note Location change 202 C St Civic Concourse. Terrace Level Silver Room. (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
  - i. **Granowitz sent letter to Andy Fields at Park and Rec about NP Mini Park, expressing concerns but clarifying that NPPC does not want requests to hold up the project nor change the GDP.** Also there was a misunderstanding reported at the November meeting. The individual who met with City Staff did so at the request of NPMS and reported the content of the meeting back to NPMS Staff as well.
  - ii. City approved change to Election by-laws, with grammatical changes.

X. **Social Media Report, Brandon Hilpert.** No update. Send anything you want posted to [info@northparkplanning.org](mailto:info@northparkplanning.org)

XI. **Subcommittee Reports:**

- a. **Urban Design/Project Review (UD/PR),** Peter Hill (chair), Melissa Stayner (vice chair) – North Park Rec Center, 6:00pm 1st Mondays. Next meeting February 6<sup>th</sup>
  - i. Presentation on project on east end of Copley Ave. Developers gave information and general info only.
  - ii. Presentation on police request for Planning Group feedback on 7-11 at El Cajon and Idaho. There's a building with liquor store already, but new owner and some changes in footprint.
- b. **Public Facilities & Transportation,** Daniel Gebreselassie (chair) – North Park Rec Center, 6:00 pm, 2nd Wednesday. Next meeting February 8<sup>th</sup>
  - i. No meeting in January.

XII. **Liaisons Reports**

- a. **Balboa Park Committee, Rob Steppke.** No update.
- b. **Maintenance Assessment District, Peter Hill.** Circuit problems with twinkle lights. Tile replacement on sidewalks along university. Solar streetlights are about 15 years old and having problems.
- c. **North Park Main Street, Codraro.** Annual report distributed (on website). NPMS offices moving to Senior Housing Center on Iowa St. No meetings in February. Working with the City on Mini Park.

- d. **NP Mid-City Regional Bike Corridors, Gebreselassie.** Pershing Bikeway project has a meeting in January 20<sup>th</sup> 9-12pm 401 B St., 7<sup>th</sup> floor.
- e. **Adams Ave BIA, Dionne Carlson.** Circulate SD Kathleen Ferrier presented data that several corridors in North Park are hot spots for pedestrian fatalities. CSD has been hired by Mid-City Parking district to do a study of the bike lane on 30<sup>th</sup> St (due to lack of use for one on Utah St).
- f. **El Cajon BIA. Vicki Granowitz. Has been unable to attend.**

XIII. **Planner's Report**, Elizabeth Ocampo Vivero, 619-236-6301; [EOcampo@sandiego.gov](mailto:EOcampo@sandiego.gov)

XIV. **Information/Discussion Items:**

- a. University Avenue Pipeline Project Update. Presented by Alejandra Zaragoza and Monica Munoz. Handout provided.
  - i. 4.33 miles of pipeline replaced. Completed already in Mission Hills and part of Hillcrest. Paving is still being completed. Wrapping up work between 5<sup>th</sup> and 9<sup>th</sup> and continuing east on University. Were going to be in North Park in about 2 months, but are now discussing an emergency fix at Polk and Oregon break, wasn't part of the project but due to proximity they will probably move in early and take care of it.
  - ii. City sends out construction update emails. Individuals can sign up for these on the Capital Improvement Projects website, and NPPC posts all updates we receive.
  - iii. Q: Upas Pipeline was going quickly up the hill, but haven't seen crews in a few weeks? Munoz believes they'll be doing more work along Upas at 6<sup>th</sup> Ave. The crew has just jumped locations to work on installing some facilities (like a pump station).
- b. March 21, 2017 Election
  - i. NPPC Chair Appoints Election Subcommittee. Responsible for putting together materials, recruiting people to run, conducting election and counting ballots.
    - 1. Granowitz will be on the subcommittee. Stayner and Campbell volunteered.
  - ii. Review candidates (8 seats are available; 4 to 6 incumbents will not be running)
    - 1. Up for re-election: Vidales, Hill (Nguyen, Pyles undecided)
    - 2. Ineligible for re-election (termed out): Granowitz,
    - 3. Not running for re-election: Barry, Blackson, Codraro
    - 4. Candidates announced from audience: Eduardo Velasquez, Kate Callen, Tim Taylor, Kathleen Ferrier (emailed), Diane Strum (emailed)
- c. Draft 11<sup>th</sup> Update to the Land Development Code & Update to the Companion Unite Ordinance are moving forward. Attachments included.
  - i. As part of our CPU we asked for Regulatory changes (see #34).
  - ii. #35 we asked for it to be a Process 2, not 3 (per Blackson, want to keep the review, but not bump the politics up to full community level. Galloway will confirm whether or not this is the item we requested, and when we need to provide feedback on the LDC update and Scott Sherman's memo. Granowitz would like to send this to UDPR for further discussion on February 6<sup>th</sup>.
  - iii. Councilmember Scott Sherman's "Housing Policy Legislative Strategies" memo. Memos like these get referred to City staff for discussion, and then sometimes get added on to the LDC, like the 11<sup>th</sup> Update to the LDC which is occurring now, at the last minute (after being vetted by Mayor's department). Having input at an early phase on these types of memos is beneficial. Board members expressed concern about:
    - 1. CEQA exemptions for 2<sup>nd</sup> dwelling units (they should already get this, as urban infill, or the language is unclear or we're interpreting incorrectly)
    - 2. Consolidating Community Planning Groups
    - 3. 8b was supposed to be Process 2 (and even cites Blackson in the memo)
    - 4. Supposed to be about affordable and sustainable housing, gets a bit off track.
  - iv. The majority of City Council committees that cover things impacting our community are made up of people from the northern part of San Diego, who may not understand the issues mid-city faces.



- d. Draft MAD/NPPC Bylaws & Potential of MAD becoming a subcommittee of the NPPC. This document will go through a few iterations as we try to bring this together.
  - i. MAD produced a draft which went to Bernie Turgeon City Planner. He edited to be consistent CP600-24 Bylaw Shell.
  - ii. One change under consideration is having non property owner(s) on the MAD?. Granowitz pointed out this provision was part of the original NP MAD and was found to be problematic and was removed many years ago. The MAD would be different than other NPPC subcommittees, as outlined in the draft bylaws MAD provisions.
  - iii. Rob Steppke. MAD has \$500-600k budget each year. Could possibly receive proposal that exceeds what was put in the annual budget, and that is an example of something that would come back to NPPC to be voted on.
  - iv. Sia Barron. Purpose of change? A: Steppke. Awareness of the MAD is limited, and getting members has proven difficult (especially to keep the representation balanced). Having the MAD as a subcommittee of NPPC should provide higher visibility. There is also plenty of overlap in the concerns of the two groups (streets, parking, lighting, etc).
  - v. Luvonne Harms. How will this change the make-up of the MAD? The draft outline of the new membership mix includes 3 resident home-owner seats proposed (only 1 currently).
  - vi. Barry. The boundaries of the MAD are different than NPPC.
  - vii. MAD meetings are 2<sup>nd</sup> Monday of each month. NP Adult Center across from Water Tower.

**XV. Action Items:**

- a. Granowitz reimbursement for office supplies for \$129.57. Hill also submitted request for reimbursement for office supplies for \$104.65. Moved to consent.
- b. North Park Historical Society letter of support. Moved to consent.

**XVI. Future NPPC Meeting Dates & Agenda Items**

- a. February 21, 2017 – Last chance to establish election eligibility to vote in or run in March election
- b. March 21, 2017 – Election

**XVII. Adjourn: 8:15 pm**

Minutes submitted by Sarah McAlear