

Planning Department

# Uptown Community Update Workshop

March 24, 2016

# Agenda

6:00 pm – Welcome

6:05 pm - Planning Implementation

- Conversion of Planned District Ordinances to Citywide Zoning
- Citywide zone amendments to adopt urban design-related development standards
- Community Plan Implementation Overlay Zone

6:20 pm – Discussion/Q&A

7:00 pm – Potential Historic District Interim Protection

- Proposed Potential Historic District Overlay Zone

7:20 pm – Discussion/Q&A

8:00 pm – Wrap up

# Plan Implementation

## Topics to be Discussed

- Community Plan Update Background
- What is Zoning?
- Proposed Zoning Process
  - Planned District Ordinance to City-Wide Zoning Transition
- Urban Design Implementation
- Proposed New Uses and Changes
- Permit Processes
- Schedule

# Community Plan Update Background

- Community Plans are Long-Range (20 plus year) Policy documents to guide future growth and development
- Started in 2009 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
- Convert PDO to Citywide zoning

# What is Zoning?

**Zoning is a regulatory 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 (e.g. Community Plan Implementation Overlay Zone)

San Diego Municipal Code  
(2-2016)

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	Zones											
		CN <sup>(1)</sup>			CR-		CO-			CV-		CP-	
		>>			>>		>>			>>		>>	
		1-2	3	4	5	1	1	2	2	3	1	2	1
<b>Open Space</b>													
Active Recreation		-	-	-	-	-	-	-	-	-	-	-	-
Passive Recreation		-	-	-	-	-	-	-	-	-	-	-	-
Natural Resources Preservation		-	-	-	-	-	-	-	-	-	-	-	-
Park Maintenance Facilities		-	-	-	-	-	-	-	-	-	-	-	-
<b>Agriculture</b>													
Agricultural Processing		-	-	-	-	-	-	-	-	-	-	-	-
Aquaculture Facilities		-	-	-	-	-	-	-	-	-	-	-	-
<b>Dairies</b>													
Horticulture Nurseries & Greenhouses		-	-	-	-	-	-	-	-	-	-	-	-
Raising & Harvesting of Crops		-	-	-	-	-	-	-	-	-	-	-	-
Raising, Maintaining & Keeping of Animals		-	-	-	-	-	-	-	-	-	-	-	-
<b>Separately Regulated Agriculture Uses</b>													
Agricultural Equipment Repair Shops		-	-	-	-	P	P	-	-	-	-	-	-
Commercial Stables		-	-	-	-	-	-	-	-	-	L	-	-
Community Gardens		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		-	-	-	-	-	-	-	-	-	-	-	-
<b>Residential</b>													
Mobilehome Parks		-	-	-	-	-	-	-	-	-	-	-	-
Multiple Dwelling Units		p <sup>(2)</sup>	p <sup>(2)</sup>	-	-	p <sup>(2)</sup>	-	-	p <sup>(2)</sup>	p <sup>(2)</sup>	-	-	-
Rooming House [See Section 131.0112(a)(3)(A)]		p <sup>(2)</sup>	p	-	-	p	-	-	p	p <sup>(2)</sup>	-	-	-
Shopkeeper Units		p <sup>(2)</sup>	p <sup>(2)</sup>	-	-	p <sup>(2)</sup>	-	-	p <sup>(2)</sup>	p <sup>(2)</sup>	-	-	-
Single Dwelling Units		-	-	-	-	-	-	-	-	-	-	-	-
<b>Separately Regulated Residential Uses</b>													
Boarder & Lodger Accommodations		L <sup>(2)</sup>	L	-	-	L	-	-	-	-	L <sup>(2)</sup>	-	-
Companion Units		-	-	-	-	-	-	-	-	-	-	-	-
Employee Housing: 6 or Fewer Employees		-	-	-	-	-	-	-	-	-	-	-	-

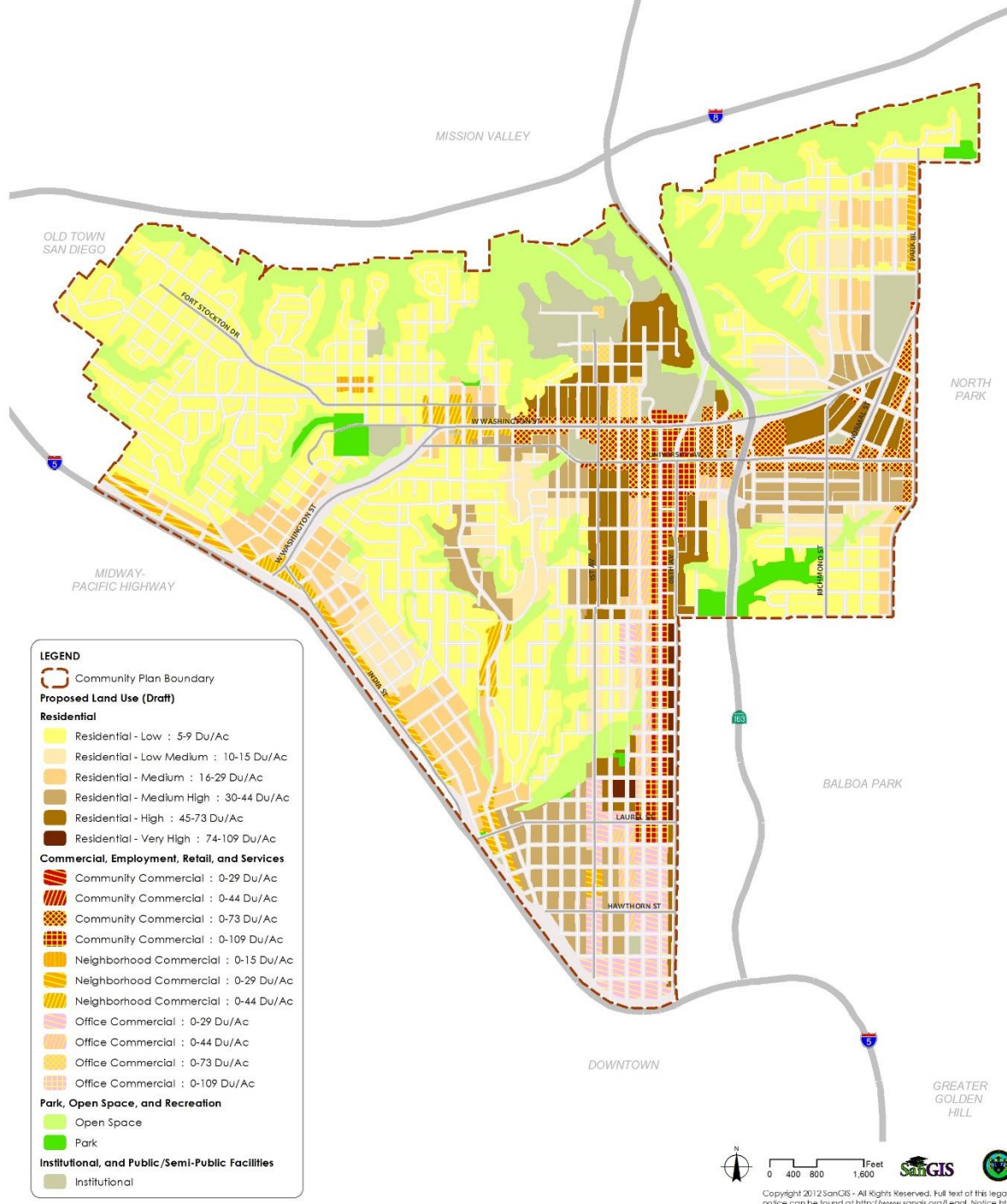
# Proposed Zoning Process

- Removing 1988 Mid-City Planned District Ordinance (MCPDO) and West Lewis Street Planned District Ordinance (WLSPDO)
- Replacing PDO's with City-wide zoning
  - When new City-wide zones were developed, the MCPDO was used as guiding regulations to create the new zones
- 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
  - CPIOZ included only to address building height in higher density commercial and residential corridors

# City's Zoning Objectives

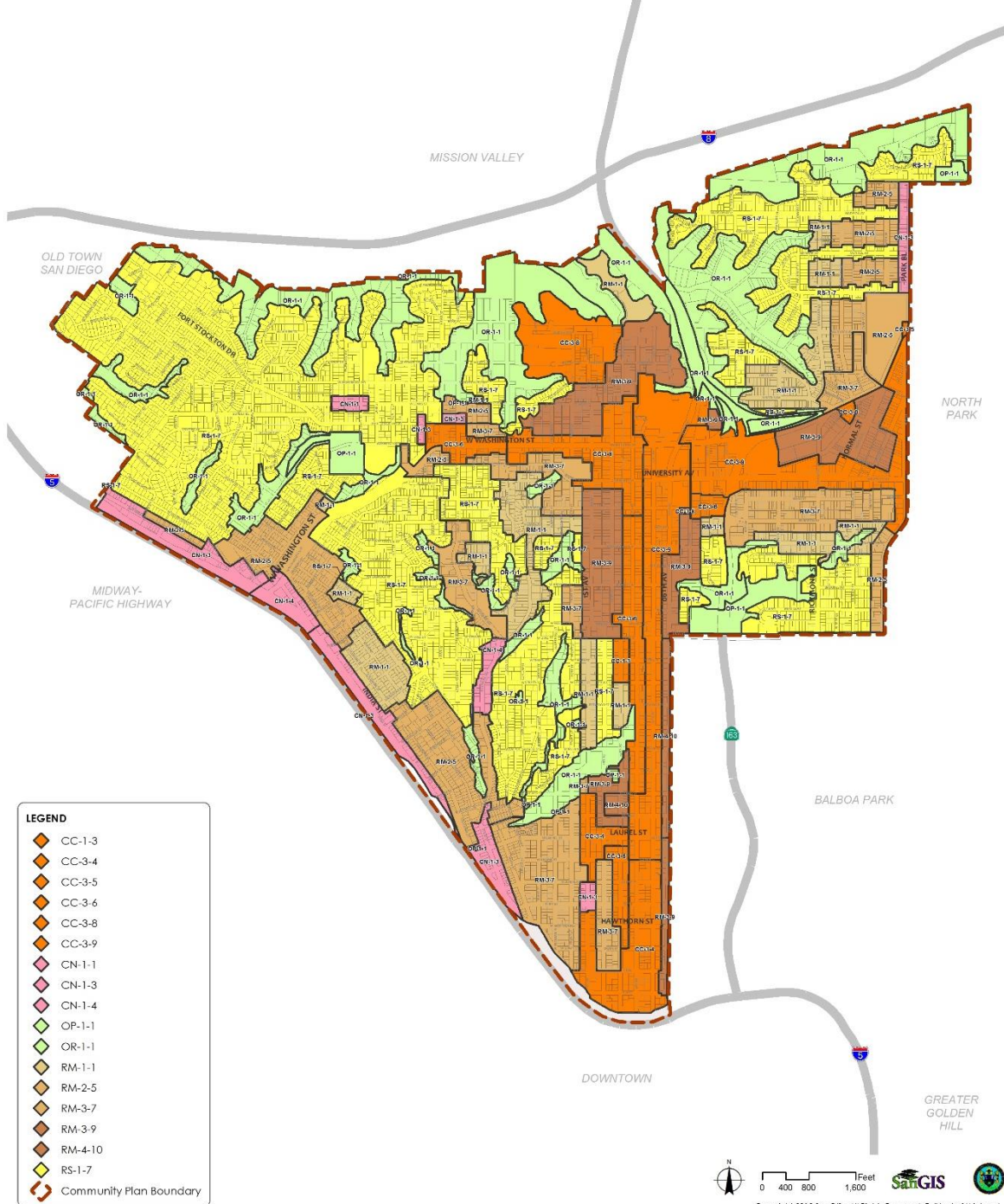
- Implement Land Use Plan (land uses and intensity/density)
- Implement Urban Design Element (development form)
- Convert MCCPDO and WLSPDO to Citywide zones
- Ease of administration
- Avoid redundancy with Citywide regulations
- Minimize new regulations

# Uptown Community Plan Proposed Land Use Map

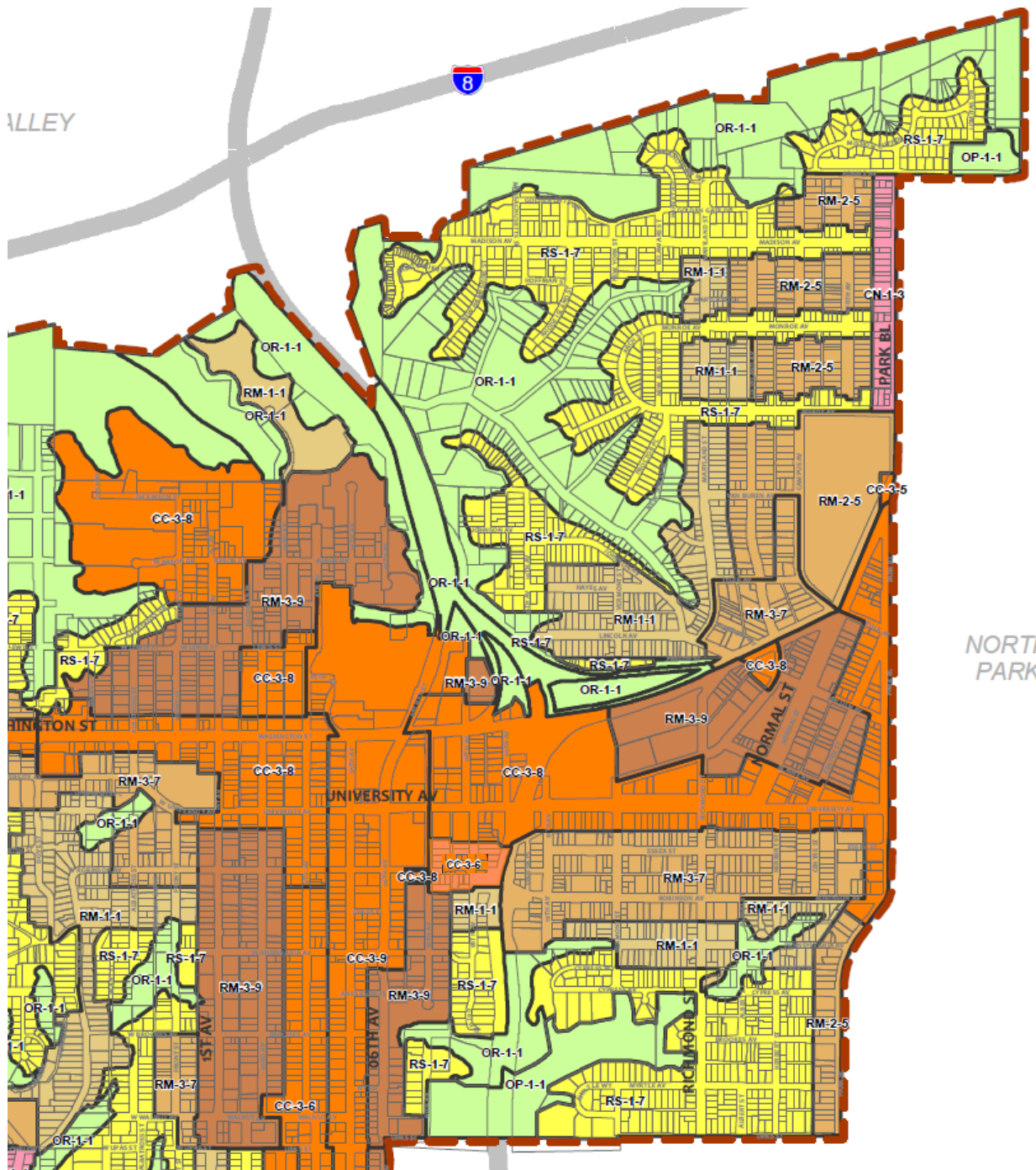




# Uptown Community Plan Proposed Zoning Map



# Uptown Community Plan Proposed Zoning Map - East

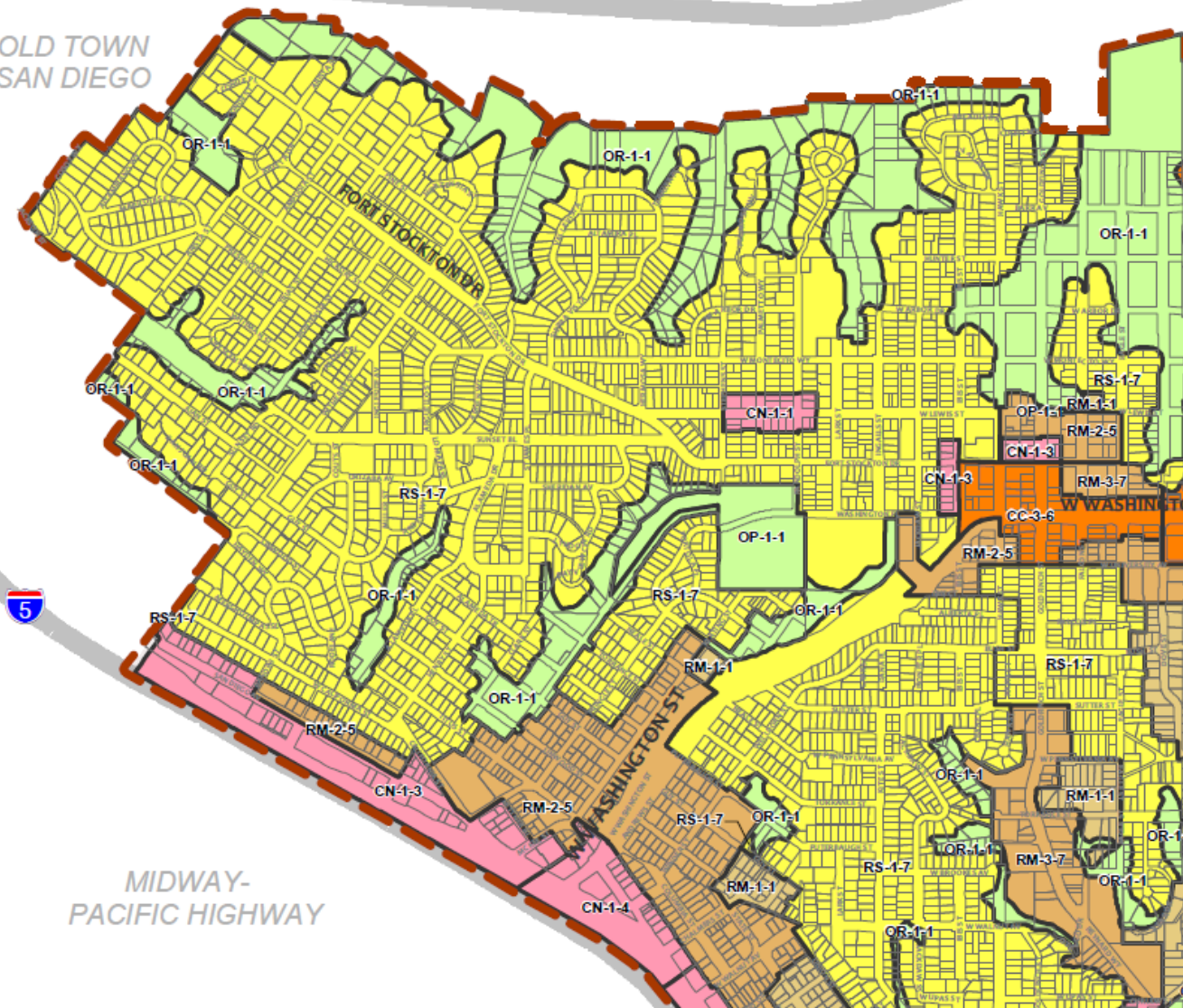


## LEGEND

- CC-1-3
- CC-3-4
- CC-3-5
- CC-3-6
- CC-3-8
- CC-3-9
- CN-1-1
- CN-1-3
- CN-1-4
- OP-1-1
- OR-1-1
- RM-1-1
- RM-2-5
- RM-3-7
- RM-3-9
- RM-4-10
- RS-1-7
- Community Plan Boundary



# Uptown Community Plan Proposed Zoning Map - West



## LEGEND

- ◆ CC-1-3
- ◆ CC-3-4
- ◆ CC-3-5
- ◆ CC-3-6
- ◆ CC-3-8
- ◆ CC-3-9
- ◆ CN-1-1
- ◆ CN-1-3
- ◆ CN-1-4
- ◆ OP-1-1
- ◆ OR-1-1
- ◆ RM-1-1
- ◆ RM-2-5
- ◆ RM-3-7
- ◆ RM-3-9
- ◆ RM-4-10
- ◆ RS-1-7
- Community Plan Boundary

# Uptown Community Plan Proposed Zoning Map - South

## LEGEND

-  CC-1-3
-  CC-3-4
-  CC-3-5
-  CC-3-6
-  CC-3-8
-  CC-3-9
-  CN-1-1
-  CN-1-3
-  CN-1-4
-  OP-1-1
-  OR-1-1
-  RM-1-1
-  RM-2-5
-  RM-3-7
-  RM-3-9
-  RM-4-10
-  RS-1-7
-  Community Plan Boundary

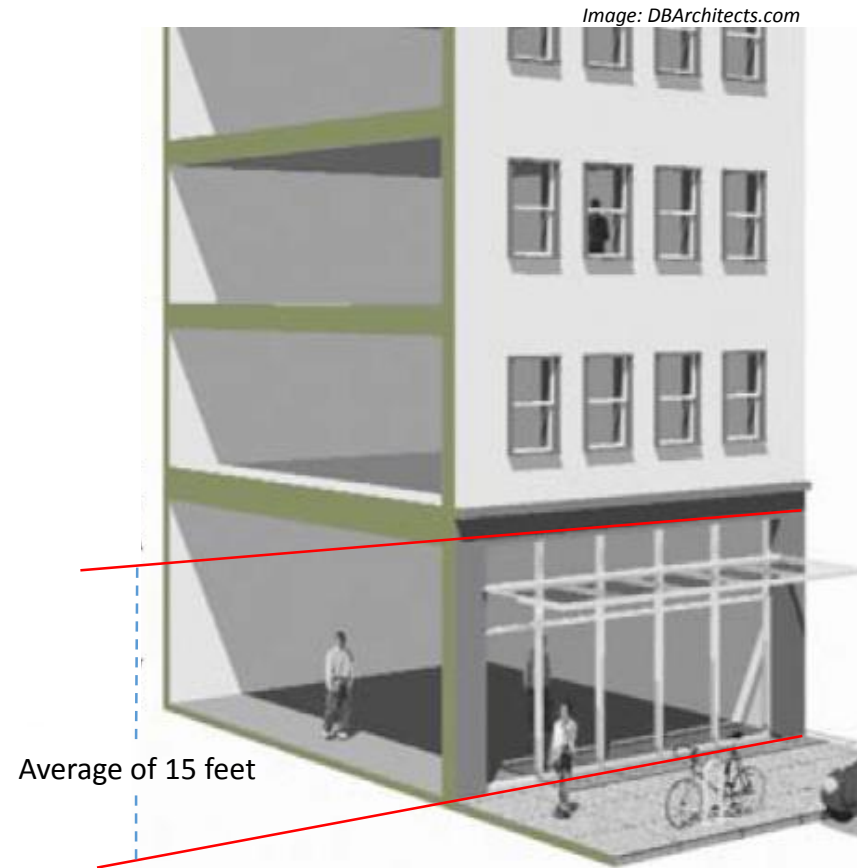


# Urban Design Element Implementation

- Changes to the zoning code as well existing regulations are intended to address key elements of development form
- Implementation is carried out primarily through application of the Community Commercial (CC) and Neighborhood Commercial (CN) zones in the Land Development Code (LDC) Chapters 10 through 15

# Ground-floor Height

- To design commercial ground floor to ceiling heights for optimum height to promote tenant flexibility, office and restaurant uses, active promotion along street frontage, “eyes on the street,” and attractiveness
  - LDC 131.0548 - Minimum ground-floor height shall be an average of 15, no less than 13 feet, in no more than increments 100 feet along the development frontage



# Pedestrian Orientation

- To enhance pedestrian orientation and direct access for pedestrians in commercial areas
  - LDC 131.0540 – Residential parking prohibited on the ground floor front half of lot for new development
  - LDC 131.0550 - Commercial tenant spaces are required to be accessible from an abutting public street by a pedestrian path that is at least 4 feet wide and separated from vehicle access areas, curbs, landscaping or other physical barriers
  - LDC 131.0556(b) – Parking lot orientation affecting all zones. Development under 100,000sf of gross floor area, at 75% of the parking spaces are to be screened from public view along the public right-of-way



# Transparency

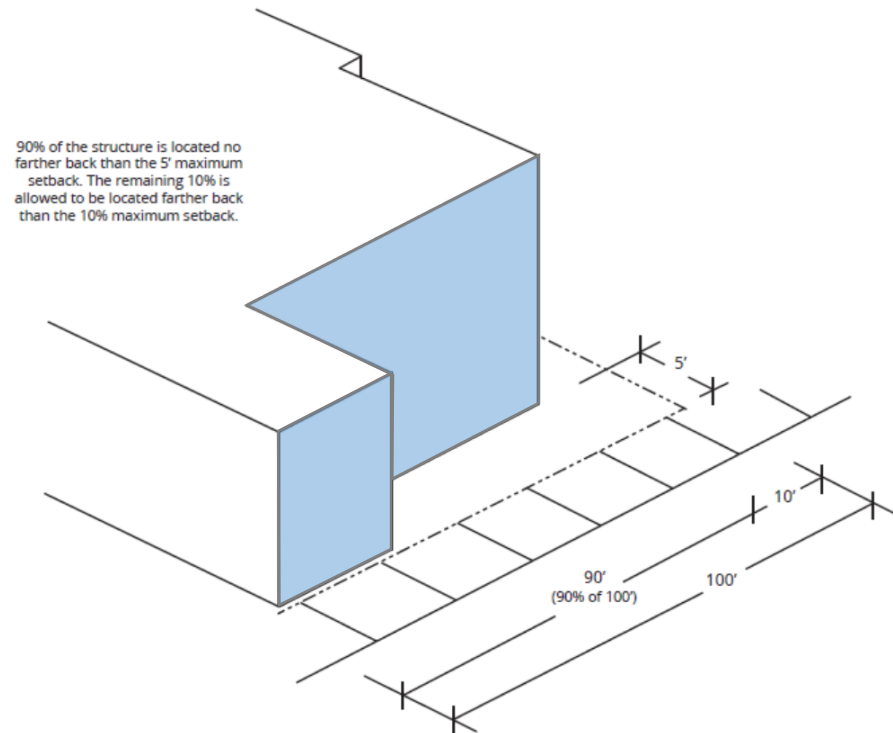
- Windows are important in creating active building façades that are visually engaging and in connecting a building's interior activities with the public realm.
  - LDC 131.0552 - 50% of street wall area between 3 and 10 feet above the sidewalk should be made of clear glass visible into the commercial or residential structure





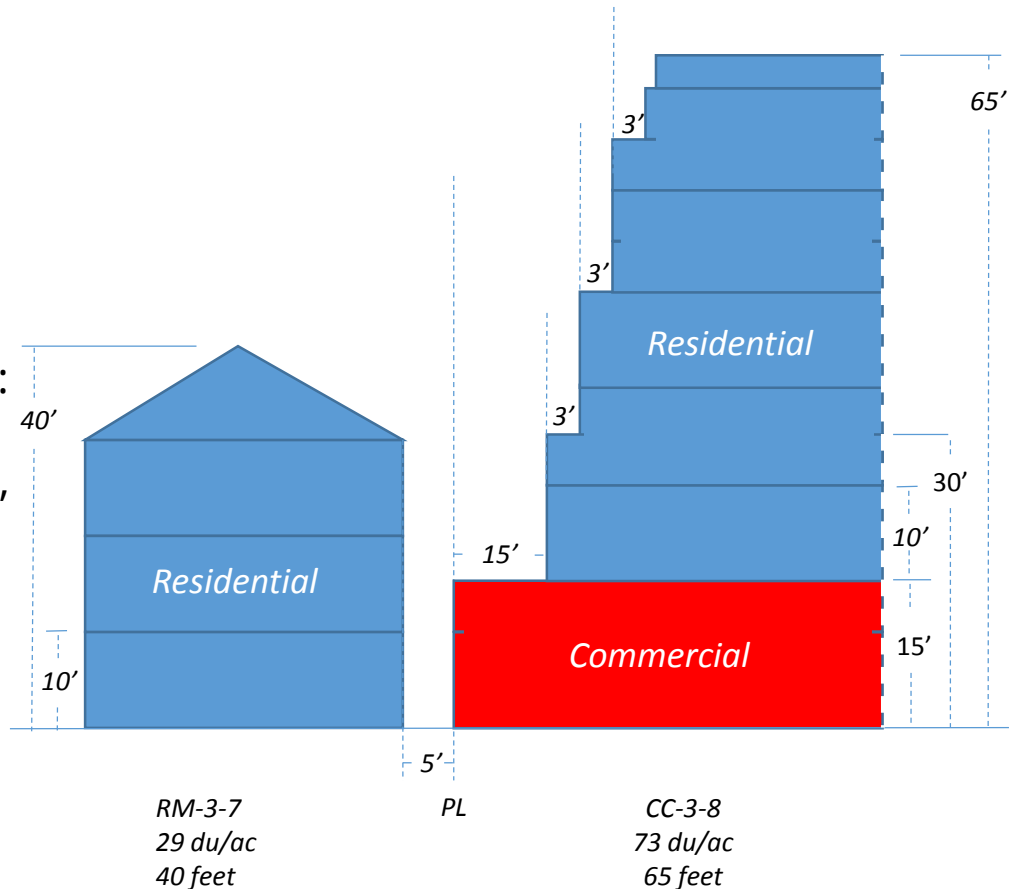
# Setbacks and Street wall

- Encourage consistent street wall for pedestrian orientation, allow for building articulation, define the streetscape
  - Maximum 5-foot front setback to provide street presence and 90% of lot frontage to accommodate a continuous street wall
  - Setbacks in the Commercial Zones and multi-family zones require 10-15 foot side yard setbacks
  - Commercial development abutting low density residential (less than 15 du/ac) to provide 10 foot minimum side or rear yard setback.



# Upper-story Step backs

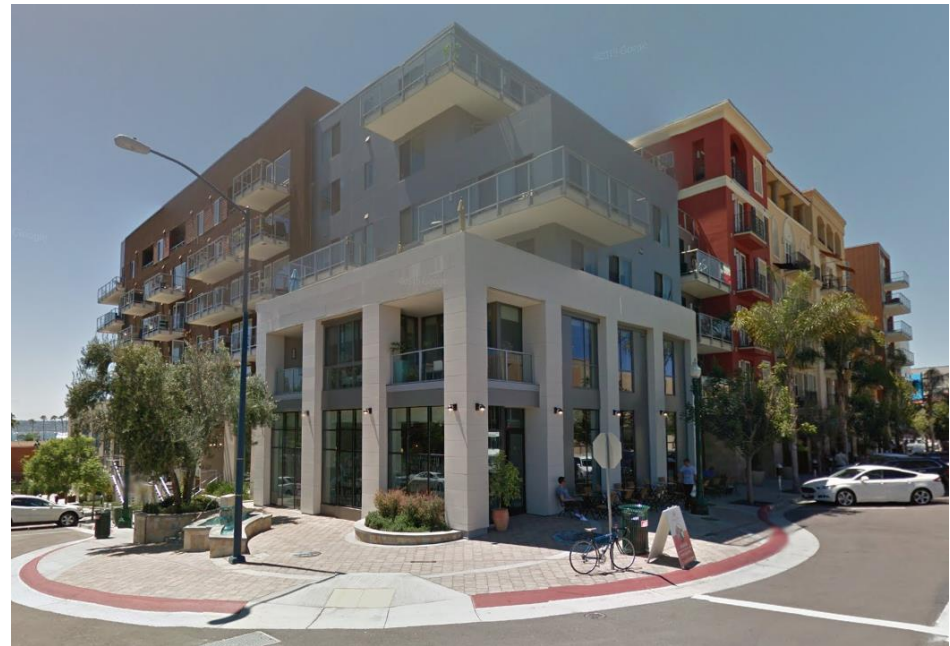
- To add to building articulation, create transitions between development of varying scales, preserve views along public right-of-way, and to create interest
  - Commercial development abutting medium to high density development (more than 15 du/ac):
    - No setback from property line, but,
    - Provides 10-foot upper-story step back at rear and side yard over 15 feet and additional 3 feet every 15 feet above 30 feet.



# Building Articulation

- To address bulk and scale of new development, articulate building facades, create interest, and maintain building scale

- LDC 131.0554 – Building elevations fronting a public right-of-way shall be comprised of offsetting planes.



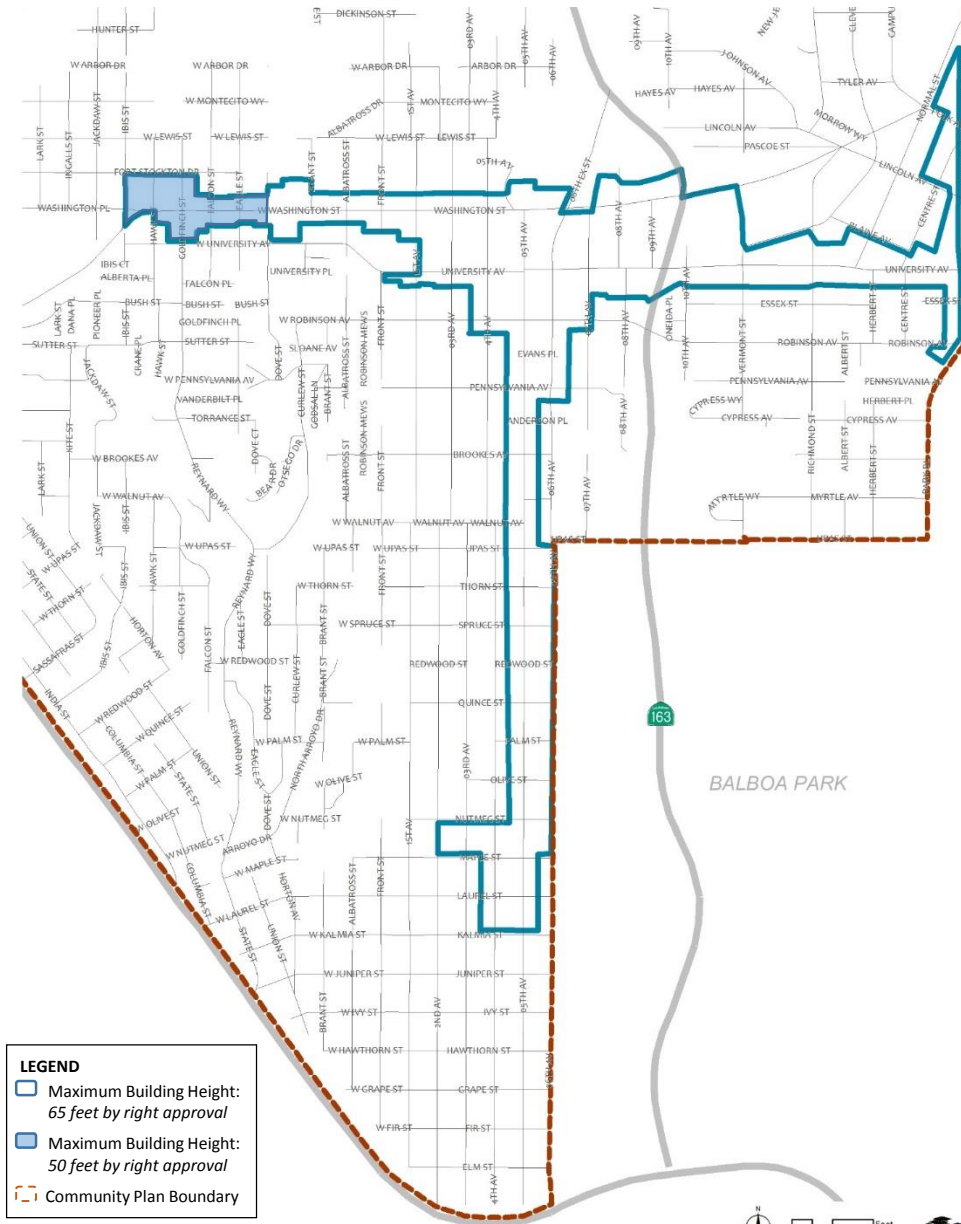
**Table 131-05F  
Offsetting Plane Requirements**

Length of New <i>Building Façade</i>	Number of Offsetting Planes Required
25 ft or less	2 with a minimum separation of 3 inches
More than 25 ft. but less than or equal to 50 ft	4 planes consisting of : 2 with a minimum separation of 3 inches, and 2 with a minimum separation of 8 inches
More than 50 ft. but less than or equal to 100 ft	6 planes consisting of: 2 with a minimum separation of 3 inches, and 2 with a minimum separation of 8 inches, and 2 with a minimum separation of 3 feet
More than 100 ft	6 planes consisting of: 2 with a minimum separation of 3 inches, and 2 with a minimum separation of 8 inches, and 2 with a minimum separation of 3 feet, and plus 1 additional plane for each 50 feet of <i>building facade</i> length over 100 feet (maximum of 3 additional planes required with a minimum separation of 5 feet).

# Building Height

- To employ specific building heights within particular areas of the community to address bulk and scale, building transitions, as well as the redevelopment opportunities
  - Community Plan Implementation Overlay Zone (CPIOZ)
    - **Type A** – Building heights allowed by right (ministerial review)
      - 50 feet in Mission Hill
      - 65 feet in Hillcrest and Bankers Hill
    - **Type B** – Building heights with public review (discretionary review) and Process 3 Site Development Permit
      - 100 feet along University Avenue between SR-163 and Park Boulevard
      - 120 feet within central Hillcrest
      - 150 feet in Bankers Hills/Park west, south of Upas

# NC P CPIOZ A –Building Heights by Right (Ministerial Approval)



- LEGEND**
- Maximum Building Height:  
65 feet by right approval
  - Maximum Building Height:  
50 feet by right approval
  - Community Plan Boundary

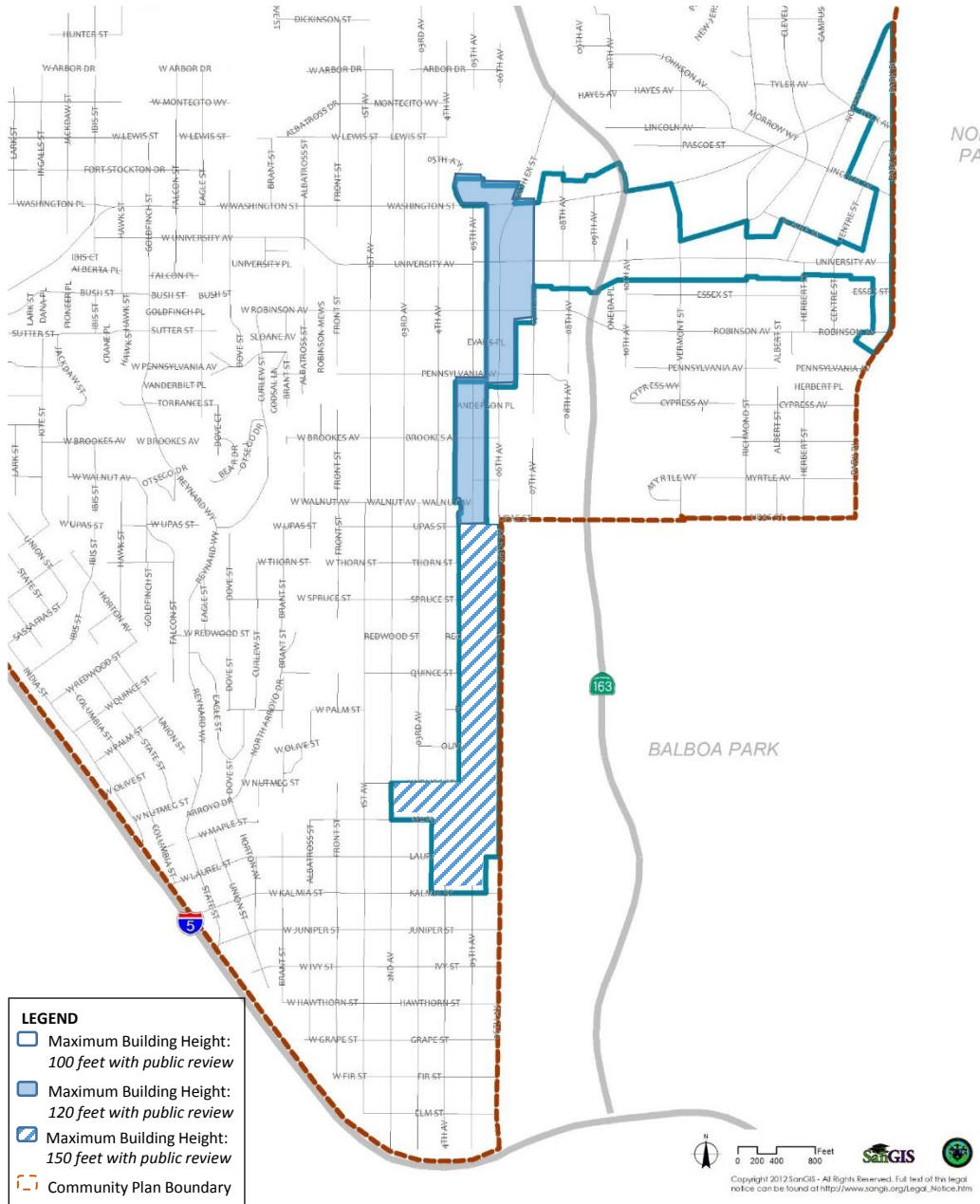


0 200 400 800 Feet



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**CPIOZ B - Building  
Heights with  
Public Review  
(Discretionary Approval)  
Process 3  
Site Development Permit**







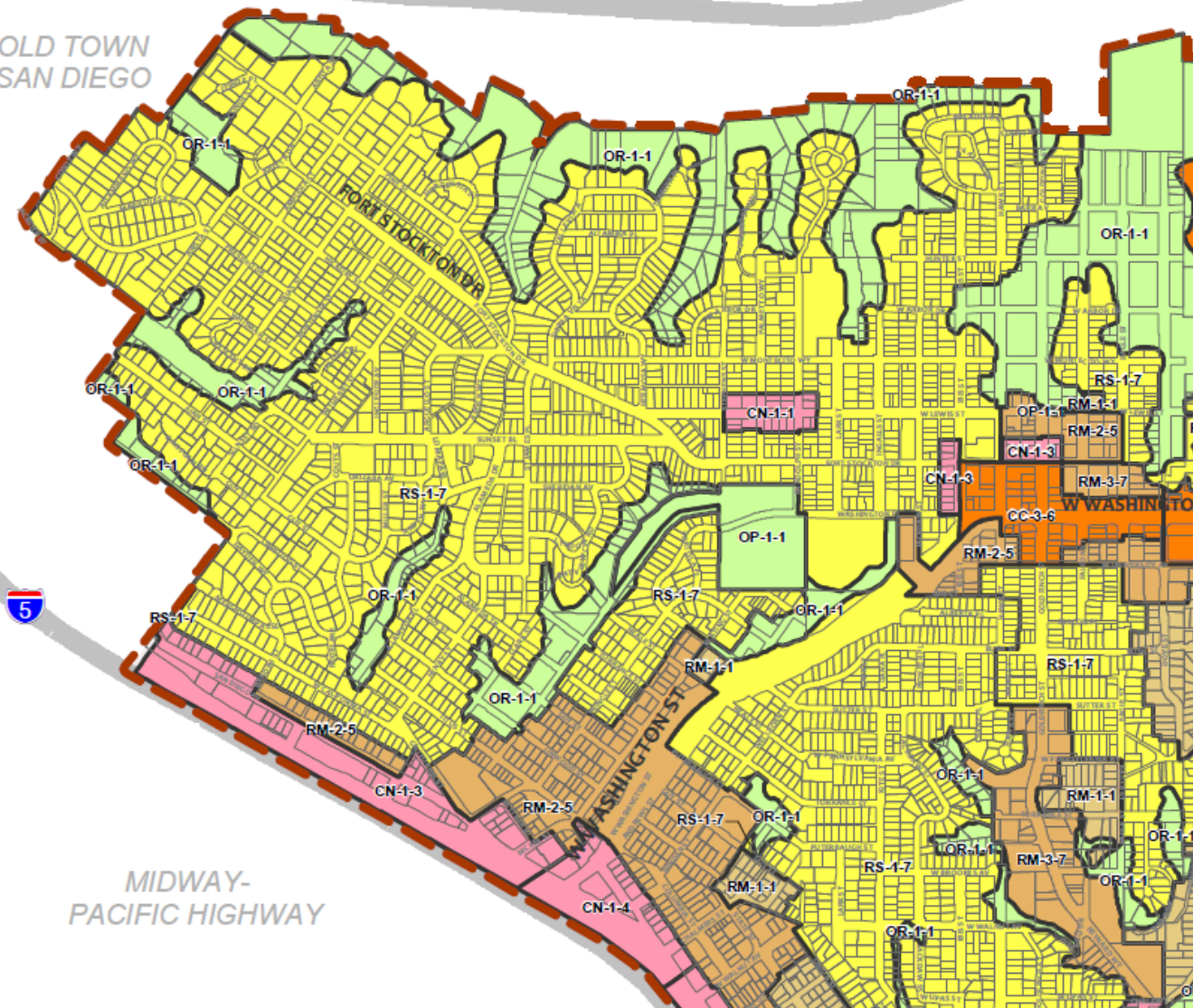
<u>Zone</u>	<u>Density</u>	<u>Height</u>
OP 1-1	--	--
OR 1-1	1 du/ac	30'
RS 1-7	9 du/ac	24'/30'
RM 1-1	15 du/ac	30'
RM 2-5	29 du/ac	40'
RM 3-7	44 du/ac	40'
RM 3-9	73 du/ac	60'
CC 3-5	29 du/ac	100'
CC 3-6	44 du/ac	65'
CC 3-8	73 du/ac	100'
CC-3-9	109 du/ac	--

CPIOZ will supersede building heights in certain CC and RM zones.

OLD TOWN  
SAN DIEGO



MIDWAY-  
PACIFIC HIGHWAY



## Proposed Commercial & Residential Zones

<u>Zone</u>	<u>Density</u>	<u>Height</u>
OP 1-1	--	--
OR 1-1	1 du/ac	30'
RS 1-7	9 du/ac	24'/30'
RM 1-1	15 du/ac	30'
RM 2-5	29 du/ac	40'
RM 3-7	44 du/ac	40'
CN 1-1	15 du/ac	30'
CN 1-3	29 du/ac	30'
CN 1-4	44 du/ac	65'
CC 3-6	44 du/ac	65'

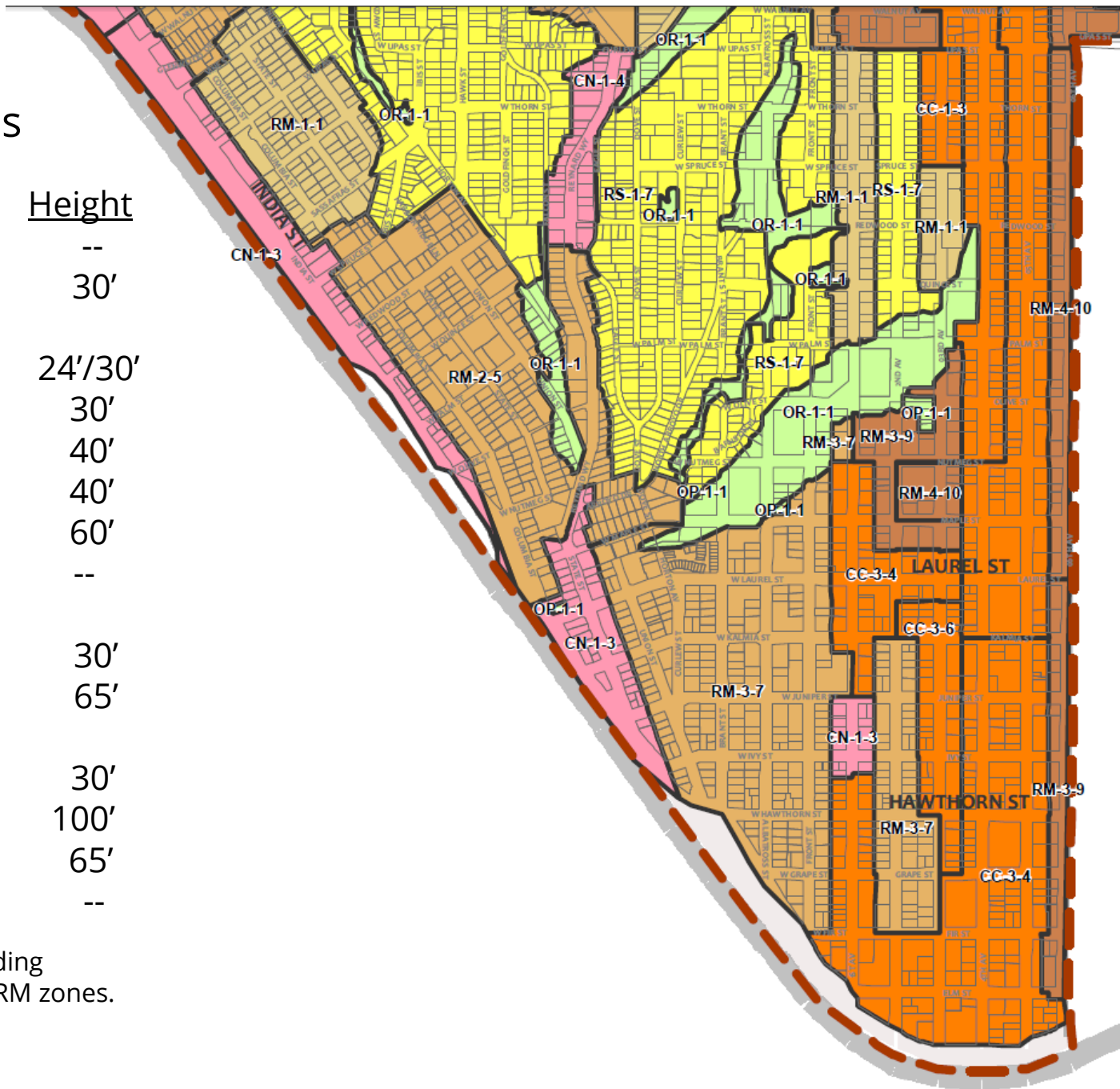
CPIOZ will supersede building heights in  
certain CC and RM zones



# Proposed Commercial & Residential Zones

<u>Zone</u>	<u>Density</u>	<u>Height</u>
OP 1-1	--	--
OR 1-1	1 du/ac	30'
RS 1-7	9 du/ac	24'/30'
RM 1-1	15 du/ac	30'
RM 2-5	29 du/ac	40'
RM 3-7	44 du/ac	40'
RM 3-9	73 du/ac	60'
RM 4-10	109 du/ac	--
CN 1-3	29 du/ac	30'
CN 1-4	44 du/ac	65'
CC-3-4	29 du/ac	30'
CC 3-5	29 du/ac	100'
CC 3-6	44 du/ac	65'
CC-3-9	109 du/a	--

CPIOZ will supersede building heights in certain CC and RM zones.



# Other Proposed Additions to Citywide Zoning Regulations

- Drive thru components
- Museums (CC zones) and Visitor Accommodations (CN Zones)
- New Artisan and Beverage Producer Use

# Artisan Food and Beverage Producer

- Establishments that engage in commercial on-site production of food and/or beverage products.
- Products may include, but are not limited to, microbreweries, coffee roasting, ice cream, baked goods, confectioneries, alcoholic and non-alcoholic beverages, and other foodstuffs
- May be permitted as a *Limited Use* (CC zones) or subject to a *Neighborhood Use Permit* (CN zones).
  - Uses 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
  - Hours of operation limited to 6:00 a.m. until 10:00 p.m.
  - Distribution facilities are not permitted adjacent to residentially zoned property.

# 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