



East Village Association – Land Use & Project Review Committee
 Wednesday, March 6, 2024 at 11:00am
 UCSD Park & Market (1100 Market Street, Rm. #320)

AGENDA

1. Introductions / Tyler Winslow, Committee Chair
2. Public Comment (3-Minutes Max Per Person)
Please keep comments directed to the item being discussed.
3. Proposed Draft Amendments to City of San Diego’s LDC for Downtown *Action Item* P. 2 - 6
4. Upcoming East Village Projects & Developments
5. Other
6. Adjournment *Action Item*

BROWN ACT. Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72-hours prior to a regular meeting. The Corporation posts all Board and Committee agendas at meeting location and on the EVA website. Action may not be taken on items not identified as such and posted on the agenda. Meeting facilities may be accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify Ethan Olsen at 619-546-5636 or via email at ethan@newcityamerica.com at least 48-hours prior to the meeting.

EAST VILLAGE ASSOCIATION

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Type of Amendment	Number	Name of Item	Why is this amendment needed?	What would the amendment do?	Code Section(s)
Align Policy with City's Climate, Equity and Housing Goals	1	Downtown: Urban Design Regulations - Greening	The Centre City Planned District requires architectural details on blank walls extending beyond a certain length. This requirement does not improve the pedestrian experience or support the City's climate goals and needs to be updated.	Replaces the architectural detail requirement for artwork on blank walls that extend beyond a certain length with a living green wall or fragrant landscaped planter and defines these terms. Adds the option to provide a living green wall to fulfill the design requirements of above-grade parking that is not encapsulated.	156.0302 156.0311(e)(1) 156.0313(f)(2)(C)
	2	Downtown: Base District Use Regulations - Underutilized Property	Several Uses in the Centre City Planned District do not meet the minimum density requirements outlined in Figure H (Base Minimum and Maximum FAR) for the Core, Employment/Residential, and Ballpark Mixed Use districts. This prevents housing and employment development and dissuades against the efficient use of property within the major mixed-use zones Downtown.	Prohibits certain land uses in Table 156-0308-A (Centre City Planned District Use Regulations) that are below the minimum density requirements, including Automobile Service Stations in the Employment/Residential Mixed-Use and Ballpark Mixed-Use districts, and prohibits Distribution Facilities and Moving & Storage facilities in the Core, Employment/Residential, and Ballpark Mixed Use districts, and any development within the San Diego Promise Zone. This will encourage the efficient use of property through development that meets density requirements and will bring more housing and employment opportunities to the San Diego Promise Zone.	156.0308 - Table 156-0308-A
	3	Downtown: Base District Use Regulations - Supportive Services	The Centre City Planned District does not currently allow Homeless Facilities to be located with other types of supportive housing without a Process 3 Conditional Use Permit, which limits access to resources offered at these facilities.	Amends footnote within Table 156-0308-A (Centre City Planned District Use Regulations) to permit Homeless Facilities in conjunction with certain types of supportive housing in order to advance the city's equity goals.	156.0308 - Table 156-0308-A
	4	Downtown: Base District Use Regulations - Ground Floor Residential Conversions	The Centre City Planned District currently allows conversion of employment to residential uses by right, but is unclear as to whether that applies to ground floor commercial spaces within certain overlay districts that require ground floor commercial uses.	Adds a footnote Table 156-0308-A (Centre City Planned District Use Regulations) to clarify that ground floor commercial spaces can be converted to residential by right in the Neighborhood Commercial district and Main Street and Commercial Street overlays if they are restricted to middle income (30 percent of 150 percent of the area median income). This will further the City's housing goals by allowing residential uses in additional ground floor locations.	156.0308 - Table 156-0308-A

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Align Policy with City's Climate, Equity and Housing Goals	5	Downtown: Active Commercial Uses Floor Area Ratio (FAR) Exemption	The Centre City Planned District encourages active commercial uses on main streets through a FAR exemption. This exemption needs to be expanded to include C Street and the San Diego Promise Zone to encourage the development of active commercial storefronts.	Expands the existing active commercial use exemption for FAR calculations to developments along C Street and within the San Diego Promise Zone to incentive ground floor commercial uses.	156.0309(e)(4)
	6	Downtown: Temporary Surface Parking Lot Activation	The Centre City Planned District currently allows temporary surface parking lots with approval of a conditional use permit, but does not require activation of the street frontage along those lots, which detracts from a safe and enjoyable pedestrian experience.	Adds a requirement for surface parking lots that are larger than 30,000 square feet to provide placemaking or outdoor activation along 30 percent of the street frontage. This amendment increases neighborhood opportunities for recreational or commercial activities at surface parking lot sites to improve the pedestrian experience.	156.0313(g)(1)(E)
Clarifications	7	Downtown: Decision Process Consolidation	The Decision Process language for the Centre City Planned District needs to be aligned with the Citywide regulations.	Clarifies that Centre City Planned District development is subject to the Citywide decision processes and consolidates language into a single Decision Process section.	156.0304(b) 156.0304(b)(2)-(3)
	8	Downtown: Street Wall Frontage and Tree Preservation	New development projects often remove existing mature trees due to development regulations and design constraints which does not support the City's climate goals.	Updates the street wall exemption to support preserving existing trees in place of auto-oriented uses to advance the City's climate goals and to enhance the pedestrian experience.	156.0310(d)(1)(B)(iv)
	9	Downtown: Minimum Ground-Floor Heights	The Centre City Planned District currently contains development regulations relating to minimum Ground-Floor Heights but does not specify a minimum depth for maintaining those heights.	Adds language to establish a required minimum depth for Ground-Floor Heights to provide additional clarification.	156.0310(e)
	10	Downtown: Structured Parking Facility Standards	Enhancements are needed to the Structured Parking Facility Standards to ensure the efficient use of properties and to activate the public right-of-way by correlating above-ground parking standards with the allowed density of a site.	Aligns above-ground parking standards with the allowed density by requiring a project to maximize Floor Area Ratio (FAR) before allowing above-ground parking. Further, this amendment provides for alternative design standards to encourage safe and enjoyable public spaces.	156.0313(f)

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Clarifications	11	Downtown: Gaslamp Quarter Planned District Ordinance Consolidation	The Gaslamp Quarter Planned District Ordinance is currently split into four separate divisions, which makes accessing the regulations excessively burdensome, and contains outdated regulations that are no longer applicable due to previous Gaslamp and Citywide code updates.	Consolidates Divisions 2-4 of the Gaslamp Quarter Planned District Ordinance into division one and cleans up existing text. Removes existing Section 157.0201(b)(2) to reflect the adopted update from 2019 and reduce repetition, and deletes repetitive/outdated regulations in existing Sections 157.0201, 157.0202, 157.0203, 157.0302, and 157.0305. Clarifies the building height regulations in Section 157.0302(a).	157.0201 moved to 157.0105 157.0201(b)(1) removed 157.0201(b)(2) removed 157.0202 removed 157.0203 removed 157.0205 moved to 157.0106 157.0301 moved to 157.0107 157.0302 moved to 157.0108 157.0302(a)(3) removed 157.0303 moved to 157.0109 157.0304 moved to 157.0110 and Table 157-0110-A 157.0305 moved to 157.0111 157.0305(d) removed 157.0401 moved to 157.0112 157.0402 moved to 157.0113 157.0403 moved to 157.0114 157.0404 moved to 157.0115 157.0405 moved to 157.0116 157.0406 moved to 157.0117 157.0407 moved to 157.0118 157.0408 moved to 157.0119
					156.0308 - Table 156-0308-A
Compliance with State Law	12	Downtown: Low Barrier Navigation Centers	AB 101 (Budget Committee - 2019) requires that low barrier navigation centers be allowed by right in areas zones for mixed used and nonresidential zones that permit multifamily uses. The Centre City Planned District Use Regulations need to be amended to include this use.	Amends Table 156-0308-A (Centre City Planned District Use Regulations) by adding Low Barrier Navigation Centers and permits them as a Limited Use in base districts that allow residential uses.	156.0308 - Table 156-0308-A
					156.0308 - Table 156-0308-A
Compliance with State Law	13	Downtown: Behavioral Health Facilities	To address the homelessness crisis, a streamlined process to develop behavioral health facilities that can help people with mental illness and substance use disorders is needed. These types of facilities are currently permitted as Residential Care Facilities in the City. The Federal Fair Housing Amendments Act of 1998 (FHAA) prohibits discrimination in housing regulation and preempts all state laws to the extent they are less protective.	Streamlines the permitting process for Residential Care Facilities and strengthens the City's commitment to fair housing by permitting Continuing Care Retirement Communities, Transitional Housing, and Intermediate Care Facilities & Nursing Facilities in a similar process. Appropriate regulations for these facilities based on the location and zone of the facility are proposed to ensure compatibility with surrounding land uses. In addition, this item separates Hospitals, Intermediate Care Facilities & Nursing Facilities into two separate uses.	156.0308 - Table 156-0308-A
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Corrections	14	Downtown: Rules of Calculation and Measurement - Correcting Code References	The Citywide Land Development Code is proposing changes to Section 113.0234(b) that will affect references in the Centre City Planned District Ordinance.	Updates the references to Section 113.0234(b) within the Centre City Planned District Ordinance to reflect numbering changes.	156.0305(b)(1)-(2)
	15	Downtown: Removal of Waterfront/Marine and Convention Center Districts	Prior amendments to the Centre City Planned District Ordinance removed the Waterfront/Marine and Convention Center use districts from the Land Use Map, but these changes were not reflected in the Land Use Districts section and Table 156-0308-A (Centre City Planned District Use Regulations)	Corrects the Land Use Districts section and Table 156-0308-A (Centre City Planned District Use Regulations) to reflect the prior removal of the Waterfront/Marine and Convention Center land use districts.	156.0307(a)(5)-(12) 156.0308 - Table 156-0308-A
	16	Downtown: Placemaking on Private Property	When Placemaking on Private Property was incorporated, the use was not added to Table 156-0308-A (Centre City Planned District Use Regulations) to show its applicability Downtown.	Adds Placemaking on Private Property as a permitted use within the Centre City Planned District.	156.0308 -Table 156-0308-A
	17	Downtown: Base District Use Regulations Corrections	In Table 156-0308-A (Centre City Planned District Use Regulations), Transitional Housing is incorrectly italicized as a defined term, the additional regulations for Homeless Facilities references the wrong section, and Use for Sidewalk Cafes needs to also be expanded to include Streetaries and Active Sidewalks to be consistent with Spaces as Places.	Removes the italics from Transitional Housing, corrects the section referenced under additional regulations for the Homeless Facilities use, and expands Sidewalk Cafes to include Streetaries and Active Sidewalks in Table 156-0308-A (Centre City Planned District Use Regulations).	156.0308 - Table 156-0308-A
	18	Downtown: Parking, Loading, Traffic and Transportation Demand Management Standards Consistency Updates	The Centre City Planned District contains outdated parking requirements that do not match citywide parking standards, which are no longer applicable.	Removes parking regulations that are no longer applicable to implement the City's adoption of Transit Priority Area (TPA) Parking Reform (2019) and AB 2097 (Friedman).	156.0313(c)-(f) 156.0313- Table 156-0313-C 156.0313(i)-(n)
	19	Downtown: On-Site Alcoholic Beverage Sales at Non-Bona-Fide Eating Establishments	Prior amendments to the Centre City Planned District Use Regulations Table established that the sale of alcoholic beverages for on-site consumption is permitted by right at both bona-fide and non bona-fide eating establishments below a certain size. The separately regulated uses section needs to be updated to reflect this change.	Corrects the separately regulated uses section to reflect existing permission to sell alcoholic beverages for on-site consumption at both bona-fide and non bona-fide eating establishments, and clarifies that non bona-fide eating establishments that sell alcohol and are above a certain size still need to obtain a Neighborhood Use Permit.	156.0315(a)
	20	Figure C Land Use Overlay Districts	The Centre City Planned District Figure C, Land Use Overlay Districts, currently identifies the Employment Overlay District as "Employment Required" and "ER" instead of the correct "Employment" and "E."	Corrects Figure C, the Land Use Overlay Districts map, to reflect the title and abbreviation for the Employment overlay.	Chapter 15 Article 6 Division 3 - Figure C Land Use Overlay Districts

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Regulatory Reforms	21	Downtown: Public Facilities Exemption	The Public Facilities Exemption is applied to specific public facilities that are exempt from obtaining a development permit. This section needs to be modified to add pedestrian, bicycle, and recreation-supporting amenities.	Clarifies the types of facilities that are exempt from the requirement to obtain a development permit. This includes active sidewalks, promenades, recreational amenities, urban plazas, pedestrian and bicycle amenities, street operational improvements, and development on public agency-owned sites. In addition, it consolidates language that was previously in the definitions section for public open space.	156.0302 156.0304(c)-(d)
	22	Downtown: Affordable Housing in the Coastal Zone Overlay	Development projects located within the Coastal Zone, including those with affordable housing units, are subject to additional processing which delays the delivery of new affordable homes.	Reduces the process level approval from a Process 2 to a Process 1 for developments that utilize any of the Affordable Housing Density Bonus Programs and are consistent with the Local Coastal Program.	156.0307(b)(1)
	23	Downtown: Hospital and Urgent Care Facility Expansion	Hospitals are currently prohibited in the Residential Emphasis (RE) district and Table 156-0308-A (Centre City Planned District Use Regulations) does not contain a specific use for Urgent Care Facilities which restricts the ability of health care providers to locate Downtown.	Expands access to health care facilities by allowing Urgent Care Facilities as a permitted use in most land use districts and allows hospitals as a conditional use in the Residential Emphasis district.	156.0308 - Table 156-0308-A
	24	Downtown: SRO (Single Room Occupancy) Hotels in the Public/Civic Land Use District	The Public/Civic (PC) district allows for residential development, however, SRO Hotels are listed as a prohibited use. This is not consistent with how SRO Hotels are a permitted use in base districts zoned for residential development.	Adds SRO Hotels as a permitted use in the Public/Civic (PC) district to provide additional flexibility to encourage the development of more home opportunities.	156.0308 - Table 156-0308-A
	25	Downtown: Floor Area Ratio (FAR) Bonus Program	The existing FAR Bonus programs in the Centre City Planned District have been relatively successful on a small-scale in both increasing densities/intensities and providing for pedestrian-oriented infrastructure. To encourage greater utilization amendments are needed.	Enhances the FAR Bonus program by increasing FAR Bonus numbers, expanding program applicability, providing clarifications to the covenant and financial surety requirements and removing redundant language.	156.0309(d) 156.0309- Table 156-0309-A 156.0309(d)(1)(B)(v) 156.0309(d)(2) 156.0309(d)(2)(A)(i)-(iv) 156.0309(d)(3) 156.0309(d)(3)(A-E)
	26	Downtown: Floor Area Ratio (FAR) Exemptions - Child Care Facilities	The Centre City Planned District currently lacks child care facilities. An incentive program that would exempt the square footage of a child care facility from Floor Area Ratio (FAR) calculations is desired.	Replaces the unused FAR exemption for commercial public parking uses with an exemption for child care facilities to incentivize the development of child care facilities.	156.0309(e)(3)
	27	Downtown: Outdoor Use Areas	A Process 2 Neighborhood Use Permit is currently required for outdoor use areas on private property that are open to the public and greater than 350 square feet. This restricts the ability of owners to use their outdoor spaces and inhibits the post-pandemic growth of the Centre City Planned District.	Accommodates more outdoor spaces on private property in the Centre City Planned District by increasing the size threshold for a Neighborhood Use Permit from 350 square feet to 2,000 square feet for outdoor use areas.	156.0315(d)(3)