



Downtown Community Planning Council San Diego

## CHAIRPERSON'S REPORT

### LAND DEVELOPMENT CODE 12<sup>TH</sup> UPDATE AD HOC COMMITTEE MEETING OF THE DOWNTOWN COMMUNITY PLANNING COUNCIL

WEDNESDAY NOVEMBER 14, 2018  
4:00 PM

CIVIC SAN DIEGO  
401 B STREET, SUITE 400  
SAN DIEGO, CA

1. Roll Call at 4:00pm. DCPC Members in Attendance: Nancy Wilson Ramon, Kay di Francesca, Pat Stark, Cameron Atsumi, Paul Pensabene & Claudia Escala. Also joined the meeting Gary Smith (Downtown Residents Group), and Civic San Diego staff Brad Richter, James Alexander, Nicole Pare and William Chopyk.
2. **Action Items:**
  - **Item No. 29 City Facilities:**

Exempts City capital improvement projects (fire stations, parks, etc.) from most permit requirements (except Coastal Development Permits and Site Development Permits for alterations to historical resources) and typical development standards including, but not limited to, minimum Floor Area Ratio (FAR) and street wall height.  
Motion: Support amendment  
1<sup>st</sup>: di Francesca 2<sup>nd</sup>: Pensabene  
In favor: Wilson Ramon, di Francesca, Atsumi & Escala. Opposed: Stark
  - **Item No. 30 Centre City Base Zones:**

Eliminates the Public Facilities zone. Adds Waterfront Marine and Convention Center zones to Land Use Districts. These areas are within Unified Port District of San Diego jurisdiction but it is common to show these land use districts on City zoning maps as they are shown in the Downtown Community Plan.  
Motion: Support amendment  
1<sup>st</sup>: Pensabene 2<sup>nd</sup>: Wilson Ramon  
In favor: Wilson Ramon, di Francesca, Atsumi, Stark, Pensabene & Escala.  
Civic San Diego presented a revised map showing specifically proposed reductions in active commercial uses.
  - **Item No. 33 Active Commercial Uses:**

Reduces areas where active commercial uses are required and allows commercial uses (co-work spaces, offices) on other streets. Maps illustrating the changes and the streets affected presented by Civic San Diego.  
Motion: Support amendment  
1<sup>st</sup>: Wilson Ramon 2<sup>nd</sup>: Atsumi  
In favor: Wilson Ramon, di Francesca, Atsumi, Stark, Pensabene & Escala.
  - **Item No. 34 Employment Overlay Zone:**

Increases the amount of residential land uses in new development to encourage development within this overlay district  
Motion: Support amendment  
1<sup>st</sup>: Wilson Ramon 2<sup>nd</sup>: Atsumi  
In favor: Wilson Ramon, di Francesca, Atsumi, Stark, Pensabene & Escala.



- **Item No. 41 FAR Bonus Program:**  
Increases the amount of bonus FAR that can be earned for the provision of three-bedroom units from 1.0 to 2.0. City Code Monitoring Team (CMT) suggested size limit be increased from 1,300 SF to 1,500 SF.  
Motion: Support amendment for 3 bedroom FAR increase including CMT size limit increase to 1,500 SF  
1<sup>st</sup>: di Francesca 2<sup>nd</sup>: Stark  
In favor: di Francesca, Atsumi, Stark & Escala.  
Opposed: Wilson Ramon & Pensabene. Those in opposition did not feel that both the bonus and increase in size would be beneficial. Giving too much to developers.
- **Item No. 40 Public Open Space FAR Bonus**  
Increases the amount of bonus FAR that can be earned from 0.5 to 1.0 and 1.0 to 2.0. Regarding Urban Open Space hours Civic San Diego staff recommends changing the current 6:00AM to 10:00PM time the areas must be open to the public to 7:00AM to 9:00PM.  
Motion: Support amendment for urban open space FAR increase and open to the public hours recommended by Civic San Diego  
1<sup>st</sup>: Pensabene 2<sup>nd</sup>: di Francesca  
In favor: Wilson Ramon, di Francesca, Atsumi, Pensabene & Escala. (Stark had left meeting)
- **Item No. 44 Ballpark District Signs:**  
Reduces the review process levels for comprehensive sign programs to be more consistent with the rest of Downtown while still allowing for public notification and appeal processes.  
Motion: Support amendment for 3 bedroom FAR increase including CMT size limit increase to 1,500 SF  
1<sup>st</sup>: di Francesca 2<sup>nd</sup>: Pensabene  
In favor: Wilson Ramon, di Francesca, Atsumi, Pensabene & Escala. (Stark had left meeting)

Meeting adjourned at 5:25pm

Attachment: Nov-18-dcpc-item-13-pdo-amendments\_all