

# San Diego Planning Commission Meeting

## PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

### ITEM 2: 2022 Land Development Code (LDC) Update

**To call in and make public comment on this item:**



**Telephone** - Dial 669-254-5252 or (Toll Free) 833-568-8864.



**When prompted, input Webinar ID: 160 277 1962**

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Planning Department

# 2022 Land Development Code (LDC) Update

ITEM 2: Continued from 10/27/2022

December 8, 2022

# Previous Action

Oct. 27, 2022 Planning Commission Hearing

Requested that items 5, 16, 18, 21 and 47 be continued to allow for additional discussion

# 2022 LDC Modifications

## Code Language - Revised

- Item 5: New Definition of a Sustainable Development Area
- Item 16: Prime Industrial Lands (Potential)
- Item 18: Mixed Use Base Zones – Allowable Uses
- Item 21: Battery Energy Storage Facilities

# 2022 LDC Modifications

## Code Language – No Revisions

- Item 47: Complete Communities Housing Solutions-  
Onsite Affordable Units

# Item 5: New Definition of a Sustainable Development Area



Creates new definition  
for a geographic  
designation to increase  
home opportunities  
near transit

# Item 5: New Definition of a Sustainable Development Area

## Code Language - Revised

*Sustainable Development Area* means the area within a defined walking distance along a pedestrian path of travel from a major transit stop that is existing or planned, if the planned major transit stop is included in a transportation improvement program or applicable regional transportation plan, as follows:

- Within Mobility Zones 1 and 3, as defined in Section 143.1103, the defined walking distance is 1.0 mile.
- Within Mobility Zone 4, as defined in Section 143.1103, the defined walking distance is 0.75 miles.
- For parcels located in Mobility Zone 4, in an area identified as a High or Highest Resource California Tax Credit Allocation Committee (CTCAC) Opportunity Area, the defined walking distance is 1.0 mile.

# Item 5: New Definition of a Sustainable Development Area

## Comprehensive Analysis

- Parcel-level analysis
- Differences between the TPA and SDA boundaries
  - TPA outside SDA: current TPA areas not in the proposed SDA
  - SDA outside TPA: proposed SDA areas not in the current TPA



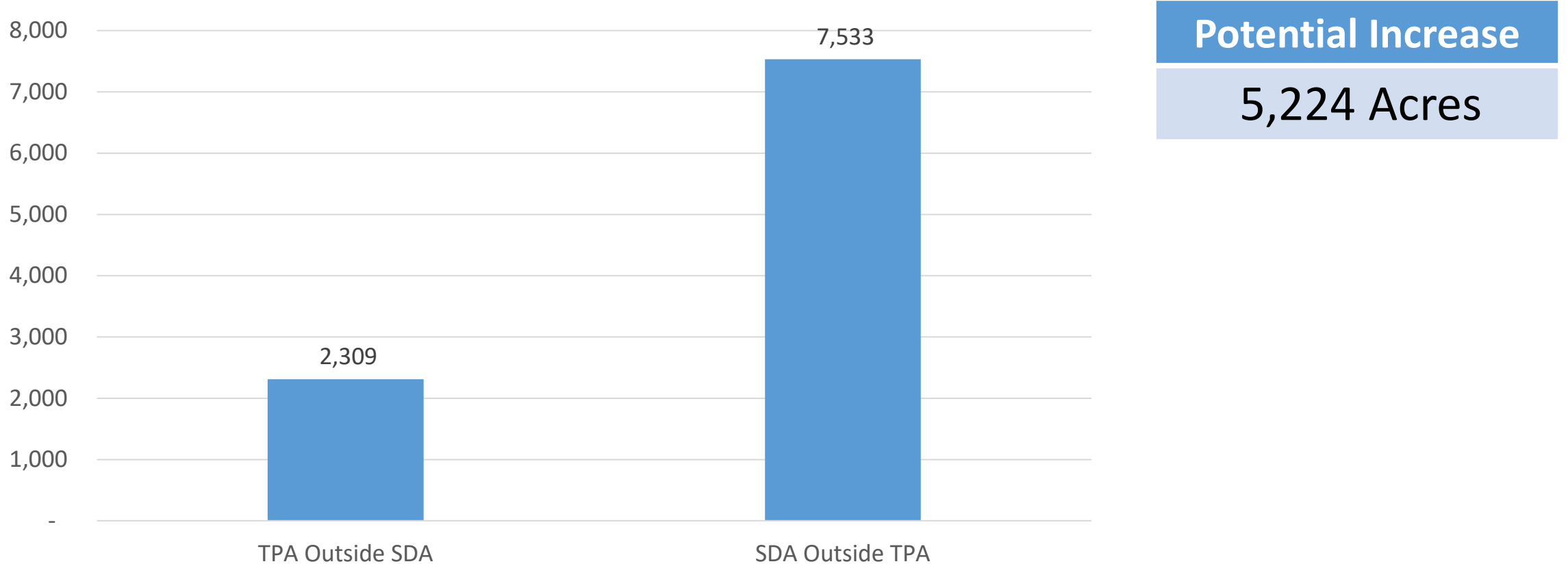
# Item 5: New Definition of a Sustainable Development Area

## Analysis Methodology

- Determination of developable acres
- Removal of:
  - Highly constrained parcels (ex. airports)
  - Parcels in zones that do not allow residential (ex. industrial zones)
  - Land uses that are not likely to be developed (ex. schools)
- Results in a more realistic approximation of developable acreage

# Item 5: New Definition of a Sustainable Development Area

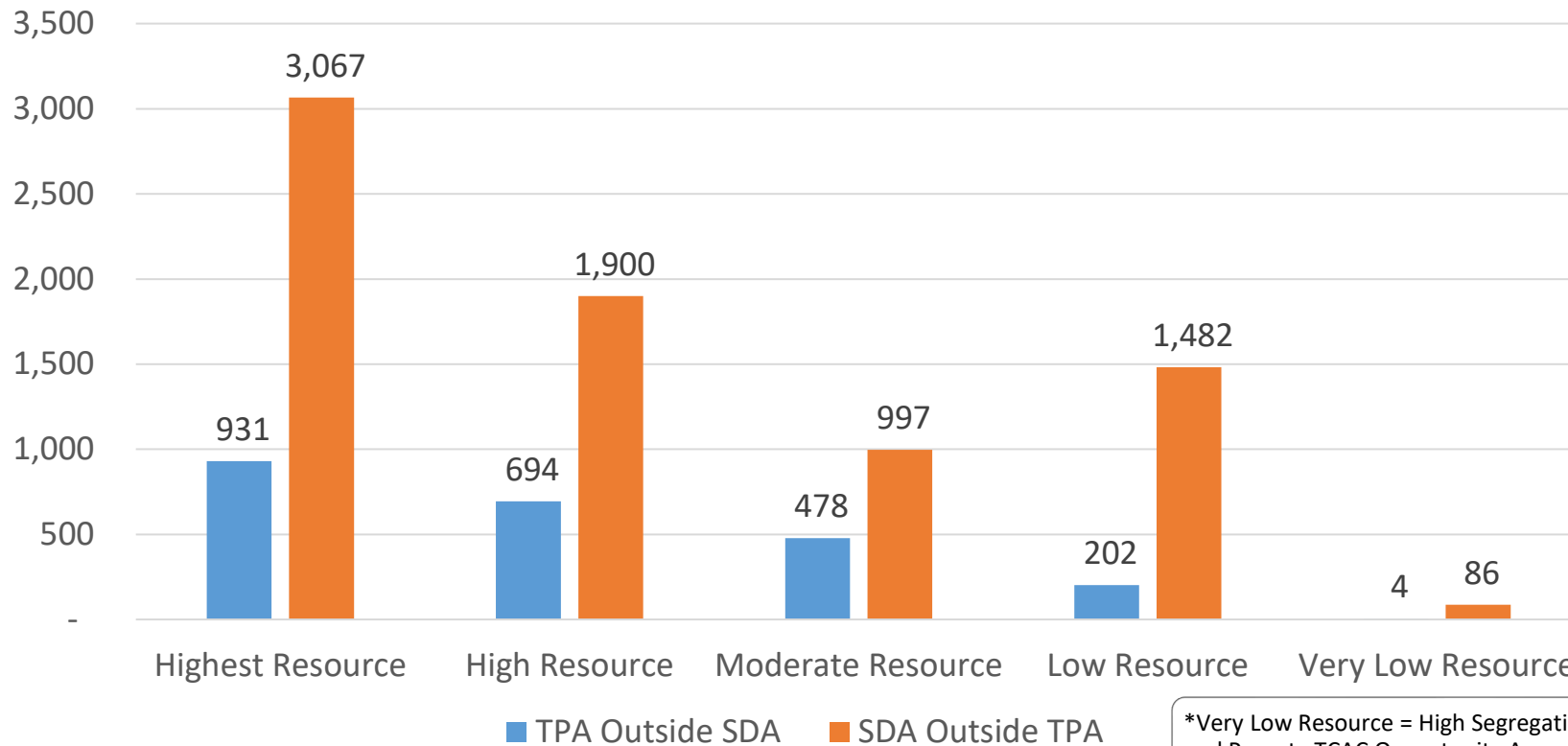
Approximate Total Developable Acres



# Item 5: New Definition of a Sustainable Development Area

TCAC Zones

Approximate Developable Acres

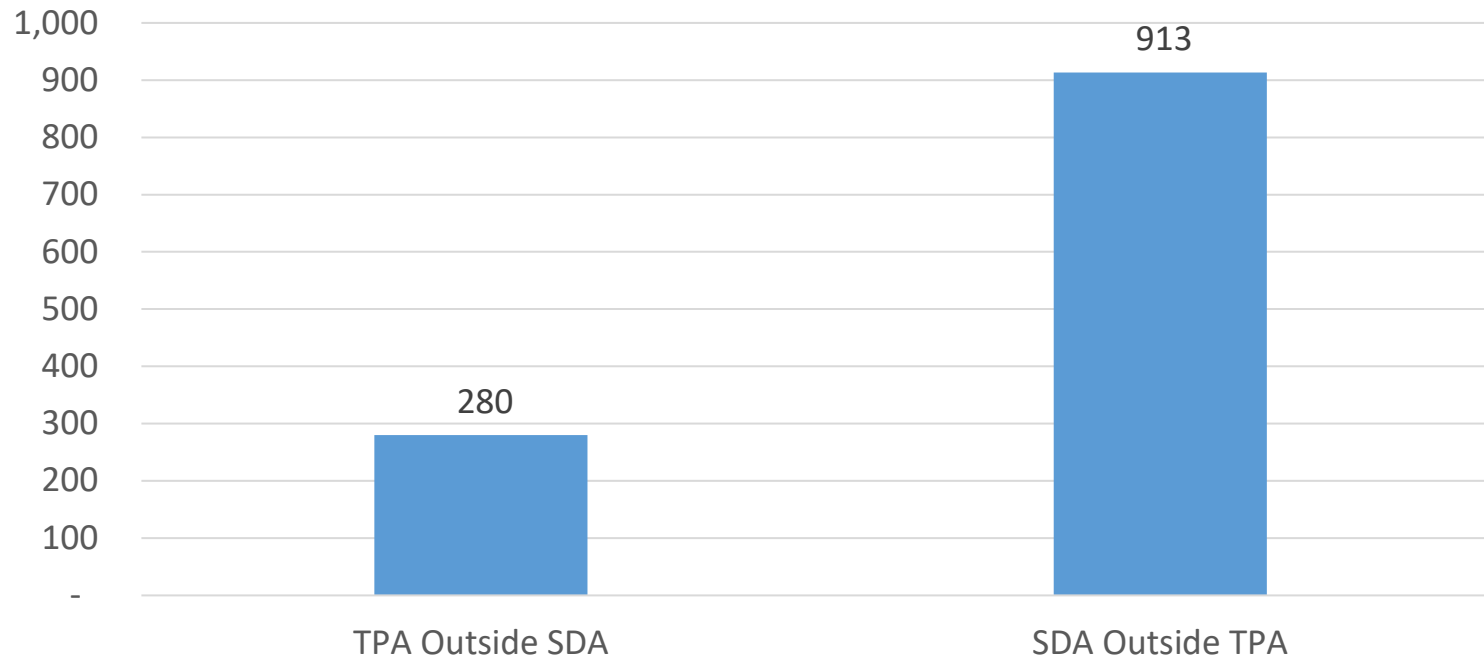


Potential Increase  
In Highest and High  
Resource areas  
**3,342 Acres**

\*Very Low Resource = High Segregation and Poverty TCAC Opportunity Area

# Item 5: New Definition of a Sustainable Development Area

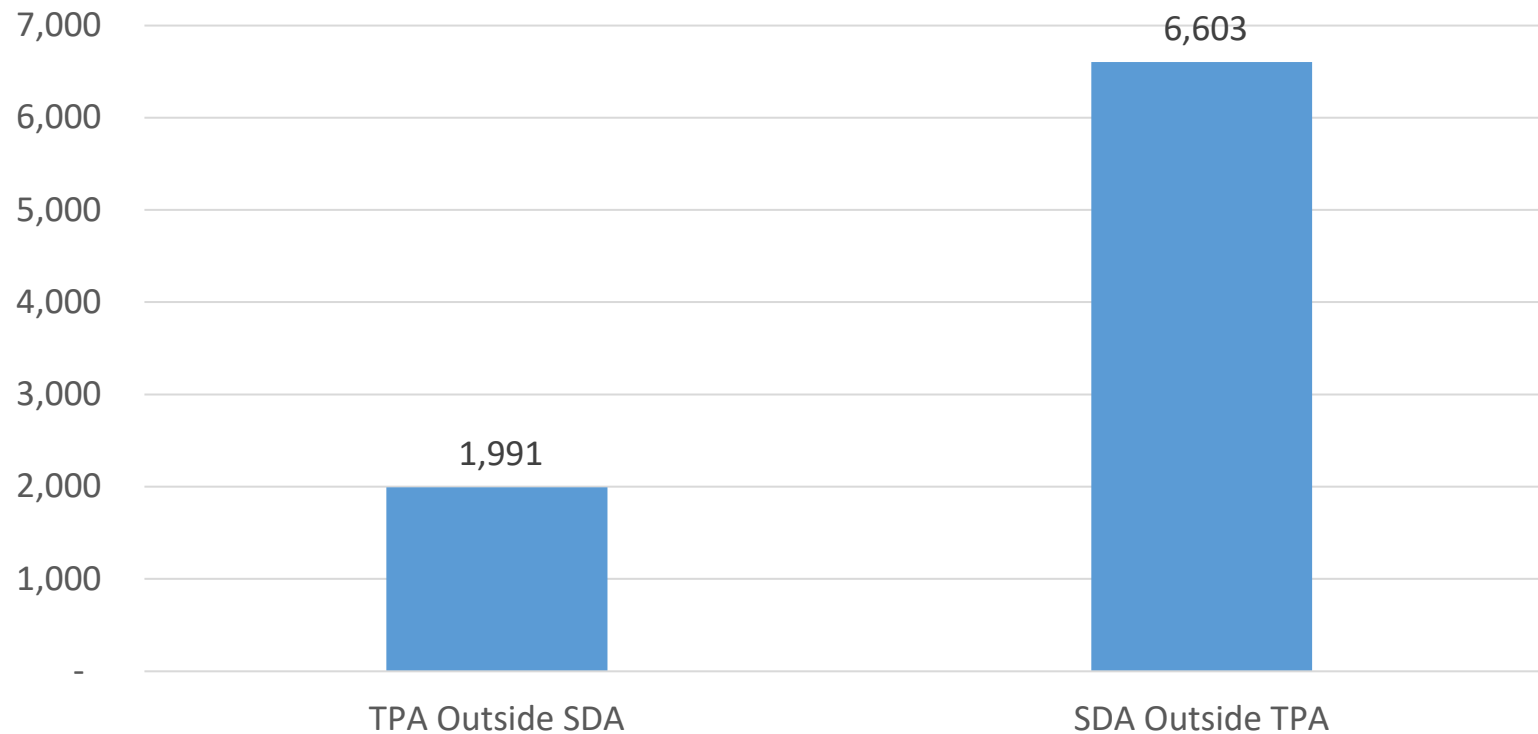
Complete Communities Housing  
Solutions Approximate Developable  
Acres



**Potential Increase**  
688 Acres

# Item 5: New Definition of a Sustainable Development Area

## ADU Home Density Bonus Approximate Developable Acres



Potential Increase

4,612 Acres

## Item 5: New Definition of a Sustainable Development Area

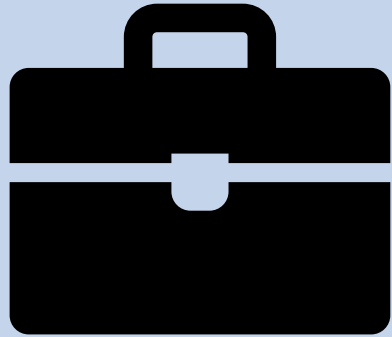
Aligns with Climate,  
Equity and Housing  
Goals

Furtheres Fair  
Housing

Expands local  
housing incentives  
in transit-supportive  
areas

Creates increased  
opportunities for  
affordable housing  
throughout the City

# Item 16: Prime Industrial Land



Prohibits  
Moving &  
Storage in Prime  
Industrial Lands

# Item 16: Prime Industrial Land

<b>Prime Industrial Land (Citywide)</b>	<b>Zoning that Allows for Moving and Storage Facilities (Citywide)</b>	<b>Zoning that allows for Moving and Storage Facilities within Prime Industrial Lands (Citywide)</b>	<b>Potential Acreage Still Available for Moving and Storage Facilities (Citywide)</b>
7,150 Acres	14,000 Acres	3,920 Acres	10,080 Acres



# Item 16: Prime Industrial Land

## Code Language - Potential Revision

- The Planning Department is considering an additional amendment based on stakeholder input.
- Allow for Moving and Storage Facilities in Prime Industrial Lands located in the MCAS Miramar Accident Potential Zone 1 in the Airport Land Use Compatibility Overlay Zone

# Item 18: Mixed Use Base Zones – Allowable Uses



Removes Moving and Storage Facilities and certain auto related uses from the RMX and EMX Zones

# Item 18: Mixed Use Base Zones – Allowable Uses

## Code Language - Removed

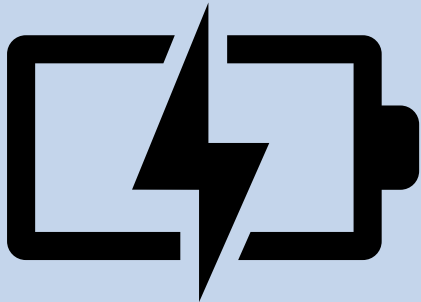
- Amendment prohibiting Moving and Storage Facilities as an allowable use in RMX and EMX Zones
- Amendment prohibiting Commercial Vehicle Repair & Maintenance, Commercial Vehicle Sales & Rentals, Personal Vehicle Repair & Maintenance, and Personal Vehicle Sales & Rentals as allowable uses in EMX zones
- Amendment changing Distribution Facilities in the EMX zones from a Permitted Use to a Conditional Use

# Item 18: Mixed Use Base Zones – Allowable Uses

## Code Language – Remaining

- Removal of a footnote that requires that tasting rooms be an accessory use to a production facility.
- Additional footnote prohibiting Moving and Storage and Distribution facilities be prohibited on Prime Industrial Lands within the Mixed-Use Base Zones.

# Item 21: Battery Energy Storage Facilities



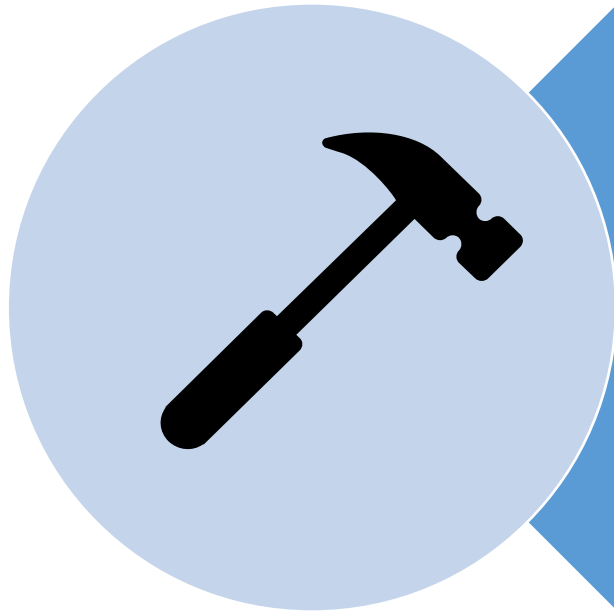
Adds design regulations and updates tables to regulate facilities

# Item 21: Battery Energy Storage Facilities

## Code Language - Revised

- Prohibit medium and large battery energy storage facilities in High or Very High Fire Hazard Severity Zones
- Ensure facility maintenance and access comply with California Fire Code
- Require Hazard Mitigation Analysis when technologies are combined or not identified in California Fire Code

## Item 47: Complete Communities – Onsite Affordable Units



Clarifies required  
affordable  
homes must be  
built onsite

# Item 47: Complete Communities – Onsite Affordable Units

## No Revisions Proposed

- Existing regulations require affordable units to be provided in the development
- Consistent with the intent of Complete Communities
- Provides clarification for future applicants



# Timeline



# Recommendation to City Council

Approval of 2022 Land Development Code Update items 5, 18, and 21 as presented in the December 2, 2022 Memorandum to the Planning Commission, approval of item 47 as presented in the October 27, 2022 report to the Planning Commission, and approval of item 16 with a potential amendment allowing for Moving and Storage Facilities in Prime Industrial Lands located in the MCAS Miramar Accident Potential Zone 1 in the Airport Land Use Compatibility Overlay Zone.

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