



## Planning Department

## FACT SHEET

### Proposed Implementation Program for the Draft North Park, Golden Hill, and Uptown Community Plans

#### Introduction

The Planning Department has posted the revised draft community plans for North Park, Golden Hill, and Uptown, draft zoning maps, draft Land Development Code changes, and fact sheets that provide a summary of the changes for each draft community plan on the Planning Department’s webpage. The proposed Community Plan Implementation Overlay Zones (CPIOZs) contained within the June 2015 drafts were either replaced with proposed changes to the Citywide Land Development Code (LDC) to implement certain provisions included in the current Plan District Ordinances (PDOs) or determined to be similar to existing Citywide LDC requirements. The draft Uptown Community Plan has a proposed CPIOZ for limiting building heights in specific commercial and multifamily corridors. The Department has also proposed a Citywide overlay zone for implementing the draft Potential Historic District supplemental requirements.

#### Community Meetings

Planning Department staff will present (as an information item only) the proposed implementation program for the draft community plans at the following community meetings:

##### **North Park Community Plan (Draft)**

North Park Planning Committee  
Tuesday, March 22, 2016 at 6:30 PM  
2901 North Park Way, 2<sup>nd</sup> Floor

##### **Golden Hill Community Plan (Draft)**

Greater Golden Hill Planning Committee  
Wednesday, March 23, 2016 at 6:30 PM  
Golden Hill Recreation Center: 2600 Golf Course Drive

##### **Uptown Community Plan (Draft)**

Uptown Community Plan Update Workshop  
Thursday, March 24, 2016 at 6:00 PM  
Case del Prado, Majorca Room 101, Balboa Park

#### Background

PDOs and CPIOZs were two tools that the City used to implement community plans during the 1980s and 1990s. In certain communities, PDOs were applied to only commercial and multifamily areas such as North Park, Golden Hill, and Uptown. In others communities, they were applied to an entire community such as Downtown and Mission Valley. The PDOs provided complete zoning and development regulations separate from the Citywide zoning and development code. This was done in lieu of Citywide zoning and development regulations that were in place at the time. The PDOs were intended to address development topics that included higher density, infill, mixed-use, and community character in older communities as well as guiding future growth in newer developing communities. CPIOZ was applied to smaller focused sites within a community to provide supplemental development regulations to specific urban design policies such as building setback and offsetting plane requirements for a specific commercial center or node.

In 2000, the City compressively updated the Citywide zoning and development code which also incorporated the development standards and requirements contained in the PDOs and CPIOZs. In particular, the Mid-City Communities PDO was used as guiding regulations to help create the development standards for residential and commercial uses contained in the Citywide LDC. This was done to support future transitions from PDOs and CPIOZs to Citywide zoning as community plans are updated. As such, this was a key objective of the Uptown, North Park and Golden Hill community plan update effort.

#### June 2015 Draft Community Plans

As part of the June 2015 draft Uptown, North Park and Golden Hill community plans, the Planning Department proposed the use of Citywide zoning and development regulations with draft CPIOZ supplemental development regulations. The proposed CPIOZs provided draft supplemental development regulations in the implementation chapter for single family and multifamily residential, commercial, and mixed uses for the entire community plan area for each community. The proposed supplemental regulations related to the draft urban design policies and specific regulations from the current PDOs. The proposed CPIOZs contained more regulations in the draft community plans than are typically included with a CPIOZ. During the review process, the Planning Department received input regarding the complexity of the proposed CPIOZs, and how the CPIOZs would function in relationship to the Citywide zones and LDC requirements.

#### March 2016 Community Plans – Implementation Revisions

To address these concerns, the Planning Department and the Development Services Department comprehensively analyzed the proposed CPIOZ requirements. Planning Staff determined that the existing requirements in the LDC reflected many of the proposed CPIOZ requirements and achieved the intent of the proposed CPIOZ regulations. In a few instances, the proposed CPIOZ requirements unintentionally conflicted with other requirements and could require future development projects to seek deviations to the proposed CPIOZ regulations.

The City recently adopted new commercial zones to help implement updated community plans. As part of the March 2016 revisions, the Planning Department and the Development Services Department have introduced revisions to these newly adopted zones. The proposed LDC revisions reflect many of the significant urban design requirements that had been included in

the prior June 2015 draft CPIOZ in the Uptown, North Park, Golden Hill community plans such as commercial building setbacks. The draft community plan urban design elements were further revised to include the intent of the proposed CPIOZ as guidelines.

In the draft Uptown Community Plan, the Planning Department is proposing a CPIOZ for specific commercial and multifamily corridors that would: 1) limit building height allowed with a ministerial approval; and 2) place a discretionary approval threshold for building heights above the ministerial approval limit. The Planning Department also opted to include the draft requirements for Potential Historic Districts in a new Citywide overlay zone rather than creating a CPIOZ for each community plan. The draft Potential Historic Districts overlay zone provide supplemental regulations for single and multifamily residential structures within a potential historic district. Refer to the Potential Historic Districts fact sheet and draft overlay zone posted on the Planning Department's webpage.

### Conclusion

With the incorporation of revisions to the development requirements in the Citywide zones, the draft community plan policies can be implemented without the need for communitywide CPIOZs. In the draft Uptown Community Plan, a CPIOZ has been proposed for limited building heights in specific corridors. The Planning Department believes that these revisions will implement the draft community plans, provide greater clarity, and avoid implementation errors by retaining the development requirements in the LDC rather than in the community plans.