

DATE ISSUED: March 21, 2001 REPORT NO. 01-055

ATTENTION: Land Use and Housing Committee
Agenda of March 28, 2001

SUBJECT: Planned District Ordinance (PDO) Update Phase I

REFERENCE: Manager's Report No. P-00-041, dated February 15, 2000 related to the
Planned District Ordinance Update Work Program

SUMMARY

Issue - Should the City Council approve the reformatted Planned District Ordinances?

Manager's Recommendations - Approve the reformatted Planned District Ordinances.

Code Monitoring Team - On March 14, 2001, the Code Monitoring Team voted unanimously to recommend approval of the reformatted Planned District Ordinances.

Fiscal Impact - The PDO Work Program is budgeted in Fiscal Year 2001 as part of the Land Development Code Implementation Program.

BACKGROUND

The Land Use and Housing Committee approved the Planned District Ordinance (PDO) Update Work Program on February 23, 2000 and directed the City Manager to begin work on Phase I. The PDO Work Program was divided into two phases, with the first phase consisting of the reformatting of all 19 PDO's into an organization and format that mirrors that of the Land Development Code (LDC). Also as part of Phase I, LDC staff members attended community planning group meetings to discuss the PDO Work Program with each community group that has a PDO. Staff outlined the components of Phase I and II and asked community group members to start thinking about potential PDO amendments they would like to see addressed in Phase II so the City could factor their issues into the priority ranking. Additionally, LDC staff attended the Community Planners Committee Meeting on January 23, 2001, to report on the progress of Phase I and to discuss the timing of Phase II.

DISCUSSION

Phase I focuses only on the reformatting of the PDOs and does not include any substantive changes. The primary actions incorporated in Phase I are as follows:

Organize the articles, divisions and sections in the PDOs in the same structure as the Land Development Code.

Assign each PDO its own article (Attachment 2).

Divide each article (PDO) into four distinct divisions based on the four chapters of the LDC and re-assign sections into the most appropriate division (Attachment 1).

Transfer PDOs from Chapter 10 of the Municipal Code to Chapter 15 of the Land Development Code.

For example, Division 1 of the PDOs has been titled "General Rules" and contains information similar to Chapter 11 of the LDC such as decision-making authority, definitions, calculations and measurements. Division 2 of the PDOs has been titled "Permits and Procedures" and contains information regarding the various types of permits, financing and review procedures, similar to Chapter 12 of the LDC. Division 3 of the PDO's "Zoning and Subdistricts" mirrors the information found in Chapter 13 of the LDC which includes zoning, permitted uses and development regulations. Division 4 of the PDO's is titled "General and Supplemental Regulations" and it corresponds to Chapter 14 of the LDC and consists of regulations for fences, landscaping, parking, and other regulations.

Phase II will entail in-depth reviews of each PDO in order of priority based on a prescribed set of criteria which include measures such as: the community's desire and willingness to pursue a PDO update; the potential for consolidating similar LDC regulations with the PDO regulations; the potential for the PDO update to encourage economic and/or redevelopment opportunities; and the potential to improve the efficient review of projects by alleviating the confusing aspects of the PDO. On February 28, 2001, the Land Use and Housing committee approved the priority ranking and directed staff to begin work on Phase II. The PDOs that received the highest ranking were La Jolla, La Jolla Shores, Mid-City (North Park and Uptown) and San Ysidro.

CONCLUSION

The work done in Phase I entails only the reformatting of the PDOs into a structure similar to the Land Development Code without any change to the content or the manner in which the Planned District Ordinances are implemented. The new format will allow community members, applicants, and city staff to navigate more easily through the PDOs and will facilitate improved consistency in implementation. Therefore, the City Manager recommends approval of the proposed reformatted PDOs.

ALTERNATIVES

1. Modify Phase I of the PDO Work Program (the reformatted Planned District Ordinances).
2. Deny Phase I of the PDO Work Program (the reformatted Planned District Ordinances).

Respectfully submitted,

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Tina P. Christiansen, A.I.A. Approved by:George I. Loveland.....
Development Services Director Senior Deputy City Manager

LMJ/hmd..

Attachments: 1.PDO Division Outline
2. PDO Article Outline

The following attachments are available for review in the Office of the City Clerk.

Note: Due to the volume of attachments, only a limited distribution was made. Copies of the following attachments are available for viewing in the Office of the City Clerk.

- 1.Reformatted Versions of the 19 PDOs
- 2.Original Versions of the 19 PDOs
- 3.Tracking Log for each PDO

PDO Division Outline

Division 1: General Rules

- Purpose and Intent
- Boundaries
- Applicable Regulations
- Definitions
- Calculations and Measurements

Division 2: Permits and Procedures

- General Permit Applications
- Permit Procedures
- Permit Time Limits and Time Extensions
- Permit and Variance Fees
- Design Review

Division 3: Zoning (Subdistricts if Applicable)

- Development Regulations
- Permitted Uses
- Previously Conforming Uses
- Subdistricts
- Design Standards

Division 4: General and Supplemental Regulations

- Walls and Fences
- Landscaping
- Parking
- Sign Regulations
- Special Regulations

PDO Article Outline

Article 1: General Provisions For Planned Districts

Article 2: Barrio Logan

Article 3: Carmel Valley

Article 4: Cass Street

Article 5: Central Urbanized (New)

Article 6: Centre City

Article 7: Gaslamp

Article 8: Golden Hill

Article 9: La Jolla

Article 10: La Jolla Shores

Article 11: Marina

Article 12: Mid-City (North Park and Uptown)

Article 13: Mission Beach

Article 14: Mission Valley

Article 15: Mount Hope

Article 16: Old Town

Article 17: Otay Mesa

Article 18: San Ysidro

Article 19: Southeastern San Diego

Article 20: West Lewis