

CITY OF SAN DIEGO MIXED USE ZONING DIVISION

POSITION: The Chamber's Public Policy Sub-Committee on Infrastructure, Housing & Land Use voted to SUPPORT the proposal on February 19, 2019. The Chamber's Public Policy Committee voted to SUPPORT the proposal on April 9, 2019. The Chamber's Board of Directors voted to SUPPORT the proposal on March 28, 2019.

RATIONALE: Currently, the City has no obvious mechanism to facilitate co-location of employment and housing. This option would provide that, and give developers new tools for creating communities that reflect contemporary demands and trends.

STATUS: The proposal is targeted to be before City Council for adoption in Spring of 2019.

SUMMARY

The mixed use zoning division with the City's Land Development Code (LCD) will be comprised of six zones that can accommodate co-location of employment and residential uses, specifically available for use within transit priority areas. These zones will be available for future community plan updates-meaning they are not retroactive. Further, these zones will transition to F.A.R.- based zoning, providing significant flexibility to developers, and ultimately an opportunity to build more compact and therefore more affordable, units in a building envelope.

INDUSTRY/IES IMPACTED

The proposed zones will directly impact businesses in the land-use and construction industries, but will have indirect impacts on businesses taking advantage of the new zone by choosing to locate their businesses and/or employees there.

SUPPORTERS

- Technical Advisory Committee
- Code Monitoring Team

OPPONENTS

- None known

ARGUMENTS IN FAVOR

Mixed use zoning is an important tool for developing in ways that help the City meet its Climate Action Plan goals. Locating these mixed-use developments in TPA's further leverage that opportunity by making walkable areas that are planned to accommodate live and work spaces.

ARGUMENTS IN OPPOSITION

The current proposal is too prescriptive and must be made more flexible if it is to be successful.

MORE INFORMATION

The six proposed zones allow for a vertical or horizontal mix, and provide for ground floor commercial flexibility, which the Chamber has been generally supportive of in recent years. As stated above, these zones will only be available for future community plan updates, however parcels covered by recently updated community plans could apply for a rezone if they desired. The minimum lot size for a mixed use zone is 20,000 sq. ft.