



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: September 30, 2020
TO: Planning Commissioners
FROM: Renee Mezo, Development Project Manager, Planning Department
SUBJECT: 2020 Code Update, Revisions to two items (#34 and 44)

Item 34: Calculation of carports for gross floor area

Revised draft language to allow for 100 percent open, allow for support columns and replaced the diagram as described below:

§113.0234 Calculating Gross Floor Area

Gross floor area is calculated in relationship to the *structure* and *grade* adjacent to the exterior walls of a building. The elements included in the *gross floor area* calculation differ according to the type of *development* proposed and are listed in Section 113.0234(a)-(c). *Gross floor area* does not include the elements listed in Section 113.0234(d). The total *gross floor area* for a *premises* is regulated by the *floor area ratio* development standard.

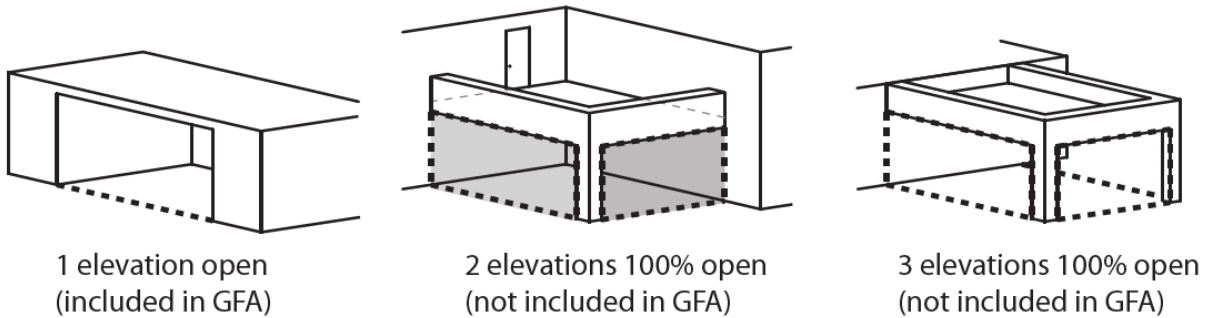
(a) Elements Included in *Gross Floor Area* for Development in All Zones

(1) through (5) [No change in text.]

(6) *Gross floor area* includes on- or above-*grade* parking *structures*, garages, and carports that are constructed and maintained with less than two elevations of the element that are 100 percent completely open measured from the finish-*floor* to the bottom of the floor or

roof elevation immediately above except for support columns with maximum dimensions of 18 inches by 18 inches in plan view, as shown in Diagram 113-02M, except where the parking structure design meets the exemptions identified in Section 113.0234(d)(3).

Replace Diagram 113-02M with the one below:



Item 44: Timing on payment and impose DIF, RTCIP, Civic Enhancement, and Housing Impact fees

Revise draft language to require payment at time of building permit fees not the deemed complete date as it was previously described. The draft language shall read as follows:

§142.0640 Impact Fees for Financing Public Facilities

- (a) [No change in text.]
- (b) Payment of Fees

The payment of Development Impact Fees (as defined in California Government Code Section 66000) shall be required ~~prior to~~ for applicable project at the time of payment of required building permit fees and no later than the first inspection of the development project performed by the City issuance of any Building Permit in areas where Development Impact Fees have been established by City Council resolution or ordinance. Notwithstanding the above, the City Manager may also require the payment of Development Impact Fees ~~prior to issuance of any construction permit issued or required~~ for *development* that would increase demand for public facilities and/or result in the need for new public facilities.

Development Impact Fees shall not be required for inclusionary *dwelling units* provided pursuant to Chapter 14, Article 2, Division 13 if the *applicant* has satisfied all the requirements of Division 13 for inclusionary *dwelling units* on the same *premises* as the market-rate *dwelling units*. The Development Impact Fee due shall be determined in accordance with the fee schedule approved by the applicable City Council resolution in effect must be paid at the time of payment of required building permit fees and no later than the first inspection of the development project performed by the City upon the issuance of a Building Permit, or construction permit, as applicable, and may include an automatic increase consistent with Section 142.0640(e).