

RAILYARDS PROCESS COMPARISON

Centre City Development Corporation (San Diego)

A. Development Permit Requirements

1. Development permit is required for any construction, erection, conversation, alteration, or enlargement, or any change in use in any area of Centre City (i.e., Downtown San Diego) involving 1,000 gross square feet or more not within an existing structure.
2. Modifications, repairs, or other alterations which the City of San Diego exempts from permit requirements do not require a CCDC development permit.

B. Development Permit Process

1. CCDC Staff Design Review

- (A) Applies to Development Permits for projects under 50 residential units or 100,000 gross square feet.
- (B) 2 month process time.

2. CCDC Board of Directors Design Review

- (A) Applies to Development Permits for 50 residential units or more and/or over 100,000 gross square feet.
- (B) CCDC Design review process is as follows:
 1. Applicant submits Development Permit Application and all supporting data to CCDC.
 2. Project planner reviews the proposed project for consistency with the Centre City Planned District Ordinance (PDO), Community Plan, and makes comments to Applicant.
 3. CCDC Subcommittees submit recommendations to Board of Directors, who either approves or denies the development permit.
 4. CCDC Board of Directors only holds public hearings When Development Permit requires a conditional use permit or variance.
- (C) Approximately 90-day process time.

RAILYARDS PROCESS COMPARISON

Mission Bay Redevelopment Area (San Francisco)

A. Development Permit Requirements

There are two primary stages or components of project approval in the Mission Bay Redevelopment Area: (1) Basic Concept Design; and (2) Schematic Design. The San Francisco Redevelopment Agency (“Agency”) approves all permits.

The process time for this approval process is approximately 90 days.

B. Development Permit Process

- (A) Pre-application meeting within 15 days of request.
- (B) Applicant submits application for Basic Concept and Schematic Design.
- (C) Staff shall review the Basic Concept and Schematic Design for completeness within ten (10) days following receipt of the application. The Agency Commission must approve or disapprove the Basic Concept and Schematic Design within sixty (60) days.