

ORDINANCE NO. 10380
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, OF THE SAN DIEGO MUNICIPAL CODE BY ADDING SECTION 101.0428 RELATING TO THE CA-S ZONE.

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That Chapter X, Article 1, of the San Diego Municipal Code be amended by adding Section 101.0428 to read as follows:

SEC. 101.0428 CA-S ZONE

A. PURPOSE AND INTENT

The CA-S Zone is primarily intended to accommodate community and regional shopping centers, which typically serve large areas of the City. In view of the extensive service areas of such centers, as well as their significant impact on adjacent land use and circulation patterns, this zone should be applied only on the basis of comprehensive plans for community development. The protective standards contained herein seek to minimize any adverse effects of the center on nearby properties, and to provide for safe and efficient operation of the shopping centers themselves.

The sign regulations of this zone are relatively restrictive.

B. PERMITTED USES

In the CA-S Zone, no building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes:

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1. Any use permitted in the CA Zone subject to the specified limitations as set forth in paragraph "B" of the CA Zone.
2. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent of this zone. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.
3. Accessory uses for any of the foregoing permitted uses, including the following signs:
 - a. Signs on the faces of buildings are permitted provided that no such sign shall project above the nearest parapet or eave of the building to which the signs are attached. The aggregate sign area for each street frontage on a given premises shall not exceed one square foot for each linear foot of street frontage or 25 square feet, whichever is larger. In addition, the following identification signs shall be permitted:
 - (1) One single or double-faced freestanding sign located adjacent to each entrance or exit driveway to a parking lot. Such signs shall not exceed 12 square feet in area nor a height of 12 feet measured vertically from the base at ground level to the apex of the sign.
 - (2) One sign on the exterior wall at each side or rear entrance to a store, shop or place of business provided that no such sign shall project above the nearest parapet or eave of the building to which it is attached and,

provided further, that no such sign shall be attached to the perimeter framing of the building or to the face of canopies or porch roofs. No such sign shall have an area exceeding 12-1/2 square feet or one-half square foot for each linear foot of street frontage of the premises, whichever is larger.

- b. For each street frontage of the premises, one sign attached to the wall or one freestanding sign designating the premises for sale, rent or lease is permitted, provided such sign has a maximum area of eight square feet and a height, if freestanding, not exceeding 12 feet measured vertically from the base at ground level to the apex of the sign.
- c. Where the face of the building sets back from the property line in excess of 20 feet, single or double-faced freestanding signs (in addition to those on the building) are permitted, provided that:
 - (1) No part of such signs shall extend over public property or have a height exceeding 20 feet measured vertically from the base at ground level to the apex of the sign.
 - (2) The total area of all such signs on any street frontage of the premises shall not exceed four-tenths of a square foot per linear foot of street frontage or 37-1/2 square feet, whichever is smaller.
- d. Any sign located on property subsequently zoned CA-S, not in compliance with paragraph "B" herein, shall be removed within three years from the effective date of the ordinance establishing the CA-S Zone on said property.

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- e. Signs permitted herein which are attached to walls or the face of a building shall be parallel to the wall or the face of the building and shall project not more than 16 inches therefrom.
- f. Signs permitted herein may be lighted; however, none shall contain visibly moving parts or be illuminated by flashing lights.
- g. All signs, except signs designating the premises for sale, rent or lease, shall refer only to the permitted uses as set forth in Section 95.0305, paragraphs 2 and 3.

C. SPECIAL REGULATIONS

All accessory uses shall be located in the same building as the permitted use or uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, patio or other similar area.

D. PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged or used nor shall any premises be used unless the lot or premises and buildings shall comply with the following regulations and standards:

- 1. Minimum Lot Dimensions.
 - a. Area - 10,000 square feet.
 - b. Street frontage - 100 feet.
 - c. Width - 100 feet.
 - d. Exception. Any lot which qualifies under the definition of a lot as set forth in this Code and which does not comply in all respects with the minimum lot dimensions specified herein may

nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

2. Minimum Yards.

- a. Front - ten feet.
- b. Side, Street - ten feet.
- c. Exceptions to Front and Street Side Yard Regulations. Permitted freestanding signs may be located within the required front and street side yard provided no portion of said sign projects over public property, and provided they are not closer than ten feet from any residentially zoned property. Off-street parking may be located within the required front yard and street side yard adjoining the required landscaped strip abutting public street rights-of-way.
- d. Building Distance from Residentially Zoned Property. No portion of any building or sign shall be closer than ten feet from any residentially zoned property.

3. Maximum Floor Area Ratio.

The maximum floor area ratio shall be six.

4. Regulations for Residential Development.

All buildings, improvements, or portions thereof, erected, constructed, converted, established, altered, or enlarged, in this zone which are designed or intended for living purposes shall observe the minimum front, side and rear yards and maximum coverage and density as required in the R-4 Zone as set forth in Section 101.0413. In those cases where the premises are occupied or proposed to be

the minimum front, side and rear yards and maximum coverage and density shall be determined and computed without regard to the buildings or portions thereof to be occupied by the commercial uses.

5. Landscaping.

Prior to the use and occupancy of any premises, a strip of land within said premises abutting public street rights-of-way (except for approved ways of ingress and egress) shall be suitably landscaped with shrubs, trees and ornamental ground cover. Said strip shall have a minimum depth of five feet and an area equal in square feet to ten times the length of the property line abutting public street rights-of-way (except for approved ways of ingress and egress). Any portion of said landscaped strip which exceeds 25 feet in depth shall not be included in calculating the required area. Prior to the issuance of any building permits, a complete landscaping plan shall be submitted to the Zoning Administrator for approval; said landscaping plan shall be in substantial conformance with standards and specifications adopted by the Planning Commission as set forth in the document entitled "Developmental Standards and Operational Standards - Landscaped Strips," on file in the office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator; said determination shall be subject to appeal in the manner set forth in Section 101.0507. Landscaping and required watering system shall be installed prior to the use of the premises. All landscaping

material in required landscaped areas shall be permanently maintained in a growing and healthy condition, including trimming, as appropriate to the landscaping material in accordance with the "Developmental Standards and Operational Standards - Landscaped Strips" referred to above.

6. Walls.

Prior to the use or occupancy of any premises, a wall not less than six feet in height shall be constructed along all portions of the perimeter of said premises that abut residentially zoned property; provided, however, that within any required front yard or street side yard such wall shall be reduced in height to three feet.

7. Other applicable property development regulations are contained in Division 6 of this Article.

E. OFF-STREET PARKING REGULATIONS

1. Every premises used for one or more of the permitted uses listed in paragraph "B" above shall be provided with a minimum of off-street parking spaces on the same lot or premises as follows:
 - a. For hotels, motels, one parking space for each guest room or suite.
 - b. For apartments, one parking space for each dwelling unit containing not more than one bedroom and one and one-half parking spaces for each dwelling unit containing two or more bedrooms.
 - c. For private clubs and similar establishments, one parking space for each guest room or one parking space for each 200 square feet of gross floor area, whichever is greater.

- d. For theaters, other than drive-in theaters, and places of public assembly not otherwise provided for in this section, one parking space for each three fixed seats or one for each 21 square feet of floor area where there are no fixed seats.
 - e. For other permitted uses, one parking space for every 200 square feet of gross floor area.
2. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified in paragraph "B" above is found to be a permitted use, the off-street parking requirement shall be consistent with that for similar uses in this zone.
 3. All off-street parking facilities shall be constructed, operated and maintained in compliance with Division 8 of this Article.

Section 2. This ordinance shall take effect and be in force on March 1, 1971, being a date more than 30 days from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

By C. Alan Sampson
for Frederick C. Conrad, Deputy

FCC:mk
3-6-70
Rev. Page 3
7-27-70
Rev. Page 8
8-20-70

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Passed and adopted by the Council of The City of San Diego on AUG 27 1970
by the following vote:

RECEIVED
CITY CLERK'S OFFICE
1970 HRR-6 PM 4:57
SAN DIEGO, CALIF.

Councilmen	Yeas	Nays	Excused	Absent
Helen Cobb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam T. Loftin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Landt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Allen Hitch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mike Schaefer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Frank Curran	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AUTHENTICATED BY:

FRANK CURRAN
Mayor of The City of San Diego, California.

JOHN LOCKWOOD
City Clerk of The City of San Diego, California.

(Seal)

By Elfa D. Hamel, Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

AUG 13 1970

AUG 27 1970

, and on

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

JOHN LOCKWOOD
City Clerk of The City of San Diego, California.

(Seal)

By Elfa D. Hamel, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number 10380 Adopted AUG 27 1970

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APR 27 1978

ATTORNEY (S)

City of San Diego
202 "C" Street
Community Concourse
City Administration Building
San Diego, California 92101

CERTIFICATE OF PUBLICATION

No. 10380

IN THE MATTER OF

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, OF
THE SAN DIEGO MUNICIPAL CODE BY ADDING SECTION
101.0428 RELATING TO THE CA-S ZONE

RECEIVED
CITY CLERK'S OFFICE
1970 SEP 11 PM 1:09
SAN DIEGO, CALIF.

I, Patricia M. Applestill hereby certify
that **The Daily Transcript** is a daily newspaper of general
circulation within the provisions of the Government Code of
the State of California, printed and published in the City of
San Diego, County of San Diego, State of California; that
I am the principal clerk of the printer of said newspaper;
that the

ORDINANCE NO. 10380
(NEW SERIES)

to a true and correct copy of which this certificate is annexed
was published in said newspaper on

September 4, 1970

I certify under penalty of perjury that the foregoing is
true and correct, at San Diego, California,
on
September 4, 1970

Patricia M. Applestill
(Signature)

30 1/2" \$128.10

**ORDINANCE NO. 10300
(NEW SERIES)**

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, OF THE SAN DIEGO MUNICIPAL CODE BY ADDING SECTION 101.0428 RELATING TO THE CA-S ZONE.

BE IT ORDAINED, by the Council of The City of San Diego, as follows: Section 1. That Chapter X, Article 1, of the San Diego Municipal Code be amended by adding Section 101.0428 to read as follows:

SEC. 101.0428 CA-S ZONE

A. PURPOSE AND INTENT

The CA-S Zone is primarily intended to accommodate community and regional shopping centers, which typically serve large areas of the City. In view of the extensive service areas of such centers, as well as their significant impact on adjacent land use and circulation patterns, this zone should be applied only on the basis of comprehensive plans for community development. The protective standards contained herein seek to minimize any adverse effects of the center on nearby properties, and to provide for same and efficient operation of the shopping centers themselves.

The sign regulations of this zone are relatively restrictive.

B. PERMITTED USES

In the CA-S Zone, no building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes:

1. Any use permitted in the CA Zone subject to the specified limitations as set forth in paragraph "B" of the CA Zone.

2. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent of this zone. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

3. Accessory uses for any of the foregoing permitted uses, including the following signs:

a. Signs on the faces of buildings are permitted provided that no such sign shall project above the nearest parapet or eave of the building to which the signs are attached. The aggregate sign area for each street frontage on a given premises shall not exceed one square foot for each linear foot of street frontage or 25 square feet, whichever is larger. In addition, the following identification signs shall be permitted:

(1) One single or double-faced freestanding sign located adjacent to each entrance or exit driveway to a parking lot. Such signs shall not exceed 12 square feet in area nor a height of 12 feet measured vertically from the base at ground level to the apex of the sign.

(2) One sign on the exterior wall at each side or rear entrance to a store, shop or place of business provided that no such sign shall project above the nearest parapet or eave of the building to which it is attached and, provided further, that no such sign shall be attached to the perimeter framing of the building or to the face of canopies or porch roofs. No such sign shall have an area exceeding 12½ square feet or one-half square foot for each linear foot of street frontage of the premises, whichever is larger.

b. For each street frontage of the premises, one sign attached to the wall or one freestanding sign designating the premises for sale, rent or lease is permitted, provided such sign has a maximum area of eight square feet and a height, if freestanding, not exceeding 12 feet measured vertically from the base at ground level to the apex of the sign.

c. Where the face of the building sets back from the property line in excess of 20 feet, single or double-faced freestanding signs (in addition to those on the building) are permitted, provided that:

(1) No part of such signs shall extend over public property or have a height exceeding 20 feet measured vertically from the base at ground level to the apex of the sign.

(2) The total area of all such signs on any street frontage of the premises shall not exceed four-tenths of a square foot per linear foot of street frontage or 37½ square feet, whichever is smaller.

d. Any sign located on property subsequently zoned CA-S, not in compliance with paragraph "B" herein, shall be removed within three years from the effective date of the ordinance establishing the CA-S Zone on said property.

e. Signs permitted herein which are attached to walls or the face of a building shall be parallel to the wall or the face of the building and shall project not more than 16 inches therefrom.

f. Signs permitted herein may be lighted; however, none shall contain visibly moving parts or be illuminated by flashing lights.

g. All signs, except signs designating the premises for sale, rent or lease, shall refer only to the permitted uses as set forth in Section 93.0303, paragraphs 2 and 3.

C. SPECIAL REGULATIONS

All accessory uses shall be located in the same building as the permitted use or uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, patio or other similar area.

D. PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged or used nor shall any premises be used unless the lot or premises and buildings shall comply with the following regulations and standards:

1. Minimum Lot Dimensions.

a. Area—10,000 square feet.

b. Street frontage—100 feet.

c. Width—100 feet.

d. Exception. Any lot which qualifies under the definition of a lot as set forth in this Code and which does not comply in all respects with the minimum lot dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

2. Minimum Yards.

a. Front—ten feet.

b. Side, Street—ten feet.

c. Exceptions to Front and Street Side Yard Regulations. Permitted freestanding signs may be located within the required front and street side yard provided no portion of said sign projects over public property, and provided they are not closer than ten feet from any residentially zoned property. Off-street parking may be located within the required front yard and street side yard adjoining the required landscaped strip abutting public street rights-of-way.

d. Building Distance from Residentially Zoned Property. No portion of any building or sign shall be closer than ten feet from any residentially zoned property.

3. Maximum Floor Area Ratio.

The maximum floor area ratio shall be six.

4. Regulations for Residential Development.

All buildings, improvements, or portions thereof, erected, constructed, converted, established, altered, or enlarged, in this zone which are designed or intended for living purposes shall observe the minimum front, side and rear yards and maximum coverage and density as required in the R-1 Zone as set forth in Section 101.0413. In those cases where the premises are occupied or proposed to be the minimum front, side and rear yards and maximum coverage and density shall be determined and computed without regard to the buildings or portions thereof to be occupied by the commercial uses.

5. Landscaping.

Prior to the use and occupancy of any premises, a strip of land with-

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(9) in said premises abutting public street rights-of-way (except for approved ways of ingress and egress) shall be suitably landscaped with shrubs, trees and ornamental ground cover. Said strip shall have a minimum depth of five feet and an area equal in square feet to ten times the length of the property line abutting public street rights-of-way (except for approved ways of ingress and egress). Any portion of said landscaped strip which exceeds 25 feet in depth shall not be included in calculating the required area. Prior to the issuance of any building permits, a complete landscaping plan shall be submitted to the Zoning Administrator for approval; said landscaping plan shall be in substantial conformance with standards and specifications adopted by the Planning Commission as set forth in the document entitled "Developmental Standards and Operational Standards — Landscaped Strips" on file in the office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator; said determination shall be subject to appeal in the manner set forth in Section 101.0507. Landscaping and required watering system shall be installed prior to the use of the premises. All landscaping material in required landscaped areas shall be permanently maintained in a growing and healthy condition, including trimming, as appropriate to the landscaping material in accordance with the "Developmental Standards and Operational Standards — Landscaped Strips" referred to above.

6. Walls. Prior to the use or occupancy of any premises, a wall not less than six feet in height shall be constructed along all portions of the perimeter of said premises that abut residentially zoned property; provided, however, that within any required front yard or street side yard such wall shall be reduced in height to three feet.

7. Other applicable property development regulations are contained in Division 6 of this Article.

C. OFF-STREET PARKING REGULATIONS

1. Every premises used for one or more of the permitted uses listed in paragraph "B" above shall be provided with a minimum of off-street parking spaces on the same lot or premises as follows:

a. For hotels, motels, one parking space for each guest room or suite.

b. For apartments, one parking space for each dwelling unit containing not more than one bedroom and one and one-half parking spaces for each dwelling unit containing two or more bedrooms.

c. For private clubs and similar establishments, one parking space for each guest room or one parking space for each 200 square feet of gross floor area, whichever is greater.

d. For theaters, other than drive-in theaters, and places of public assembly not otherwise provided for in this section, one parking space for each three fixed seats or one for each 21 square feet of floor area where there are no fixed seats.

e. For other permitted uses, one parking space for every 200 square feet of gross floor area.

2. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified in paragraph "B" above is found to be a permitted use, the off-street parking requirement shall be consistent with that for similar uses in this zone.

3. All off-street parking facilities shall be constructed, operated and maintained in compliance with Division 8 of this Article.

Section 2. This ordinance shall take effect and be in force March 1, 1971, being a date more than 30 days from and after its passage.

Introduced on August 13, 1970.

Passed and adopted by the Council of The City of San Diego on August 27, 1970.

AUTHENTICATED BY:
FRANK CURRAN,
Mayor of the City of
San Diego, California.
JOHN LOCKWOOD,
City Clerk of the City of
San Diego, California.
By ELFA F. HAMEL,
Deputy.

(SEAL)

Published Sept. 4, 1970

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