

ORDINANCE NO. 10977 JAN 16 1973
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE
BY AMENDING 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, Division 4 of
the San Diego Municipal Code be amended by amending Section
101.0428 to read as follows:

SEC. 101.0428 CA-S ZONE
(Area Shopping Center)

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 signifi-
cant impact on adjacent land use and circulation patterns,
this zone should be applied only on the basis of com-
prehensive 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.

MICROFILMED

MAY 1 1978

01986

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^{mt.} given premises shall not exceed one square foot for each lineal foot of street frontage or 25 square

MICROFILMED

MAY 1 1978

10977

01987

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 and 1/2 square feet or one-half square foot for each lineal foot of street frontage of the premises, whichever is larger.

MICROFILMED

MAY 1 1978

10977

01988

- b. For each street frontage of the premises, one sign attached to the wall or one free-standing 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 lineal foot of street frontage or 37 and 1/2 square feet, whichever is smaller.

MICROFILMED

MAY 1 1978

- 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.

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:

MICROFILMED

10977

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.
 - (1) Interior - zero, except that a ten-foot side yard shall be provided when any portion of the side yard line abuts residentially zoned property. Said side yard shall be increased three feet for each story above two.
 - (2) Street - ten feet, except that the minimum shall be:
 - (a) Nine feet for any lot having a width of 45 feet but less than 50 feet.

-6- MICROFILMED

MAY 1 1978

10977

01991

- (b) Eight feet for any lot having a width of 40 feet but less than 45 feet.
 - (c) Seven feet for any lot having a width of 35 feet but less than 40 feet.
 - (d) Six feet for any lot having a width of 30 feet but less than 35 feet.
 - (e) Five feet for any lot having a width of less than 30 feet.
- c. Rear - zero, except that a 15-foot rear yard shall be provided when any portion of the rear lot line abuts residentially zoned property. Said rear yard shall be increased three feet for each story above two.
- d. 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

MICROFILMED

-7-

MAY 1 1978

10977

01992

the required front yard and street side yard adjoining the required landscaped strip abutting public street rights-of-way.

3. Maximum Floor Area Ratio.

The maximum floor area ratio shall be two.

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 minimum front, side and rear yards, maximum coverage, density and floor area ratio as required in the R-2A Zone as set forth in Section 101.0410. In those cases where the premises are occupied or proposed to be occupied by both commercial and residential uses, 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

MICROFILMED

MAY 1 1978

10977

01993

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 Chapter X, Article 1, Division 5 of the San Diego Municipal Code. 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

-9-

MICROFILMED
MAY 1 1978 10977

01994

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 and motels, one parking space for each guest room or suite.

b. For apartments, 1.3 parking spaces for each dwelling unit containing not more than one bedroom and 1.6 parking spaces for each dwelling unit containing two or more bedrooms.

MICROFILMED
MAY 1 1978

10977

01995

- 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 parking space 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.

RECEIVED

MAY 8 1978

2ND DEPT OFF

FCC:nr
Rev. 1-8-73
CA-5 Zone

-11-

MICROFILMED

MAY 1 1978

10977

01996

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor is made prior to the effective date of this ordinance.

RECEIVED
MAY 1 9 41 AM '78
CITY CLERK

APPROVED: JOHN W. WITT, City Attorney

By Frederick Conrad
Frederick C. Conrad, Chief Deputy

MICROFILMED
MAY 1 1978

FCC:nr
Rev. 1-8-73
CA-S Zone

10977

01997

Passed and adopted by the Council of The City of San Diego on JAN 16 1973,
 by the following vote:

RECEIVED
 1972 NOV 30 AM 9:54
 SAN DIEGO, CALIF.

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Bates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

EDWARD NIELSEN

City Clerk of The City of San Diego, California.

(Seal)

By Mary Anne Nease, 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

JAN 2 1973

JAN 16 1973

, 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.

EDWARD NIELSEN

City Clerk of The City of San Diego, California.

(Seal)

By Mary Anne Nease, Deputy.

MICROFILMED

MAY 1 1978

Office of the City Clerk, San Diego, California

Ordinance
 Number

10977

JAN 16 1973

01998

numerical Ord
to Orig Ord
JB

ATTORNEY (S)

CITY OF SAN DIEGO
202 "C" Street
Community Concourse
San Diego, California

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

AMENDING SECTION 101.0428

I, **Patricia M. Applestill** hereby certify that **San Diego 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 said newspaper; that the

ORDINANCE NO. 10977 (NEW SERIES)

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

January 26, 1973

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

February 5, 1973

Patricia M. Applestill
(Signature)

38 1/2" = 161.70

01999

ORDINANCE NO. 10977

(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING 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, Division 4 of the San Diego Municipal Code be amended by amending Section 101.0428 to read as follows:

SEC. 101.0428 CA-S ZONE (Area Shopping Center)

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:

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 any given premises shall not exceed one square foot for each lineal 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 and $\frac{1}{4}$ square feet or one-half square foot for each lineal 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 lineal foot of street frontage or 37 and $\frac{1}{4}$ 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.

C. SPECIAL REGULATIONS

All accessory uses shall be located in the same building as the per-

mitted 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.

- (1) Interior—zero, except that a ten-foot side yard shall be provided when any portion of the side yard line abuts residentially zoned property. Said side yard shall be increased three feet for each story above two.
- (2) Street—ten feet, except that the minimum shall be:
 - (a) Nine feet for any lot having a width of 45 feet but less than 50 feet.
 - (b) Eight feet for any lot having a width of 40 feet but less than 45 feet.
 - (c) Seven feet for any lot having a width of 35 feet but less than 40 feet.
 - (d) Six feet for any lot having a width of 30 feet but less than 35 feet.
 - (e) Five feet for any lot having a width of less than 30 feet.

c. Rear—zero, except that a 15-foot rear yard shall be provided when any portion of the rear lot line abuts residentially zoned property. Said rear yards shall be increased three feet for each story above two.

d. 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.

3. Maximum Floor Area Ratio.

The maximum floor area ratio shall be two.

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 minimum front, side and rear yards, maximum coverage, density and floor area ratio as required in the R-2A Zone as set forth in Section 101.0410. In those cases where the premises are occupied or proposed to be occupied by both commercial and residential uses, 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 Administrator. Substantial conformance shall be determined by the Zoning Administrator; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. 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 and motels, one parking space for each guest room or suite.
- b. For apartments, 1.3 parking spaces for each dwelling unit containing not more than one bedroom and 1.6 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 parking space 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 the thirtieth day from and after its passage and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor is made prior to the effective date of this ordinance.

Introduced on January 2, 1973.

Passed and adopted by the Council of The City of San Diego on January 10, 1973.

AUTHENTICATED BY:

PETE WILSON,
Mayor of The City of San Diego, California.
EDWARD NIELSEN,
City Clerk of The City of San Diego, California.

(SEAL)

By MARY ANNE MEASE, Deputy.