

ORDINANCE NO. 11381
(New Series)

AUG 29 1974

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 2, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.0201, 103.0202.1, 103.0202.2, 103.0204.2 THROUGH 103.0204.7 AND BY ADDING SECTION 103.0204.8 RELATING TO THE OLD SAN DIEGO PLANNED DISTRICT AND COUNTY HERITAGE PARK.

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

Section 1. That Chapter X, Article 3, Division 2 of the San Diego Municipal Code be amended by amending Sections 103.0201, 103.0202.1, 103.0202.2, 103.0204.2 through 103.0204.7 and by adding Section 103.0204.8 to read as follows:

SEC. 103.0201 BOUNDARIES

The Old San Diego Planned District is within the boundaries of the Old San Diego Area in the City of San Diego, California, designated on that certain Map Drawing No. C-289.1 and described in the appended boundary description, filed in the office of the City Clerk under Document No. 748467.

SEC. 103.0202.1 OLD SAN DIEGO PLANNED DISTRICT REVIEW BOARD

A. OLD SAN DIEGO PLANNED DISTRICT REVIEW BOARD CREATED

1. The Architectural Control Board created by Ordinance No. 9511 (New Series) shall be redesignated the Old San Diego Planned District Review Board which shall be composed of seven members who shall serve without compensation. The members shall be appointed by the Mayor and confirmed by the Council. The members shall

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serve two-year terms and each member shall serve until his successor is duly appointed and qualified. The members shall be appointed in such a manner that the terms of not more than four members shall expire in any year. The expiration date shall be March 1. During March of each year, the Mayor may designate one member as Chairman; however, in the absence of such designation, the Board shall, on or after April 15, select a Chairman from among its members.

2. All members shall be electors of the County of San Diego at the time of appointment and during incumbency. Members of the Board shall be persons who shall be specifically qualified by reason of training or experience in history, art, architecture, land development, landscape architecture, tourism, planning, or other relevant business or profession to judge the effects of a proposed development upon the desirability, property values, and development of surrounding areas. Three persons who are property owners in the Old San Diego Area shall be appointed as members of the Board. At least one member of such Board shall be a registered architect in the State of California.

3. The Board may adopt rules of procedure to supplement those contained within Division 2 of this Article. Four members shall constitute a quorum for the transaction of business and a majority vote, and not less than four affirmative votes shall be necessary to make any Board decision.
4. The Planning Director or his designated representative shall serve as Secretary of the Board as an ex officio member. The Secretary shall not be entitled to vote.
5. All officers of the City shall cooperate with the Board and render all reasonable assistance to it.
6. The Board shall render a report annually, or on request, to the Mayor.

B. POWERS AND DUTIES

It is the duty of the Review Board to administer and ensure compliance with the regulations and procedures contained within Division 2 of this Article in the manner prescribed herein; to recommend to the Planning Commission any changes to the regulations, provided such changes are necessary for the proper execution of the adopted plan, and to adopt rules of procedure to supplement those contained within Division 2 of this Article. The Review Board shall adopt architectural criteria and standards to be used in evaluating the appropriateness of any development for which a permit is applied under Division 2 of this Article; such architectural criteria and standards shall first have been

approved by resolution of the City Council and filed in the office of the City Clerk as a numbered document. The Review Board may approve, modify, or disapprove any application for a building permit based upon its condition of compliance or noncompliance with the adopted regulations and approved criteria and standards. It shall not be the responsibility of the Review Board to prepare or adopt precise, area or community plans.

SEC. 103.0202.2 PROCEDURES FOR BUILDING PERMITS
APPLICATION AND REVIEW

- A. Application for a building permit shall be made to the Planning Director before the commencement of any work in the erection of any new building or structure, or repainting of exterior surfaces, remodeling or repair, alteration, addition to or demolition of any existing building or structure within the Planned District or any building which is relocated into the Planned District.
- B. The application shall include the following:
1. The purpose for which the proposed building, structure or improvement is intended to be used;
 2. Adequate plans and specifications indicating dwelling unit density, lot area, lot coverage and off-street parking;
 3. Adequate plans and specifications for the building and improvements showing the exterior appearance, color and texture of materials, and architectural design of the exterior;

4. Adequate plans and specifications for any outbuildings, party walls, courtyards, fences, setbacks, landscaping, signs, lighting, traffic safety, or other dependency thereof; and
 5. Any other information deemed necessary by the Review Board and the Planning Director to judge compliance with the regulations contained herein and other applicable laws and regulations.
- C. The Planning Director shall refer all applications made under "A." above to the Review Board.
- D. The Review Board may approve, modify, or disapprove any application for a building permit referred to it by the Planning Director. Approval or disapproval shall be by a majority vote of all of the members of the Review Board at any meeting where the vote is taken and shall include a statement that the Review Board finds that the building, structure, or improvement for which the permit was applied would or does not conform to the regulations contained herein.
- E. Within 60 days after the submission of a complete application to the Planning Director as required above, the Review Board shall send its decision in writing to the Director of Building Inspection with the application and documents, except when the applicant requests or agrees to an extension of time.

F. If the Review Board approves the application and the Building Inspection Director finds that the application conforms to all other regulations and ordinances of The City of San Diego, he shall then issue the permit for the work.

G. All other applications made under the Building Code and not under Section 103.0202.2 or involving interior work not subject to public view from the streets or alleys of the Planned District and not subject to any regulation contained within Division 2 of this Article shall be processed in the normal manner without referral to or approval by the Review Board.

SEC. 103.0204.2 AREA A REGULATIONS

A. PURPOSE AND INTENT

Area A is located in the heart of the Old San Diego Area and is adjacent to the State Historic Park, a pedestrian-oriented visitors' attraction. The purpose and intent of Area A is to complement the State Historic Park by encouraging small-scale, pedestrian-oriented establishments, architecturally typical of San Diego prior to 1871, which provide goods, services and entertainment. Uses such as art galleries, variety stores, gift shops, sidewalk cafes and night clubs should be encouraged to occupy the ground floor frontage. Uses such as living units and offices should also be permitted but should be located above or behind the shopper and visitor-oriented

uses to avoid inactive areas at street level. It is not the intent of these regulations to permit large-scale businesses such as supermarkets and department stores or drive-in establishments. To encourage and facilitate pedestrian traffic by decreasing auto traffic within the area and to permit maximum development of parcels, required off-street parking is encouraged to locate off-premises on sites adjacent to or near Juan and Congress Streets, the primary northwest-southeast routes through the community.

B. BOUNDARIES

Area A is within the boundaries of the Old San Diego Planned District in the City of San Diego, California, designated on Map Drawing No. C-289.1 and described in the appended boundary description filed in the office of the City Clerk as Document No. 748467.

C. PERMITTED USES

In Area A, 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. The following uses are permitted provided that the ground floor area of any establishment does not exceed 10,000 square feet:
 - a. Variety stores, general stores.

- b. Grocery stores, candy stores, bakery shops, outdoor food markets, liquor stores, wineries.
 - c. Dress shops, haberdasheries, clothing stores, tailor shops, shoe stores.
 - d. Music stores, flower shops, jewelry stores, picture frame shops.
 - e. Restaurants, sidewalk cafes, bars, night clubs, coffee houses, ice cream parlors, snackbars and other entertainment facilities.
 - f. Barber shops, beauty shops, shoe repair shops.
 - g. Art galleries, artist studios, art shops, antique shops, book stores, stationery stores, photography studios, photography shops, gift shops, newspaper and magazine shops, import shops, home furnishings shops, interior design studios.
 - h. Pet shops, sporting goods stores, drug stores.
 - i. Travel agencies, telegraph offices, banks.
 - j. Museums.
 - k. Motion picture theaters, legitimate theaters.
 - l. Handicraft shops, including woodcraft shops, leathercraft shops, metalcraft shops.
2. The following uses are permitted provided they do not occupy ground floor frontage and are located above or behind a permitted use designated above:

- a. Dwelling units, including one and two-family dwellings, apartment houses, group dwellings, multiple dwellings, boarding and lodging houses provided that there are not more than two lodgers per dwelling unit and not more than six children, including children of the operator, on the same lot or premises.
 - b. Hotels, motels.
 - c. Offices for architects, landscape architects, physicians, dentists, attorneys, accountants, real estate brokers, insurance agencies, advertising agencies, contractors, engineers, surveyors, securities brokers.
 - d. Art, drama, music, dancing and language schools.
 - e. Automobile parking facilities, provided such facility is accessory to a permitted use located in Area A.
3. Storage of merchandise, material, or equipment shall be permitted only when incidental to a permitted use located on the same premises, and shall be completely enclosed within a building which shall consist of walls and a roof. No outdoor storage shall be permitted.
 4. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated in "C." above and consistent

with the purpose and intent of Area A and the Old San Diego Planned District. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

D. MINIMUM LOT AREA REGULATIONS

1. No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, nor shall any premises be used unless the lot has a minimum area of 3,000 square feet.
2. Exception. Any lot which qualifies under the definition of a lot as set forth in the Municipal Code and which does not comply with the minimum lot area specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to Area A.

E. OFF-STREET PARKING REGULATIONS

1. Every premises used for one or more of the permitted uses listed in "C." above shall be provided with a minimum of off-street parking spaces as follows:
 - a. For dwelling units, 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.
 - b. For hotels and motels, one parking space for each guest room.

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- c. For all other permitted uses, one parking space for each 400 square feet of gross floor area.
2. Required off-street parking for uses in Area A may be located in whole or in part on nearby land provided that all of the following facts prevail:
- a. Some portion of the parking area is within 400 feet horizontal distance of the premises on which the use requiring off-street parking is located, and provided that said parking area is in Areas A, B or C of the Old San Diego Planned District. The 400-foot distance factor shall not apply to establishments which participate in a parking district as defined in Chapter VI, Article 1, Division 18 of the San Diego Municipal Code.
 - b. Said land is owned or controlled by the owner or owners of the use requiring the off-street parking. In this connection, when parking is to be provided off the premises from where the use is located, the owner or lessee of record of the parking site shall furnish satisfactory evidence to the Review Board that he owns or has a sufficient interest in such property to provide and maintain the minimum off-street parking required by the Municipal Code. In no event

shall parking facilities which are provided or maintained for a structure or use be considered as providing any of the required space for any other structure or use.

3. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified in "C." above is found to be a permitted use, the off-street parking requirement shall be consistent with that for similar uses in Area A.
4. All off-street parking facilities including parking districts shall be constructed, operated and maintained in compliance with Section 103.0205.2.

SEC. 103.0204.3 AREA B REGULATIONS

A. PURPOSE AND INTENT

The purpose and intent of Area B is to encourage professional offices, financial institutions, cultural facilities, and residential units to locate in close proximity to the State Historic Park and the pedestrian-oriented shopping area. This area shall also accommodate selected commercial uses.

B. BOUNDARIES

Area B is within the boundaries of the Old San Diego Planned District in the City of San Diego, California, designated on Map Drawing No. C-289.1 and described in the appended boundary description filed in the office of the City Clerk under Document No. 748467.

C. PERMITTED USES

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

1. The following uses are permitted provided that the ground floor area of any establishment does not exceed 10,000 square feet:
 - a. Those uses enumerated in paragraph "C.1." Section 103.0204.2.
 - b. Offices for architects, landscape architects, physicians, dentists, attorneys, accountants, real estate brokers, insurance agencies, advertising agencies, contractors, engineers, surveyors, securities brokers.
 - c. Savings and loan associations.
 - d. Laundries, dry cleaners, including self-service.
 - e. Bicycle sales and repair shops.
2. Cultural centers, meeting halls.
3. Churches.
4. Dwelling units, including one and two-family dwellings, apartment houses, group dwellings, multiple dwellings, boarding and lodging houses provided that there are not more than two lodgers per dwelling unit and not more than six children, including children of the operator, on the same lot or premises.

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5. Hotels, motels.
6. Automobile parking facilities.
7. In addition to any other use permitted in Area B, the existing elementary school shall be permitted in that area bounded by Jefferson Street, Conde Street, Congress Street and Ampudia Street.
8. Storage of merchandise, material or equipment shall be permitted only when incidental to a permitted use located on the same premises, and shall be completely enclosed within a building which shall consist of walls and a roof. No outdoor storage shall be permitted.
9. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated in "C." above and consistent with the purpose and intent of Area B and the Old San Diego Planned District. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

D. DENSITY REGULATION

No lot shall be occupied by more than one dwelling unit for each 1,000 square feet of lot area.

E. MINIMUM LOT AREA REGULATIONS

1. No building or portion thereof shall be erected, constructed, converted, established, altered,

enlarged, nor shall any premises be used unless the lot has a minimum area of 5,000 square feet.

2. Exception. Any lot which qualifies under the definition of a lot as set forth in the Municipal Code and which does not comply with the minimum lot area specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to Area B.

F. OFF-STREET PARKING REGULATIONS

1. Every premises used for one or more of the permitted uses listed in "C." above, shall be provided with a minimum of off-street parking spaces on the same lot or premises as follows:
 - a. For dwelling units, 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.
 - b. For hotels and motels, one parking space for each guest room.
 - c. For each 100 square feet of floor area used for dining, dancing, or the serving of drinks, at least one parking space. When subject facilities are accessory to a hotel or motel, one parking space for each 150 square feet of floor area used for dining, dancing, or the serving of drinks.

- d. For theaters, churches, meeting halls, 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 kindergarten, primary and elementary schools, one and one-half parking spaces for each classroom when the school has no auditorium, gymnasium, or other similar place for public assembly; or one parking space for each 35 square feet of floor area used for seating in the school auditorium, gymnasium, or similar place of assembly, whichever is greater.
 - f. For all other permitted uses, one parking space for each 400 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 "C." above is found to be a permitted use, the off-street parking requirements shall be consistent with that for similar uses in Area B.
 3. All off-street parking facilities shall be constructed, operated and maintained in compliance with Section 103.0205.2.

SEC. 103.0204.4 AREA C REGULATIONS

A. PURPOSE AND INTENT

The purpose and intent of Area C is to accommodate auto-oriented activities such as inns, hotels, motels, restaurants, offices and limited accessory uses such as shops and services on the periphery of Old San Diego and at the major ingress and egress points to the community.

B. BOUNDARIES

Area C is within the boundaries of the Old San Diego Planned District in the City of San Diego, California, designated on Map Drawing No. C-289.1 and described in the appended boundary description, filed in the office of the City Clerk under Document No. 748467.

C. PERMITTED USES

In Area C, 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. Hotels, motels.
2. Business services customarily catering to hotel and motel guests, provided such accessory uses shall be located in the same complex as the hotel or motel and provided the combined gross floor area of all accessory uses shall not exceed 25 percent of the gross floor area of all uses on the premises. These

uses may include sales of newspapers and magazines; sales of tobacco and packaged liquor; barber and beauty shops; florists and gift shops; agencies for laundering, dry cleaning and pressing; agencies for tickets, travel and car rentals.

3. Restaurants and accessory bar with incidental entertainment and dancing.
4. Automobile service stations provided such premises (excluding ingress and egress but including areas between driveways) are screened from public rights-of-way and adjoining properties by fences, walls, buildings, planting or a combination thereof which shall have a height of not less than six feet, except that higher than six-foot fences, walls, buildings, or planting may be required to provide adequate screening if the adjoining property is substantially higher than the service station site; and also provided that driveways serving the premises do not exceed a width of 30 feet measured at the property line and are not less than 31 feet apart measured at the property line.
5. Dwelling units, including one and two-family dwellings, apartment houses, group dwellings, multiple dwellings, boarding and lodging houses provided that there are no more than two lodgers per dwelling unit and not more than six children, including children of the operator, on the same lot or premises.

6. Offices for architects, landscape architects, physicians, dentists, attorneys, accountants, real estate brokers, insurance agencies, advertising agencies, contractors, engineers, surveyors, securities brokers.
7. Automobile parking facilities.
8. Storage of merchandise, material or equipment shall be permitted only when incidental to a permitted use located on the same premises and shall be completely enclosed within a building which shall consist of walls and a roof. No outdoor storage shall be permitted.
9. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated in "C." above and consistent with the purpose and intent of Area C and the Old San Diego Planned District. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

D. DENSITY REGULATION

No lot shall be occupied by more than one dwelling unit for each 1,000 square feet of lot area.

E. MINIMUM LOT AREA REGULATIONS

1. No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, nor shall any premises be used unless the lot has a minimum area of 10,000 square feet.

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2. Exception. Any lot which qualifies under the definition of a lot as set forth in the Municipal Code and which does not comply with the minimum lot area specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to Area C.

F. OFF-STREET PARKING REGULATIONS

1. Every premises used for one or more of the permitted uses listed in "C." above shall be provided with a minimum of off-street parking spaces on the same lot or premises as follows:
 - a. For dwelling units, 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.
 - b. For hotels and motels, one parking space for each guest room.
 - c. For each 100 square feet of floor area used for dining, dancing, or the serving of drinks, at least one parking space. When subject facilities are accessory to a hotel or motel, one parking space for each 150 square feet of floor area used for dining, dancing, or the serving of drinks.
 - d. For service stations, at least three parking spaces for employees and one parking space for each service bay.

- e. For offices, one parking space for each 400 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 "C." above is found to be a permitted use, the off-street parking requirements shall be consistent with that for similar uses in Area C.
3. All off-street parking facilities shall be constructed, operated and maintained in compliance with Section 103.0205.2.

SEC. 103.0204.5 AREA D REGULATIONS

A. PURPOSE AND INTENT

The purpose and intent of Area D is to encourage residential uses adjoining an established residential development in Mission Hills. The area, which consists mostly of steep hillsides, should contain a variety of housing types, but maximum densities should not exceed forty units per net acre.

B. BOUNDARIES

Area D is within the boundaries of the Old San Diego Planned District in the City of San Diego, California, designated on Map Drawing No. C-289.1 and described in the appended boundary description, filed in the office of the City Clerk as Document

No. 748467.

C. PERMITTED USES

In Area D, 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. Dwelling units, including one and two-family dwellings, apartment houses, group dwellings, multiple dwellings, boarding and lodging houses provided that there are not more than two lodgers per dwelling unit and not more than six children, including children of the operator, on the same lot or premises.
2. Churches.
3. Storage of material or equipment shall be permitted only when incidental to a permitted use located on the same premises, and shall be completely enclosed within a building which shall consist of walls and a roof. No outdoor storage shall be permitted.
4. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated in "C." above and consistent with the purpose and intent of Area D and the Old San Diego Planned District. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

D. DENSITY REGULATION

No lot shall be occupied by more than one dwelling unit for each 1,000 square feet of lot area.

E. MINIMUM LOT AREA REGULATIONS

1. No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, nor shall any premises be used unless the lot has a minimum area of 5,000 square feet.
2. Exception. Any lot which qualifies under the definition of a lot as set forth in the Municipal Code and which does not comply with the minimum lot area specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to Area D.

F. MAXIMUM COVERAGE REGULATION

Lot coverage shall not exceed 60 percent of the lot area.

G. OFF-STREET PARKING REGULATIONS

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

- b. For churches, 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.
2. Where ambiguity exists in the application of these off-street parking requirements, or where any use not specified in "C." above is found to be a permitted use, the off-street parking requirements shall be consistent with that for similar uses in Area D.
3. All off-street parking facilities shall be constructed, operated and maintained in compliance with Section 103.0205.2.

SEC. 103.0204.6 STATE HISTORIC PARK REGULATIONS

A. PURPOSE AND INTENT

It is the intent of the State Historic Park to encourage development which strongly reflects the character of San Diego from its founding to 1871 by preserving, restoring, and re-creating historic sites, structures and activities on the original site of the town. The area should not be developed solely as a museum but as a living, viable community. Commerce and other activities historically associated with San Diego prior to 1871 should be an integral part of the State Historic Park.

B. BOUNDARIES

The State Historic Park is within the boundaries of the Old San Diego Planned District in the City of San Diego, California, designated on Map Drawing No. C-289.1 and described in the

appended boundary description, filed in the office of the
City Clerk under Document No. 748467.

C. PERMITTED USES

In the area defined in "B." above, no building or improvement or portion thereof shall be erected, constructed, established, altered or enlarged, nor shall any premises be used except for a State Historic Park.

SEC. 103.0204.7 PRESIDIO PARK AREA REGULATIONS

A. PURPOSE AND INTENT

Presidio Park Area contains the historic sites of Fort Stockton and the Presidio, both of which preceded the first developments in Old San Diego by a few years, and the Serra Museum which houses many artifacts of early San Diego and the Southwest. The park also offers both active and passive recreation facilities for use by local as well as city-wide residents. It is the intent that Presidio Park Area continue to provide historic and recreation facilities and that such facilities be fully integrated and consistent with the historic atmosphere being fostered in the adjacent State Historic Park and elsewhere in the community.

B. BOUNDARIES

Presidio Park Area is within the boundaries of the Old San Diego Planned District in the City of San Diego, California, designated on Map Drawing No. C-289.1 and described in the appended boundary description, filed in the office of the City Clerk as Document No. 748467.

C. PERMITTED USES

In the area defined in "B." above, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for parks and recreation.

SEC. 103.0204.8 COUNTY HERITAGE PARK

A. PURPOSE AND INTENT

County Heritage Park is intended to be a preserve for the creation of a Victorian Era mini-community in a park-like setting. Sitings will be prepared for representative structures typical of mansions, cottages, shops, and public buildings from this period of development in San Diego.

Future development and operation of Heritage Park could be achieved largely through private and corporate bequests, donations, and from income from commercial use of restored buildings. It is generally recognized that there are few cultural and historical landmarks significant enough to warrant preservation solely as historic house museums. The advantage of using a landmark as a living historical form or adapted use such as a library, professional office, period restaurant, or occupancies of those types which were expected to have existed in the 1880-1900 period, aside from the practical aspect of meeting the maintenance costs, is that it will be a functioning center of community activity.

B. BOUNDARIES

The County Heritage Park is within the boundaries of the Old San Diego Planned District in the City of San Diego, California, designated on Map Drawing No. C-289.1 and described in the appended boundary description, filed in the office of the City Clerk under Document No. 748467.

C. PERMITTED USES

In the area defined in "B." above, no building or improvement or portion thereof shall be erected, constructed, established, altered or enlarged, nor shall any premises be used except for the County Heritage Park.

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

By


Frederick C. Conrad, Chief Deputy

FCC:nr
8-7-74

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Passed and adopted by the Council of The City of San Diego on _____
by the following vote:

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"/>
Lee Hubbard	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Ellis	<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 Patricia Polen, 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 15 1974

AUG 29 1974

, 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 Patricia Polen, Deputy.

RECEIVED
CITY CLERK'S OFFICE
1974 AUG 13 AM 11:36
SAN DIEGO, CALIF.

MICROFILMED MAY 3 1978

Office of the City Clerk, San Diego, California

Ordinance
Number

11381

Adopted

AUG 29 1974

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CITY CLERK'S OFFICE

1974 SEP -9 AM 10:25 *ey*

SAN DIEGO, CALIF.

ATTORNEY (S)

San Diego, City of
12th Floor City Admin. Bldg.
San Diego, Ca. 92101

CERTIFICATE OF PUBLICATION

No. _____

IN THE MATTER OF

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 2, etc.

SEP 09 1974 *ey*

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. 11381

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

September 5, 1974

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

September 5, 1974
Patricia M. Applestill
(Signature)

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ORDINANCE NO. 11381
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 2, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.0201, 103.0202.1, 103.0202.2, 103.0204.2 THROUGH 103.0204.7 AND BY ADDING SECTION 103.0204.8 RELATING TO THE OLD SAN DIEGO PLANNED DISTRICT AND COUNTY HERITAGE PARK. BE IT ORDAINED, by the Council of The City of San Diego, as follows: Section 1. That Chapter X, Article 3, Division 2 of the San Diego Municipal Code be amended by amending Sections 103.0201, 103.0202.1, 103.0202.2, 103.0204.2 through 103.0204.7 and by adding Section 103.0204.8 to read as follows:

SEC. 103.0201 BOUNDARIES

The Old San Diego Planned District is within the boundaries of the Old San Diego Area in the City of San Diego, California, designated on that certain Map Drawing No. C-259.1 and described in the appended boundary description, filed in the office of the City Clerk under Document No. 748467.

SEC. 103.0202.1 OLD SAN DIEGO PLANNED DISTRICT REVIEW BOARD

A. OLD SAN DIEGO PLANNED DISTRICT REVIEW BOARD CREATED

1. The Architectural Control Board created by Ordinance No. 9511 (New Series) shall be redesignated the Old San Diego Planned District Review Board which shall be composed of seven members who shall serve without compensation. The members shall be appointed by the Mayor and confirmed by the Council. The members shall serve two-year terms and each member shall serve until his successor is duly appointed and qualified. The members shall be appointed in such a manner that the terms of not more than four members shall expire in any year. The expiration date shall be March 1. During March of each year, the Mayor may designate one member as Chairman; however, in the absence of such designation, the Board shall, on or after April 15, select a Chairman from among its members.
2. All members shall be electors of the County of San Diego at the time of appointment and during incumbency. Members of the Board shall be persons who shall be specifically qualified by reason of training or experience in history, art, architecture, land development, landscape architecture, tourism, planning, or other relevant business or profession to judge the effects of a proposed development upon the desirability, property values, and development of surrounding areas. Three persons who are property owners in the Old San Diego Area shall be appointed as members of the Board. At least one member of such Board shall be a registered architect in the State of California.
3. The Board may adopt rules of procedure to supplement those contained within Division 2 of this Article. Four members shall constitute a quorum for the transaction of business and a majority vote, and not less than four affirmative votes shall be necessary to make any Board decision.
4. The Planning Director or his designated representative shall serve as Secretary of the Board as an ex officio member. The Secretary shall not be entitled to vote.
5. All officers of the City shall cooperate with the Board and render all reasonable assistance to it.
6. The Board shall render a report annually, or on request, to the Mayor.

B. POWERS AND DUTIES

It is the duty of the Review Board to administer and ensure compliance with the regulations and procedures contained within Division 2 of this Article in the manner prescribed herein; to recommend to the Planning Commission any changes to the regulations, provided such changes are necessary for the proper execution of the adopted plan, and to adopt rules of procedure to supplement those contained within Division 2 of this Article. The Review Board shall adopt architectural criteria and standards to be used in evaluating the appropriateness of any development for which a permit is applied under Division 2 of this Article; such architectural criteria and standards shall first have been approved by resolution of the City Council and filed in the office of the City Clerk as a numbered document. The Review Board may approve, modify, or disapprove any application for a building permit based upon its condition of compliance or noncompliance with the adopted regulations and approved criteria and standards. It shall not be the responsibility of the Review Board to prepare or adopt precise, area or community plans.

SEC. 103.0202.2 PROCEDURES FOR BUILDING PERMITS APPLICATION AND REVIEW

- A. Application for a building permit shall be made to the Planning Director before the commencement of any work in the erection of any new building or structure, or repainting of exterior surfaces, remodeling or repair, alteration, addition to or demolition of any existing building or structure within the Planned District or any building which is relocated into the Planned District.
- B. The application shall include the following:
 1. The purpose for which the proposed building, structure or improvement is intended to be used;
 2. Adequate plans and specifications indicating dwelling unit density, lot area, lot coverage and off-street parking;
 3. Adequate plans and specifications for the building and improvements showing the exterior appearance, color and texture of materials, and architectural design of the exterior;
 4. Adequate plans and specifications for any outbuildings, party walls, courtyards, fences, setbacks, landscaping, signs, lighting, traffic safety, or other dependency thereof; and
 5. Any other information deemed necessary by the Review Board and the Planning Director to judge compliance with the regulations contained herein and other applicable laws and regulations.

- C. The Planning Director shall refer an application made under "A." above to the Review Board.
- D. The Review Board may approve, modify, or disapprove any application for a building permit referred to it by the Planning Director. Approval or disapproval shall be by a majority vote of all of the members of the Review Board at any meeting where the vote is taken and shall include a statement that the Review Board finds that the building, structure, or improvement for which the permit was applied would or does not conform to the regulations contained herein.
- E. Within 60 days after the submission of a complete application to the Planning Director as required above, the Review Board shall send its decision in writing to the Director of Building Inspection with the application and documents, except when the applicant requests or agrees to an extension of time.
- F. If the Review Board approves the application and the Building Inspection Director finds that the application conforms to all other regulations and ordinances of The City of San Diego, he shall then issue the permit for the work.
- G. All other applications made under the Building Code and not under Section 103.0202.2 or involving interior work not subject to public view from the streets or alleys of the Planned District and not subject to any regulation contained within Division 2 of this Article shall be processed in the normal manner without referral to or approval by the Review Board.

SEC. 103.0204.2 AREA A REGULATIONS

A. PURPOSE AND INTENT

Area A is located in the heart of the Old San Diego Area and is adjacent to the State Historic Park, a pedestrian-oriented visitors' attraction. The purpose and intent of Area A is to complement the State Historic Park by encouraging small-scale, pedestrian-oriented establishments, architecturally typical of San Diego prior to 1971, which provide goods, services and entertainment. Uses such as art galleries, variety stores, gift shops, sidewalk cafes and night clubs should be encouraged to occupy the ground floor frontage. Uses such as living units and offices should also be permitted but should be located above or behind the shopper and visitor-oriented uses to avoid inactive areas at street level. It is not the intent of these regulations to permit large-scale businesses such as supermarkets and department stores or drive-in establishments. To encourage and facilitate pedestrian traffic by decreasing auto traffic within the area and to permit maximum development of parcels, required off-street parking is encouraged to locate off-premises on sites adjacent to or near Juan and Congress Streets, the primary northwest-southeast routes through the community.

B. BOUNDARIES

Area A is within the boundaries of the Old San Diego Planned District in the City of San Diego, California, designated on Map Drawing No. C-259.1 and described in the appended boundary description filed in the office of the City Clerk as Document No. 748467.

C. PERMITTED USES

In Area A, 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. The following uses are permitted provided that the ground floor area of any establishment does not exceed 10,000 square feet:
 - a. Variety stores, general stores.
 - b. Grocery stores, candy stores, bakery shops, outdoor food markets, liquor stores, wineries.
 - c. Dress shops, haberdasheries, clothing stores, tailor shops, shoe stores.
 - d. Music stores, flower shops, jewelry stores, picture frame shops.
 - e. Restaurants, sidewalk cafes, bars, night clubs, coffee houses, ice cream parlors, snackbars and other entertainment facilities.
 - f. Barber shops, beauty shops, shoe repair shops.
 - g. Art galleries, artist studios, art shops, antique shops, book stores, stationery stores, photography studios, photography shops, gift shops, newspaper and magazine shops, import shops, home furnishings shops, interior design studios.
 - h. Pet shops, sporting goods stores, drug stores.
 - i. Travel agencies, telegraph offices, banks.
 - j. Museums.
 - k. Motion picture theaters, legitimate theaters.
 - l. Handicraft shops, including woodcraft shops, leathercraft shops, metalcraft shops.
2. The following uses are permitted provided they do not occupy ground floor frontage and are located above or behind a permitted use designated above:
 - a. Dwelling units, including one and two-family dwellings, apartment houses, group dwellings, multiple dwellings, boarding and lodging houses provided that there are not more than two lodgers per dwelling unit and not more than six children, including children of the operator, on the same lot or premises.
 - b. Hotels, motels.
 - c. Offices for architects, landscape architects, physicians, dentists, attorneys, accountants, real estate brokers, insurance agencies, advertising agencies, contractors, engineers, surveyors, securities brokers.
 - d. Art, drama, music, dancing and language schools.
 - e. Automobile parking facilities, provided such facility is accessory to a permitted use located in Area A.
3. Storage of merchandise, material, or equipment shall be permitted only when incidental to a permitted use located on the same premises and shall be completely enclosed within a building which shall consist of walls and a roof. No outdoor storage shall be permitted.
4. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated in "C." above and consistent with the purpose and intent of Area A and the Old San Diego Planned District. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

D. MINIMUM LOT AREA REGULATIONS

1. No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, nor shall any premises be used unless the lot has a minimum area of 3,000 square feet.
2. Exception. Any lot which qualifies under the definition of a lot as set forth in the Municipal Code and which does not comply with the minimum lot area specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to Area A.

E. OFF-STREET PARKING REGULATIONS

1. Every premises used for one or more of the permitted uses listed in "C." above shall be provided with a minimum of off-street parking spaces as follows:
 - a. For dwelling units, 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.
 - b. For hotels and motels, one parking space for each guest room.
 - c. For all other permitted uses, one parking space for each 400 square feet of gross floor area.

2. Required off-street parking for uses in Area A may be located in whole or in part on nearby land provided that all of the following facts prevail:

- a. Some portion of the parking area is within 400 feet horizontal distance of the premises on which the use requiring off-street parking is located, and provided that said parking area is in Areas A, B or C of the Old San Diego Planned District. The 400-foot distance factor shall not apply to establishments which participate in a parking district as defined in Chapter VI, Article 1, Division 18 of the San Diego Municipal Code.
- b. Said land is owned or controlled by the owner or owners of the use requiring the off-street parking. In this connection, when parking is to be provided off the premises from where the use is located, the owner or lessee of record of the parking site shall furnish satisfactory evidence to the Review Board that he owns or has a sufficient interest in such property to provide and maintain the minimum off-street parking required by the Municipal Code. In no event shall parking facilities which are provided or maintained for a structure or use be considered as providing any of the required space for any other structure or use.

3. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified in "C." above is found to be a permitted use, the off-street parking requirement shall be consistent with that for similar uses in Area A.
4. All off-street parking facilities including parking districts shall be constructed, operated and maintained in compliance with Section 103.0205.2.

SEC. 103.0204.3 AREA B REGULATIONS

A. PURPOSE AND INTENT

The purpose and intent of Area B is to encourage professional offices, financial institutions, cultural facilities, and residential units to locate in close proximity to the State Historic Park and the pedestrian-oriented shopping area. This area shall also accommodate selected commercial uses.

B. BOUNDARIES

Area B is within the boundaries of the Old San Diego Planned District in the City of San Diego, California, designated on Map Drawing No. C-289.1 and described in the appended boundary description filed in the office of the City Clerk under Document No. 749467.

C. PERMITTED USES

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

1. The following uses are permitted provided that the ground floor area of any establishment does not exceed 10,000 square feet:
 - a. Those uses enumerated in paragraph "C.1." Section 103.0204.2.
 - b. Offices for architects, landscape architects, physicians, dentists, attorneys, accountants, real estate brokers, insurance agencies, advertising agencies, contractors, engineers, surveyors, securities brokers.
 - c. Savings and loan associations.
 - d. Laundries, dry cleaners, including self-service.
 - e. Bicycle sales and repair shops.
2. Cultural centers, meeting halls.
3. Churches.
4. Dwelling units, including one and two-family dwellings, apartment houses, group dwellings, multiple dwellings, boarding and lodging houses provided that there are not more than two lodgers per dwelling unit and not more than six children, including children of the operator, on the same lot or premises.
5. Hotels, motels.
6. Automobile parking facilities.
7. In addition to any other use permitted in Area B, the existing elementary school shall be permitted in that area bounded by Jefferson Street, Conde Street, Congress Street and Ampudia Street.
8. Storage of merchandise, material or equipment shall be permitted only when incidental to a permitted use located on the same premises, and shall be completely enclosed within a building which shall consist of walls and a roof. No outdoor storage shall be permitted.
9. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated in "C." above and consistent with the purpose and intent of Area B and the Old San Diego Planned District. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

D. DENSITY REGULATION

No lot shall be occupied by more than one dwelling unit for each 1,000 square feet of lot area.

E. MINIMUM LOT AREA REGULATIONS

1. No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, nor shall any premises be used unless the lot has a minimum area of 5,000 square feet.
2. Exception. Any lot which qualifies under the definition of a lot as set forth in the Municipal Code and which does not comply with the minimum lot area specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to Area B.

F. OFF-STREET PARKING REGULATIONS

1. Every premises used for one or more of the permitted uses listed in "C." above, shall be provided with a minimum of off-street parking spaces on the same lot or premises as follows:
 - a. For dwelling units, 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.
 - b. For hotels and motels, one parking space for each guest room.
 - c. For each 100 square feet of floor area used for dining, dancing, or the serving of drinks, at least one parking space. When subject facilities are accessory to a hotel or motel, one parking space for each 150 square feet of floor area used for dining, dancing, or the serving of drinks.
 - d. For theaters, churches, meeting halls, 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 kindergarten, primary and elementary schools, one and one-half parking spaces for each classroom when the school has no auditorium, gymnasium, or other similar place for public assembly; or one parking space for each 35 square feet of floor area used for seating in the school auditorium, gymnasium, or similar place of assembly, whichever is greater.
 - f. For all other permitted uses, one parking space for each 400 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 "C." above is found to be a permitted use, the off-street parking requirements shall be consistent with that for similar uses in Area B.

3. All off-street parking facilities shall be constructed, operated and maintained in compliance with Section 103.0205.2.

SEC. 103.0204.4 AREA C REGULATIONS

A. PURPOSE AND INTENT

The purpose and intent of Area C is to accommodate auto-oriented activities such as inns, hotels, motels, restaurants, offices and limited accessory uses such as shops and services on the periphery of Old San Diego and at the major ingress and egress points to the community.

B. BOUNDARIES

Area C is within the boundaries of the Old San Diego Planned District in the City of San Diego, California, designated on Map Drawing No. C-289.1 and described in the appended boundary description, filed in the office of the City Clerk under Document No. 749467.

C. PERMITTED USES

In Area C, no building or improvements 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. Hotels, motels.
2. Business services customarily catering to hotel and motel guests, provided such accessory uses shall be located in the same complex as the hotel or motel and provided the combined gross floor area of all accessory uses shall not exceed 25 per cent of the gross floor area of all uses on the premises. These uses may include sales of newspapers and magazines; sales of tobacco and packaged liquor; barber and beauty shops; florists and gift shops; agencies for laundering, dry cleaning and pressing; agencies for tickets, travel and car rentals.
3. Restaurants and accessory bar with incidental entertainment and dancing.
4. Automobile service stations provided such premises (excluding ingress and egress but including areas between driveways) are screened from public rights-of-way and adjoining properties by fences, walls, buildings, planting or a combination thereof which shall have a height of not less than six feet, except that higher than six-foot fences, walls, buildings, or planting may be required to provide adequate screening if the adjoining property is substantially higher than the service station site; and also provided that driveways serving the premises do not exceed a width of 30 feet measured at the property line and are not less than 31 feet apart measured at the property line.
5. Dwelling units, including one and two-family dwellings, apartment houses, group dwellings, multiple dwellings, boarding and lodging houses provided that there are no more than two lodgers per dwelling unit and not more than six children, including children of the operator, on the same lot or premises.
6. Offices for architects, landscape architects, physicians, dentists, attorneys, accountants, real estate brokers, insurance agencies, advertising agencies, contractors, engineers, surveyors, securities brokers.
7. Automobile parking facilities.
8. Storage of merchandise, material or equipment shall be permitted only when incidental to a permitted use located on the same premises and shall be completely enclosed within a building which shall consist of walls and a roof. No outdoor storage shall be permitted.
9. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated in "C." above and consistent with the purpose and intent of Area C and the Old San Diego Planned District. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

D. DENSITY REGULATION

No lot shall be occupied by more than one dwelling unit for each 1,000 square feet of lot area.

E. MINIMUM LOT AREA REGULATIONS

1. No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, nor shall any premises be used unless the lot has a minimum area of 10,000 square feet.
2. Exception. Any lot which qualifies under the definition of a lot as set forth in the Municipal Code and which does not comply with the minimum lot area specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to Area C.

F. OFF-STREET PARKING REGULATIONS

1. Every premises used for one or more of the permitted uses listed in "C." above shall be provided with a minimum of off-street parking spaces on the same lot or premises as follows:
 - a. For dwelling units, 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.
 - b. For hotels and motels, one parking space for each guest room.
 - c. For each 100 square feet of floor area used for dining, dancing, or the serving of drinks, at least one parking space. When subject facilities are accessory to a hotel or motel, one parking space for each 150 square feet of floor area used for dining, dancing, or the serving of drinks.
 - d. For service stations, at least three parking spaces for employees and one parking space for each service bay.
 - e. For offices, one parking space for each 400 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 "C." above is found to be a permitted use, the off-street parking requirements shall be consistent with that for similar uses in Area C.
3. All off-street parking facilities shall be constructed, operated and maintained in compliance with Section 103.0205.2.

SEC. 103.0204.5 AREA D REGULATIONS

A. PURPOSE AND INTENT

The purpose and intent of Area D is to encourage residential uses adjoining an established residential development in Mission Hills. The area, which consists mostly of steep hillsides, should contain a variety of housing types, but maximum densities should not exceed forty units per net acre.

B. BOUNDARIES

Area D is within the boundaries of the Old San Diego Planned District in the City of San Diego, California, designated on Map Drawing No. C-289.1 and described in the appended boundary description, filed in the office of the City Clerk as Document No. 748467.

C. PERMITTED USES

In Area D, 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. Dwelling units, including one and two-family dwellings, apartment houses, group dwellings, multiple dwellings, boarding and lodging houses provided that there are not more than two lodgers per dwelling unit and not more than six children, including children of the operator, on the same lot or premises.
2. Churches.
3. Storage of material or equipment shall be permitted only when incidental to a permitted use located on the same premises, and shall be completely enclosed within a building which shall consist of walls and a roof. No outdoor storage shall be permitted.
4. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated in "C." above and consistent with the purpose and intent of Area D and the Old San Diego Planned District. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

D. DENSITY REGULATION

No lot shall be occupied by more than one dwelling unit for each 1,000 square feet of lot area.

E. MINIMUM LOT AREA REGULATIONS

1. No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, nor shall any premises be used unless the lot has a minimum area of 5,000 square feet.
2. Exception. Any lot which qualifies under the definition of a lot as set forth in the Municipal Code and which does not comply with the minimum lot area specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to Area D.

F. MAXIMUM COVERAGE REGULATION

Lot coverage shall not exceed 60 per cent of the lot area.

G. OFF-STREET PARKING REGULATIONS

1. Every premises used for one or more of the permitted uses listed in "C." above shall be provided with a minimum of off-street parking spaces on the same lot or premises as follows:
 - a. For dwelling units, 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.
 - b. For churches, 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.
2. Where ambiguity exists in the application of these off-street parking requirements, or where any use not specified in "C." above is found to be a permitted use, the off-street parking requirements shall be consistent with that for similar uses in Area D.
3. All off-street parking facilities shall be constructed, operated and maintained in compliance with Section 103.0205.

SEC. 103.0204.6 STATE HISTORIC PARK REGULATIONS

A. PURPOSE AND INTENT

It is the intent of the State Historic Park to encourage development which strongly reflects the character of San Diego from its founding to 1871 by preserving, restoring, and recreating historic sites, structures, and activities on the original site of the town. The area should not be developed solely as a museum but as a living, viable community. Commerce and other activities historically associated with San Diego prior to 1871 should be an integral part of the State Historic Park.

B. BOUNDARIES

The State Historic Park is within the boundaries of the Old San Diego Planned District in the City of San Diego, California, designated on Map Drawing No. C-289.1 and described in the appended boundary description, filed in the office of the City Clerk under Document No. 748467.

C. PERMITTED USES

In the area defined in "B." above, no building or improvement or portion thereof shall be erected, constructed, established, altered or enlarged, nor shall any premises be used except for a State Historic Park.

SEC. 103.0204.7 PRESIDIO PARK AREA REGULATIONS

A. PURPOSE AND INTENT

Presidio Park Area contains the historic sites of Fort Stockton and the Presidio, both of which preceded the first developments in Old San Diego by a few years, and the Serra Museum which houses many artifacts of early San Diego and the Southwest. The park also offers both active and passive recreation facilities for use by local as well as city-wide residents. It is the intent that Presidio Park Area continue to provide historic and recreation facilities and that such facilities be fully integrated and consistent with the historic atmosphere being fostered in the adjacent State Historic Park and elsewhere in the community.

B. BOUNDARIES

Presidio Park Area is within the boundaries of the Old San Diego Planned District in the City of San Diego, California, designated on Map Drawing No. C-289.1 and described in the appended boundary description, filed in the office of the City Clerk as Document No. 748467.

C. PERMITTED USES

In the area defined in "B." above, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for parks and recreation.

SEC. 103.0304.8 COUNTY HERITAGE PARK

A. PURPOSE AND INTENT

County Heritage Park is intended to be a preserve for the creation of a Victorian Era mini-community in a park-like setting. Sitings will be prepared for representative, structures typical of mansions, cottages, shops, and public buildings from this period of development in San Diego.

Future development and operation of Heritage Park could be achieved largely through private and corporate bequests, donations, and from income from commercial use of restored buildings. It is generally recognized that there are few cultural and historical landmarks significant enough to warrant preservation solely as historic house museums. The advantage of using a landmark as a living historical form or adapted use such as a library, professional office, period restaurant, or occupancies of those types which were expected to have existed in the 1890-1900 period, aside from the practical aspect of meeting the maintenance costs, is that it will be a functioning center of community activity.

B. BOUNDARIES

The County Heritage Park is within the boundaries of the Old San Diego Planned District in the City of San Diego, California, designated on Map Drawing No. C-289.1 and described in the appended boundary description, filed in the office of the City Clerk under Document No. 748467.

C. PERMITTED USES

In the area defined in "B." above, no building or improvement or portion thereof shall be erected, constructed, established, altered or enlarged, nor shall any premises be used except for the County Heritage Park.

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

Introduced on August 15, 1974.

Passed and adopted by the Council of The City of San Diego on August 21, 1974.

AUTHENTICATED BY:

PETE WILSON,
Mayor of The City of San Diego, California.
EDWARD NIELSEN,
City Clerk of The City of San Diego, California.
By PATRICIA POLEN, Deputy.