

(O-84-31)

ORDINANCE NUMBER O- 16048 (New Series)

Adopted on SEP 26 1983

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 6, OF THE SAN DIEGO MUNICIPAL CODE, BY AMENDING SECTION 103.0611, RELATING TO EMPLOYMENT CENTER ZONE.

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

Section 1. That Chapter X, Article 3, Division 6, of the San Diego Municipal Code be, and the same is hereby amended by amending Section 103.0611 as follows:

SEC. 103.0611 EMPLOYMENT CENTER (EC)

Zoning regulations contained within Sec. 101.0435.1 - M-IP Zone (Manufacturing-Industrial Park) shall apply except that uses, maximum floor area ratio, coverage, height and minimum lot dimensions permitted in the Employment Center shall be as follows:

A. PERMITTED USES

No building, improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged; nor shall any lot or premises be used except for one or more of the following purposes:

1. No change.

2. On Lots 8, 9, 23, 24, 28 and 29 only, as shown in the Precise Plan, the following businesses and services are permitted provided the combined gross floor area of all such uses shall not exceed 25

percent of the combined gross floor area of all other uses permitted:

- a. Restaurants.
- b. Travel bureaus.

3. Establishments engaged primarily in the design, development, manufacturing, fabricating, and/or assembly of manufactured products.

4. The testing, repairing, servicing and processing of manufactured products when done in conjunction with the manufacturing, fabricating and assembly of those products by manufacturing establishments.

5. Storage or packaging of products only when a minimum of 50 percent of the gross floor area of the premises is devoted to the manufacturing process of any such product.

6. Offices of businesses, industry and governmental agencies.

7. The following business and professional establishments:

- a. Accountants
- b. Architects
- c. Attorneys
- d. Contractors
- e. Engineers
- f. Financial institutions
- g. Insurance agencies
- h. Photographers

- i. Real estate brokers
- j. Surveys
- k. Graphic artists
- l. Business machine sales
- m. Drafting and blueprinting
- n. Electronic data processing
- o. Tabulating and record-keeping services
- p. Labor unions and trade associations
- q. Addressing and secretarial services

8. Any other use which the Planning Director or 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 section of this zone. Decisions by the Planning Director may be appealed, in writing, to the Planning Commission within 15 days after the action of the Planning Director.

9. On-premises accessory uses for any of the foregoing uses, including in-plant food service facilities, which are only intended to serve employees and others affiliated with the primary use or uses of the premises.

10. The following manufacturing uses only when secondary and supportive to the primary manufacturing use of the premises:

- a. Acid manufacture
- b. Gas manufacture
- c. Petroleum refining

d. Smelting of metals

11. The following uses and classes of uses shall be prohibited from locating in the Employment Center Zone:

a. Residential uses except for watchman's quarters, including trailers, when granted a conditional use permit by the Zoning Administrator.

b. All uses permitted in all commercial zones except as may be specifically permitted in this section.

c. Wholesaling operations

d. Churches

e. Schools, except for training facilities accessory to the primary manufacturing operation.

f. Warehousing and storage operations except as permitted in paragraph B.6.

12. The following manufacturing uses shall be prohibited:

a. Cement, lime, gypsum, or plaster of paris manufacture.

b. Distillation of bones

c. Explosives, manufacturing or storage

d. Fat rendering

e. Fertilizer manufacture

f. Garbage offal or dead animal reduction

g. Glue manufacture

h. Stockyards or slaughter of animals

B. PROPERTY DEVELOPMENT REGULATIONS

1. Maximum Floor Area Ratio.

The maximum floor area ratio shall be 0.5.

2. Maximum Coverage.

a. Interior Lot - 50 percent.

b. Corner Lot - 60 percent.

3. Maximum Height.

a. East of El Camino Real Road - 50 feet.

b. West of El Camino Real Road - none.

4. Minimum Lot Dimensions.

a. Area 40,000 square feet. Lot may be resubdivided to minimum of 20,000 square feet after approval of Development Plan.

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 City Attorney

FCC:ib:630  
08/17/83  
Or.Dept:Plan.  
O-84-31  
Form=o.none

SEP 26 1983

Passed and adopted by the Council of The City of San Diego on \_\_\_\_\_ ,  
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Roger Hedgecock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK  
Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California.

(Seal)

By Raynell L. Pontecorvo, 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

SEP 13 1983

SEP 26 1983

\_\_\_\_\_, 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.

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California.

(Seal)

By Raynell L. Pontecorvo, Deputy.

Office of the City Clerk, San Diego, California		
Ordinance Number	0-16048	SEP 26 1983
	Adopted	01178

CERTIFICATE OF PUBLICATION

CITY OF SAN DIEGO  
ATTN: MAYDELL L. PONTECORVO  
202 C St., 12th Floor  
SAN DIEGO, CA 92101

IN THE MATTER OF

NO.

ORDINANCE NO. O-16048

**ORDINANCE NO. O-16048**  
**(New Series)**  
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 8, OF THE SAN DIEGO MUNICIPAL CODE, BY AMENDING SECTION 103.0611, RELATING TO EMPLOYMENT CENTER ZONE.  
The ordinance amends the regulations applicable to the Employment Center of the North City West Community Plan area by adding certain uses to specified lots and providing property development regulations relating to maximum floor area ratio; maximum coverage, maximum height and minimum lot dimensions.  
A complete copy of the Ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 12th Floor, City Administration Building, 202 "C" Street, San Diego, CA 92101.  
Introduced on September 13, 1983.  
Passed and adopted by the Council of The City of San Diego on September 28, 1983.  
AUTHENTICATED BY:  
ROGER HEDGECOCK,  
Mayor of The City of San Diego, California.  
CHARLES G. ABDELNOUR,  
City Clerk of The City of San Diego, California.  
(SEAL)  
By MAYDELL L. PONTECORVO, Deputy  
Publish Oct. 10, 1983 60-1234

I, Carrie Gedeon, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the San Diego Daily Transcript, a newspaper of general circulation, printed and published daily, except Saturdays and Sundays, in the City of San Diego, County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 23, 1909, Decree No. 14894; and the

ORDINANCE NO. O-16048  
(New Series)

is a true and correct copy of which the annexed is a printed copy and was published in said newspaper on the following date(s), to wit:

October 10, 1983

I certify under penalty of perjury that the foregoing is true and correct.

Dated at San Diego, California this 10th day of Oct, 1983.

4 1/2' x 8.87 = 39.92

*Carrie Gedeon*

(Signature)

01139