

(O-86-127 REV. 1)  
ORDINANCE NUMBER O-16609 (NEW SERIES)  
ADOPTED ON MARCH 17, 1986

AN INTERIM PLANNED DISTRICT ORDINANCE DEFINING  
LAND USES PERMITTED IN A PORTION OF THE MARINA  
REDEVELOPMENT PROJECT AREA, CENTRE CITY, SAN  
DIEGO.

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

Section 1. BOUNDARIES. The provisions of this Interim Planned District Ordinance shall apply to that portion of the Marina Redevelopment Project area designated on that Zone Map Drawing No. C-705, filed in the office of the City Clerk as Document No. OO-16609.

Section 2. PERMITTED USES.

A. Within that portion of the Marina Redevelopment Project area described in Section 1. hereof, but subject to Subsection B. of this Section, no building or 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. Multi-family Residential
2. Public Parks
3. Private Clubs, Lodges, Fraternal

Organizations, Churches and Public Institutional  
Uses

4. Recreational and health facilities which are designed, used and clearly intended for residents of housing located in the district.

5. Retailing shall include the following:

Antique Shops  
Art Galleries  
Bakeries  
Barber/Beauty Shops  
Bicycle Shops  
Bookstores (Excluding adult bookstores)  
Boutiques  
Camera Shops  
Clothing Stores

Candy Stores  
Decorator and Home Accessory Shops  
Delicatessens  
Drugstores  
Dry Cleaners/Laundromats  
Florists  
Food Stores/Markets  
Gifts Shops  
Hardware Stores  
Hobby Shops  
Ice Cream Parlors  
Import and Art Object Stores  
Jewelry Stores  
Locksmith Shops  
Leather Goods/Luggage Shops  
Liquor Stores/Sales  
(Liquor sales for stores, restaurants,  
nightclubs, dinner theaters, saloons or  
other use shall be subject to Chapter X,  
Division 5, of the San Diego Municipal Code)  
Music Stores  
Pawn Shops  
Pet Stores  
Produce Markets  
Saloons  
(Subject to the provisions of Section  
103.0408.6 of the San Diego Municipal  
Code)  
Restaurants  
(Excluding drive-in and drive-thru)  
Shoe Stores  
Shoe Repair  
Shoe Shine Parlors  
Sporting Goods Stores  
Stationers  
Variety Stores

6. Professional Services. Business and  
professional offices whose uses may include:

Accountants  
Advertising Agencies  
Architects  
Attorneys  
Dentists  
Doctors  
Engineers

Graphic Artists  
Photographers  
Real Estate  
Security Brokers  
Surveyors  
Travel Agencies

7. Hotels.

8. Parking, if provided, must be part of an architecturally integrated development located either below or above grade. Parking can be located at grade within the structure if it is buffered by retail or office uses listed in Subsections A.5. and A.6.

9. Any other uses which the Planning Commission may find to be similar in character to the uses enumerated above and consistent with the purpose and intent of the Marina Interim Planned District Ordinance. The adopted resolution embodying such findings shall be filed in the office of the City Clerk.

10. If structures are rehabilitated, or if historical structures are reconstructed, other uses not otherwise contained in this zone may be permitted, subject to a conditional use permit as provided in Chapter X, Division 5, of the San Diego Municipal Code.

B. In Subarea A, a minimum of 33 percent of the gross floor area of each development shall be used for residential purposes. Gross floor area is defined in Sections 101.0101.21 and 101.0101.25 of the San Diego Municipal Code. The remaining floor area may be utilized for any use specified in Subsection A., provided, however, that at least 50 percent of the street frontage on which the development is located shall be devoted to those uses listed in Subsections A.5. and A.6.

C. In Subarea B, a minimum of 80 percent of the gross floor area of each development shall be used for residential purposes. The remaining floor area may contain any use specified in Subsections A.1. through A.6. and A.8.

D. In Subarea C, a minimum of 80 percent of the gross floor area of each development shall be used for a use specified in Subsections A.1. (residential) or A.7. (hotel); provided that hotel use will be permitted only

if the Council (in its discretion) amends the  
Redevelopment Plan for the Marina Redevelopment Project  
area to permit hotel use. The remaining floor area may  
contain any use specified in Subsections A.2. through  
A.6. (ancillary retail and other uses).

Section 3. DESIGN STANDARDS. All developments will be  
reviewed according to the standards and guidelines contained  
within the Marina Redevelopment Plan adopted December 7, 1976 and  
subsequent amendments and the Urban Design Program, adopted  
October 25, 1983, on file in the office of the City Clerk.

Section 4. NONCONFORMING USES. The lawful use of land or  
buildings which exist at the time these regulations become  
effective and which do not conform in every respect with said  
regulations may be continued, provided no enlargement or  
additions to such use or buildings can be made as provided in  
Chapter X, Division 3, of the San Diego Municipal Code.

Section 5. DURATION. This ordinance shall remain in effect  
for a period of one year following the effective date of the  
ordinance adopting these provisions and shall supersede the  
provisions of the underlying M-1 and M-2 Zones during that  
period.

Section 6. 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

Janis Sammartino Gardner

Deputy City Attorney

JSG:ta:613.4

12/30/85

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Or.Dept:Plan.

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