

ORDINANCE NUMBER O- 16921 (NEW SERIES)

ADOPTED ON AUG 03 1987

**AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3,  
OF THE SAN DIEGO MUNICIPAL CODE BY ADDING  
DIVISION 17, RELATING TO THE SOUTHEAST SAN  
DIEGO PLANNED DISTRICT ORDINANCE.**

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

**Section 1. That Chapter X, Article 3, of the San Diego  
Municipal Code be and the same is hereby amended by adding  
Division 17, Sections 103.1700, 103.1701, 103.1702, 103.1703,  
103.1704, 103.1705, 103.1706 and 103.1707, to read as follows:**

**DIVISION 17**

**SOUTHEAST SAN DIEGO PLANNED DISTRICT**

**SEC. 103.1700 PURPOSE AND INTENT**

It is the purpose of these regulations to provide reasonable development criteria for the construction or alteration of quality residential, commercial and industrial development throughout the Southeast San Diego community. The intent is to implement the Southeast San Diego Community Plan through the use of the applied urban design standards contained in this Planned District.

**SEC. 103.1701 BOUNDARIES OF THE PLANNED DISTRICT**

This Division is specifically applied to that area commonly known as the "Southeast San Diego Community Planning area," designated on that certain Map Drawing Nos. C-732-A through C-732-Q, and described in the appended boundary description filed in the office of the City Clerk. (See Appendix B, Illustration 1.)

## SEC. 101.1702 APPLICABLE REGULATIONS

### A. GENERAL PROVISIONS

1. Where not otherwise specified in this Division, the provisions of Chapter X, Article 1, Divisions 1 through 8, 10, 11, 11.1, 12 and 18, and Chapter X, Article 2, shall apply. All other provisions of Chapter X, Article 1, of the Municipal Code are superseded by the regulations set forth herein. Where there is a conflict between the provisions of Chapter X, Article 1, and the provisions of this Division, the provisions of this Division shall apply.

2. The Department of Building Inspection and/or Engineering and Development Department shall not issue any permit for the installation of fixtures or equipment, or for the erection, construction, conversion, establishment, alteration or enlargement of any buildings, structure or improvement, or for the occupancy of any building or structure or grading of any site in any portion of the Southeast San Diego Planned District until approval of the Planning Director has been obtained by the applicant or owner in compliance with the development criteria contained herein.

3. The fees for classification of property, variance, conditional use permit, subdivision, and change of street name shall be same as set forth in Chapter X, Article 1, Division 2. The procedure for application of the above permits as well as the procedure for public notice and public hearing process shall be the same as set forth in Chapter X, Article 1, Division 2 and Division 5 of the Municipal Code.

4. Nonconforming uses may be continued provided no enlargement or addition to such uses are made as specified and in conformance with Sections 101.0301, 101.0302 and 101.0303 of this Code.

### B. SOUTHEAST SAN DIEGO DEVELOPMENT PERMIT

1. A Southeast San Diego Development Permit shall be required for:

a. Multi-family or mixed use residential and commercial projects of four or more units.

b. Projects that are sited on or adjacent to environmentally sensitive areas, including hillsides, creek/drainage areas, and other areas within the Community's Open Space System.

c. Commercial and industrial development.

d. Move-on buildings to assure that they are properly integrated into the neighborhood.

e. Manufactured housing for purposes of reviewing the development's integration into the neighborhood.

2. Application, including fee/deposit schedule, notification and appeal procedures for a Southeast San Diego Development Permit shall be consistent with the Planned Residential Development Permit (Section 101.0900) for residential projects, with the Planned Commercial Development Permit (Section 101.0910) for commercial projects and with the Planned Industrial Development Permit (Section 101.0920) for industrial projects.

3. If the Planning Director determines that the application is complete and conforms with all City regulations, policies, guidelines, design standards and density, the Planning Director shall grant a Southeast San Diego Development Permit within 90 days if it is found from the evidence presented that environmental review has been completed in compliance with state and federal standards and regulations and all of the following facts exist:

a. The proposed use and project design meet the purpose and intent of this Division and the Southeast San Diego Community Plan, and will not adversely affect the Southeast San Diego Community Plan the Skyline-Paradise Hills Community Plan, the General Plan or other applicable plans adopted by the City Council;

b. The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable;

c. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity; and

d. The proposed use will comply with the relevant regulations in this Code.

#### C. DISCRETIONARY PERMIT DESIGN REVIEW

The Southeast Economic Development Corporation's Board and the Southeast San Diego Community Planning Committee shall advise the City Council, Planning Commission and Planning Director on matters of design review, as follows:

1. Prior to the Planning Director taking action on any discretionary permit, copies of said permit shall be forwarded and reviewed by the Southeast Economic Development

Corporation's Board and the Southeast Community Planning Committee.

2. All parties shall provide the Planning Director with a recommendation on said discretionary permit submittals within 30 days of receipt of the proposal. Recommendations to the Planning Commission and City Council shall be provided as required in a timely fashion.

3. In order to assure the highest standards of quality of development within the Southeast San Diego Economic Development Corporation's redevelopment and preliminary plan areas, and to protect the City's investment in the area, the Southeast Economic Development Corporation's Board shall make recommendations on design review for discretionary development permits within its area of responsibility.

4. The Southeast San Diego Community Planning Committee shall review discretionary permits in the manner established by Council Policy 600-24 which provides for community review of ongoing projects and plan implementation.

5. Both the Southeast San Diego Economic Development Corporation and the Southeast San Diego Community Planning Committee shall prepare an annual report to the City Council by no later than July 1 of each year.

6. The Planning Director shall act within 90 days of initial completed project submittal provided the environmental review requirements can be met within said time period in compliance with state and federal standards and regulations. Other extensions of time may be provided at the request of the applicant.

#### D. PUBLIC FACILITIES, STRUCTURES AND AREA

All public facilities, redevelopment projects, open spaces, streets, sidewalks, street furniture, street signs, lighting installations and other incidental structures or monuments shall conform to the purpose and intent of this Division, and shall be subject to the same regulations, conditions and standards established herein.

#### E. NEIGHBORHOOD FOCUS

Additional focused development criteria is established per neighborhood requirements as contained in Appendix D through Appendix T.

### SEC. 103.1703 RESIDENTIAL REGULATIONS

The following regulations are applicable to all residential zones. Section 103.1704 presents the single-family residential

development criteria for those projects which will be processed with standard ministerial permit action. Section 103.1705 presents the multiple-family residential development criteria for those projects which will be processed with standard ministerial permit action.

All manufactured and move-on structures are subject to the development criteria of the underlying Planned District zone unless otherwise stated in this Division. All manufactured and move-on structures must obtain a Southeast San Diego Development Permit as specified in Section 101.1702.B. of the Municipal Code. For all mobile homes and manufactured housing, roof, siding and foundation treatments shall conform to the relevant sections of the Uniform Building Code, including, but not limited to, Chapters 29 through 32. Foundations and footings must be finished in a manner consistent with the structure. Roof, siding and foundation treatments must be similar in design and materials to that constructed for residential structures within a 500-foot radius of the subject property.

**SEC. 103.1704 SINGLE-FAMILY RESIDENTIAL DEVELOPMENT CRITERIA  
SF-40,000, SF-20,000, SF-15,000, SF-10,000,  
SF-8,000, SF-6,000, SF-5,000**

**A. PURPOSE AND INTENT**

The single-family (SF) zones are designed to provide for areas of one-family residential development at varying levels of low density, consistent with the Progress Guide and General Plan for The City of San Diego or adopted community plans within the Southeast San Diego Planned District. Further, the provisions of these standards are intended to promote and protect those special amenities associated with a district of single-family homes.

**B. PERMITTED USES**

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 uses outlined in attached Appendix A.

**C. DENSITY REGULATIONS**

In the SF Zones only one dwelling unit is permitted on any lot or premises.

**D. PROPERTY DEVELOPMENT REGULATIONS**

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

1. Minimum Lot Dimension

a. The minimum lot sizes and dimensions shown on Table I shall apply in the single family (SF) zones.

TABLE I

**SF ZONES  
MINIMUM LOT SIZE AND DIMENSIONS**

<u>Zone</u>	<u>Minimum Area in (Sq. Ft.)</u>	<u>Minimum Dimensions (Linear Feet)</u>			
		<u>Street Frontage</u>	<u>Width (Interior)</u>	<u>Width (Corner)</u>	<u>Depth</u>
SF-40,000	40,000	100	100	110	100
SF-20,000	20,000	80	80	85	100
SF-15,000	15,000	75	75	80	100
SF-10,000	10,000	65	65	70	100
SF-8,000	8,000	60	60	65	100
SF-6,000	6,000	60	60	65	95
SF-5,000	5,000	50	50	55	95

b. Exception. Any lot or parcel which does not comply with all the minimum lot dimensions set forth herein may nevertheless be used as a single building site provided the lot or parcel qualified under the definition of lot as set forth in Section 101.0101.34 of this Code and was not joined in ownership to any contiguous lot or parcel in the same zone on or after May 2, 1970.

2. Minimum Yard Dimensions.

a. The minimum yard dimensions shown on Table II shall apply in the single-family (SF) zones.

b. Notwithstanding the minimum front yard dimensions in the single-family (SF) zones, garages which face the street, and which take access from that street, shall have a minimum setback of 25 feet unless alternative on-site vehicle parking is provided satisfactory to the Planning Director. (See Appendix B, Illustration 2.)

TABLE II

**MINIMUM YARD DIMENSIONS (LINEAR FEET)**

<u>Zone</u>	<u>Front Yard</u>	<u>Side Yard Interior</u>	<u>Side Yard Street</u>	<u>Rear Yard</u>
SF-40,000	25	10	20	10
SF-20,000	25	8	15	8
SF-15,000	25	7	10	7
SF-10,000	20	6	10	6
SF-8,000	15	5	10	5
SF-6,000	15	5	10	5
SF-5,000	15	4	10	4

c. **Exceptions to Minimum Yard Dimensions.**

(1) **Interior Side Yard.** An interior side yard of any lot in any single-family (SF) zone, which has a width less than the minimum specified for the zone in which it is located, may be reduced to a minimum of ten percent of the width of said lot, provided that in no case shall such side yard be reduced to less than four feet.

(2) **Street Side Yard.** The street side yard of any corner lot in any single-family (SF) zone which has a width of less than the minimum specified for the zone in which it is located, may be reduced to a minimum of 15 percent of the width of said lot, provided that in no case shall any street side yard be reduced to less than eight feet.

(3) **Front Yard.** For that portion of any lot which fronts on a turnaround, the minimum front yard may be reduced five feet below the requirements shown in Table II.

3. **Floor Area Ratios.**

The maximum floor area ratio in the single-family (SF) zone shall be 0.60.

4. **Maximum Building Height.**

No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 24 feet for structures with a flat roof nor greater than 30 feet measured to the ridge line on structures with roofs having a pitch of 3:12 or steeper.

5. Facade Design/Orientation.

a. The particular facade, side or elevation of the building which faces the front and street side yard shall have window and entry door orientation parallel to the street. Entry door may be oriented to either front yard or street side yard on corner lots.

b. In those cases where the entry door is in an elevation with a single plane, a porch or stoop with a minimum dimension of four feet by four feet shall be provided. The porch or stoop shall have a finish floor elevation not less than 18 inches above finish grade level.

6. Hardscape/Landscape

a. A maximum of 30% of the required front and street side yards is permitted for installation of hardscape features which shall include driveways, walkways or decorative pavement treatments.

b. One street tree shall be required in the public right-of-way for every 50 feet of each lot or parcel street frontage.

7. Lighting

Any artificial lighting shall be directed or shaded so as not to fall onto adjacent properties.

E. PARKING REGULATIONS

Every premises shall be provided with a minimum of two (2) permanently maintained off-street parking spaces in a parking area or private garage on the same premises.

**SEC. 103.1705      MULTIPLE-FAMILY RESIDENTIAL ZONE REGULATIONS -  
MF-3000, MF-2500, MF-2000, MF-1750, MF-1500,  
MF-1250, MF-1000**

A. PURPOSE AND INTENT

The multiple-family (MF) zones are primarily intended to provide for multiple-family residential development at varying densities ranging up to 45 dwelling units per net residential acre. The multiple family (MF) zones are applied consistent with the Progress Guide and General Plan for The City of San Diego and adopted Southeast San Diego Community Plan.



B. PERMITTED USES

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 uses listed for the applicable zone in Appendix A.

C. SIGN REGULATIONS

The sign provisions shall comply with the regulations of the R (Multiple-Family Residential) zone, Section 101.0410.D of the Municipal Code.

D. DENSITY REGULATIONS

1. The maximum number of dwelling units permitted on any lot or premises in any multiple-family (MF) zone shall be determined by dividing the area of the lot by the number of square feet required for each dwelling unit as prescribed by the zone in which the lot is located. If the quotient exceeds a whole number by 0.50 or more, the number of dwelling units may be increased to the next larger whole number.

2. The maximum number of dwelling units permitted per acre and land area requirements in any MF zone shall be as follows:

<u>Zone</u>	<u>Maximum Dwelling Units Per Acre</u>	<u>Required Land Area Per Dwelling Unit</u>
MF-3000	14.52 du/ac	3,000 sq. ft.
MF-2500	17.42 du/ac	2,500 sq. ft.
MF-2000	21.78 du/ac	2,000 sq. ft.
MF-1750	24.89 du/ac	1,750 sq. ft.
MF-1500	29.04 du/ac	1,500 sq. ft.
MF-1250	34.85 du/ac	1,250 sq. ft.
MF-1000	43.56 du/ac	1,000 sq. ft.

E. MINIMUM LOT AREAS AND DIMENSIONS

1. Minimum lot areas and dimensions required within the respective multiple family (MF) zones shall be as shown in TABLE I, below:

TABLE I

MF ZONES

MINIMUM LOT AREAS AND DIMENSIONS  
(In Lineal Feet)

<u>Zone</u>	<u>Minimum Area (sq. ft.)</u>	<u>Street Frontage</u>	<u>Width</u>		<u>Minimum Lot Dimensions Depth</u>
			<u>Interior</u>	<u>Corner</u>	
MF-3000	6,000	60	60	65	100
MF-2500	6,000	60	60	65	100
MF-2000	6,000	60	60	65	100
MF-1750	6,000	60	60	65	100
MF-1500	6,000	60	60	65	100
MF-1250	6,000	60	60	65	100
MF-1000	7,000	70	70	75	100

2. For any lot which fronts principally on a turnaround or on a curving street having a radius of curvature of less than 100 feet, the minimum frontage shall be 60 percent of the number shown in the frontage column.

3. Exception. Any lot or parcel which does not comply with all the minimum lot dimensions set forth herein may nevertheless be used as a building site provided the lot or parcel qualifies under the definition of lot as set forth in Section 101.0101.34 of the Municipal Code.

F. YARD AND SETBACK REQUIREMENTS

1. Minimum Area of front yard - a front yard shall be provided at a minimum area calculated by multiplying the linear feet of frontage by 20 feet.

2. Minimum area of street side yard - a street side yard shall be provided at a minimum area calculated by multiplying the linear feet of frontage by 10 feet.

3. Minimum Setbacks (linear feet)

<u>Yard Location</u>	<u>Dimensions</u>
Front	10
Interior Side	5 (a) (b)
Street Side	8
Rear	4 if alley 15 if no alley

a. Setback. For each story or portion thereof above two stories, the building shall be setback or the story may be stepped back an additional three feet.

b. Exception. On lots which have less than 30 linear feet in lot width, the minimum interior side yard may be reduced to four feet.

G. MAXIMUM BUILDING HEIGHTS

The maximum building height permitted in the MF-3000 zone shall be 24 feet for buildings with flat roofs or 30 feet measured to the ridge line on structures having roofs with a pitch of 3:12 or steeper.

H. MAXIMUM LOT COVERAGE

The maximum lot coverages permitted in the MF zones shall be 50 percent.

I. MAXIMUM FLOOR AREA RATIO (F.A.R.)

The maximum F.A.R. permitted in the MF zones shall be 1.25.

J. LANDSCAPING REGULATIONS

Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-wide Landscape Regulations in Chapter X, Article 1, Division 7, of the Municipal Code.

K. ENCLOSURE REGULATIONS

1. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls and roofs with construction and appearance similar to the main building.

2. Applicable fence and wall regulations are contained in Division 6 of this Article.

L. SPECIAL REGULATIONS

1. Maximum Diagonal Dimension

The Diagonal Plan Dimension shall be used in all multiple-family residential projects and shall apply to all buildings of the development project. The maximum diagonal plan dimension shall be measured between the two most extreme points on the structure, except for those lots that have a lot depth that exceeds the lot width by 275 percent. (See Appendix B, Illustration 3.)

No diagonal plan dimension shall exceed the numerical figure obtained from the percentage of lot frontage, as established below:

<u>Lot Frontage (in Linear Feet)</u>	<u>Diagonal Measure- ment Length (in Linear Feet)</u>
0-100	100% of frontage
more than to 200	85% of frontage
more than 200 to 300	70% of frontage
more than 300	50% of frontage

For lots that have lot depths that exceed the lot width by 275 percent, the maximum diagonal plan dimension may be measured between the first extreme building point to the point of the first building modulation along the length of the building with subsequent measurements allowed between modulations. The maximum diagonal plan dimension in the building modulation areas if utilized shall conform to the criteria outlined above. The modulation shall have a minimum four-foot differential and shall extend for a minimum of 10 feet in length. (See Appendix B, Illustration 4.)

In those cases where the lot street frontage is less than the minimum street frontage requirement of the underlying multiple-family residential zone, the minimum street frontage requirement specified in that zone will be considered as the street frontage for maximum diagonal plan dimension calculation.

## 2. Exterior Usable Open Space

The following Exterior Usable Open Space criteria is applicable:

a. At least 200 square feet of exterior usable open space shall be provided on-site for each dwelling unit. This may include gardens; courtyards; terraces; roof-decks; recreation facilities; children's play areas; swimming pools and spas with associated decking; private exterior balconies; common exterior balconies; vegetated areas including lawns, gardens or landscaping (excluding the minimum required landscaping in required yards); and walkways or pathways not intended for access by motor vehicles (excluding walkways, and access balconies above the first floor).

Area used for parking or garaging of motor vehicles; enclosed storages areas; trash collection areas or pads for any mechanical or electrical equipment shall not be used to satisfy the usable open space requirement.

b. Where private open space is provided, that open space shall be a minimum of 5 feet in each dimension (width and length) with a project average of

50 square feet per dwelling unit; however, not all units are required to have a private open space.

3. Offsetting Planes Requirement

Each building elevation shall have building offset variations in a minimum of three vertical or horizontal separate planes. A separate building plane is distinguished by an average horizontal or vertical difference of four feet measured perpendicular to the subject plane. The proportions of these building planes along each elevation shall not be less than 20 percent nor more than 50 percent of the building elevation area. (See Appendix B, Illustration 6.)

4. Facade Design/Orientation

The particular facade, side or elevation of the building which faces the front and street side yards shall have window and entry door orientation parallel to the street.

5. Trash Collection Areas

a. Enclosed trash collection areas shall be provided for each lot, except for lots with a permitted maximum of two dwelling units.

b. Such areas shall be screened by a solid fence or wall.

c. The minimum height of such enclosure shall be four feet or where commercial type containers are used, not less than the height of said container, whichever is higher; provided however, where interior side yards are utilized, solid fences or walls of not less than five feet, nor more than six feet in height, shall be placed between said trash collection area and the immediately adjoining premises.

d. The minimum area provided shall be as follows:

(1) Eight square feet per dwelling unit;

(2) Four square feet per guest room in a boarding or lodging house;

(3) No requirement for garage areas.

e. The square footage requirements set forth in this paragraph, shall not be computed as lot coverage.

f. Such enclosures shall be placed, situated or located in such a manner so as not to interfere with the normal or emergency functions of service vehicles of public agencies.

g. In all cases where a lot or premises is served by a useable alley, all refuse collection areas shall be directly accessible to such alley.

6. Outdoor Storage

Outdoor storage of personal belongings of occupants of dwelling units, material or equipment, shall be permitted only when incidental to a permitted use, or other similar items are used, located on the same premises, and provided that:

a. The storage area shall be completely enclosed by wall, fences or buildings, or a combination thereof. Any walls or fences shall be solid and not less than six feet in height.

b. There shall be no outdoor storage of personal belongings of occupants of dwelling units, materials or equipment, or other similar items, to a height greater than that of any enclosing wall, fence or building.

c. Operable motor vehicles shall not be considered as items of outdoor storage, and shall not be regulated by this paragraph.

d. Outdoor storage shall be restricted to only those items which are considered to be the personal property of the occupants of the premise, or the owner of the premise, when the items are required for the functional operation of the premise.

(1) For the purpose of this paragraph an individual shall be considered to be an occupant of the premises for a period not exceeding 30 days prior to occupancy of the premises, and a period not exceeding 30 days following discontinuance of occupancy of the premises.

(2) No portion of any premises shall be used by, leased, or rented to a non-occupant for storage purposes.

7. Off-street Parking

a. Every premises used for one or more of the permitted uses listed in Appendix A, shall be provided with a minimum of permanently maintained, off-street parking spaces in a parking area or private garage on the same premises as follows:

(1) For one-family dwellings - two spaces, provided there is not more than one dwelling unit on the premises.

(2) For premises containing two or more dwelling units - 1.3 spaces for each dwelling unit containing one bedroom or less, and 1.6 spaces for each dwelling unit containing two or more bedrooms.

(3) For boarding and lodging houses - one space for each lodger.

b. For any lot containing four or more dwelling units a minimum of 25 percent of the required off-street parking spaces shall be fully enclosed, entirely within the occupied building or in a garage or structure attached to the occupied building or buildings located on the said lot. An additional 25 percent of required off-street parking may be covered by carports that have roofing materials and design comparable to the primary building or buildings on the site or by trellis coverings that are made of wood, wrought iron or other similar screen material. Flat or corrugated metal or plastic sheeting material is not permitted for use as carport or trellis covering. In no case shall the uncovered parking on-site exceed 50 percent of the required parking.

#### 8. Lighting

Any artificial lighting shall be directed or shaded so as not to fall onto adjacent properties.

#### M. EXCEPTION

In those cases where an existing legal lot or parcel can only yield one dwelling unit because of the size of the lot or parcel the Single-Family (SF) development criteria may be used. In all cases, however the Multiple Family (MF) Landscape Regulations apply.

### SEC. 103.1706 COMMERCIAL ZONE REGULATIONS - CSF, CSR AND CT

The commercial elements in the Southeast San Diego Planned District are contained in three distinct design zones which are further regulated by use categories. The assignments correspond to the land use designations of the Community Plan for this Planned District.

#### A. ZONES AND CATEGORIES - PURPOSE AND INTENT

1. Design Zones. The design zones are provided to utilize the urban design features of the community as discussed in the Urban Design section of the Southeast San Diego Community Plan. The intent is to establish zones that are tailored to the specific functions of the commercial entities.

a. The CSF Zone is intended to allow for commercial strip development with parking in front of the building. These zones are applied to accommodate existing development patterns or encourage patterns that are deemed to be appropriate because of the urban design features anticipated for the area. The focus is on automobile-oriented establishments where the primary commercial function is geared to a single stop activity.

b. The CSR Zone is intended to allow for commercial strip development with parking to the rear or side of the building. This zone is suggested in those areas where pedestrian activity is predominant.

c. The CT Zone is a commercial center area that generally contains its own internal vehicular circulation and parking system and functions as an independent entity. It is expected that this zone will accommodate commercial areas of activity that have numerous retail commercial facilities available in close proximity.

2. Use Categories are established to determine which use activities are appropriate for each design zone. The uses are assigned in conjunction with the land use designations of the Southeast San Diego Community Plan.

a. The Neighborhood-Commercial Category-1 is primarily intended to accommodate shopping areas that provide convenience goods and specialized office and professional services for residential neighborhoods. Since these individual areas will normally be of limited size, it is important to emphasize the local needs. The development standards set forth herein are designed to minimize possible conflicts with adjacent residential uses.

b. The Community-Commercial Category-2 is intended to accommodate a wide variety of community shopping and business needs and services which are both retail and wholesale in nature. Since the uses in this category service larger areas and therefore have considerable impact on the adjacent land uses and circulation patterns, these areas must be sensitively selected and located in the community.

c. The Recreational-Commercial Category-3 is intended to provide for establishments catering to the lodging, dining, and general entertainment uses of the community and for visitors to the community.



**B. PERMITTED USES**

1. 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 uses permitted in the zones in Appendix A.

2. Residential use is not permitted by right in the commercial zones, except where designated. The designation authorizing residential use is symbolized by an "R" following the commercial zone category and further qualified with the density of development that would be permitted (i.e., CSF-1-R-3000). The residential development must conform with the criteria of the referenced residential zone of this Planned District.

**C. MINIMUM LOT AREAS AND DIMENSIONS**

1. Minimum lot areas and dimensions required within the respective commercial zones and categories shall be as shown in Table I below:

**TABLE I**  
**COMMERCIAL ZONES**  
**MINIMUM LOT AREAS AND DIMENSIONS**  
**(Linear Feet)**

<u>Zone</u>	<u>Minimum Area (Sq.Ft.)</u>	<u>Street Frontage</u>	<u>Minimum Dimensions</u>		
			<u>Width</u>		
			<u>Interior</u>	<u>Corner</u>	<u>Depth</u>
CSF-1	5,000	50	50	60	100
CSR-1	5,000	50	50	60	100
CSF-2,3	10,000	100	100	100	100
CSR-2,3	10,000	100	100	100	100
CT-1,2,3	10,000	100	100	100	100

2. 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.

**D. YARD REQUIREMENTS**

1. Yard requirements for properties in the respective commercial categories shall be as shown in Table II below:

**TABLE II**  
**MINIMUM YARD DIMENSIONS**  
**(Linear Feet)**

<u>Zone</u>	<u>Front Yard Min.</u>	<u>Front Yard Avg.</u>	<u>Side Yard Int.</u>	<u>Side Yard Street</u>	<u>Rear Yard</u>
CSF 1,2,3	10	30	0 (1)	10 (2)	0 (1)
CSR 1,2,3	0	0	0 (1)	10 (2)	0 (1)
CT 1,2,3	15	15	0 (1)	15	0 (1)

(1) If adjacent to residentially zoned property, provide a 15-foot building setback with the exception that the first story can be placed along the property line (0' setback) provided that the second story is stepped back 15 feet. In all cases, the building shall be set back or stepped back from the required setback or property line an additional distance of three feet for each story above two.

(2) Where the lot is less than 50 feet in width, the minimum Street Side Yard shall be as follows:

<u>Lot Width</u>	<u>No. of Feet</u>
45 up to 50 feet	9
40 up to 45 feet	8
35 up to 40 feet	7
30 up to 35 feet	6
less than 30 feet	5

**E. MAXIMUM BUILDING HEIGHT, LOT COVERAGES, AND FLOOR AREA RATIOS**

The maximum lot coverages, building heights and floor area ratios permitted in the C zones shall be as shown in Table III:

TABLE III

**MAXIMUM LOT COVERAGES, BUILDING HEIGHTS  
AND FLOOR AREA RATIOS - COMMERCIAL ZONES**

<u>Zone</u>	<u>Coverage</u>	<u>Building Height</u>	<u>FAR</u>
CSF-1	50%	(1)	0.50
CSF-2,3	50%	--	0.50
CSR-1,2,3	75%	--	0.75
CT-1,2,3	35%	--	1.00

(1) 24 feet if flat roof, 30 feet if structure has roof with pitch of 3:12 or steeper.

**F. SIGNS**

The sign provisions shall comply with the criteria contained within the City-wide sign regulations, Chapter X, Article 1, Division 11 of the Municipal Code.

**G. WALLS**

Prior to the use or occupancy of any premises, a solid fence or 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.

**H. OUTDOOR STORAGE**

Outdoor storage of merchandise, material or equipment shall be permitted only when incidental to a permitted use located on the same premises, and provided that:

1. The storage area shall be completely enclosed by solid fences, walls or buildings or a combination thereof. Said walls shall be not less than six feet in height.

2. There shall be no outdoor storage of merchandise, materials, equipment or other goods to height greater than that of any enclosing wall, or building.

**I. OFF-STREET PARKING REGULATIONS**

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

a. For apartments, multiple dwellings and group dwellings when permitted in the commercial zones - 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 motel - one parking space for each guest room.

c. For private clubs and similar establishments - one parking space for each guest room or one parking space for each 400 square feet of gross floor area, whichever is greater.

d. For areas used for banquet rooms, dining, dancing, or the serving of drinks - one parking space for each 60 square feet of gross floor area.

e. For each play or game court (tennis, handball, etc.) - one parking space for each player authorized to participate at one time under the rules of the Amateur Athletic Union.

f. For gymnasiums, and swimming pools and health centers - one parking space for each 250 square feet of gross floor area and one parking space for each 35 square feet of water area.

g. For incidental businesses and offices - one parking space for each 400 square feet of gross floor area.

h. For medical and dental facilities - one parking space for each 250 square feet of gross floor area.

i. For business and professional office uses - one parking space for each 300 square feet of gross floor area.

j. For restaurants - one parking space for each 200 square feet of gross floor area.

k. For all commercial retail, service and similar establishments - 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 Appendix A is found by the Planning Commission to be a permitted use, the off-street parking requirement shall be consistent with that for similar uses in that zone.

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

J. SITE LANDSCAPE REQUIREMENTS

Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the requirements of City-wide Landscape Regulations contained in Chapter X, Article 1, Division 7 of the Municipal Code.

K. DRIVEWAYS

Curb cuts for driveways shall comply with the following schedule.

<u>Parcel Street Frontage</u>	<u>Maximum number of and width of curb cuts</u>
150 feet or less	1 @ 25 feet
151-200 feet	2 @ 25 feet
201 feet or more	1 additional curb cut of 25 feet for each additional 100 feet of parcel frontage over 200 feet.

L. SPECIAL REGULATIONS

1. Hours of Operation

In the zones with a Category 1 designation, no permitted use shall commence operating prior to 6:00 a.m. nor continue later than 12:00 midnight of any day.

2. Lighting

Artificial lighting used to illuminate the premises shall be directed away from adjacent properties.

3. Offsetting Planes or Building Facade Variation Requirement

a. Offsetting plane - The particular facade, side or elevation of a building which faces the front and street side property line, shall have building variations in a minimum of three separate planes. A separate building plane is distinguished by an average horizontal difference of four (4) feet measured perpendicular to the subject plan. No single plane shall total more than 50 percent or less than 20 percent of the building elevation area Appendix B, Illustration 6; or

b. Building Facade Variation - The particular face, side or elevation of the building which faces the

front and street side property line, shall have building facade variations in a minimum of three separate sections. The variations shall include differences in materials, textures, colors, and any combination thereof. No single section area shall be less than 20 percent nor more than 50 percent of the building elevation area.

**SEC. 103.1707 INDUSTRIAL ZONE REGULATIONS - I-1 AND I-2**

The industrial zones in the Southeast San Diego Planned District are in two specific groups. The assignments correspond to the land use designations of the Southeast San Diego Community Plan.

**A. PURPOSE AND INTENT**

1. The Light Industrial I-1 Zone is intended to provide for a wide range of manufacturing, light industrial uses and certain "heavy" commercial uses such as lumber yards which are not commonly found in shopping centers.

The standards and regulations in this zone are designed to permit development and uses of property in a manner that is consistent with efficient industrial operation, while at the same time providing proper safeguards for adjoining industrial and nonindustrial properties.

2. The Industrial Park I-2 Zone is a zone with development criteria that is tailored for the establishment of larger industrial complexes. This zone is also intended to accommodate a wide range of manufacturing uses in addition to some related office uses that can experience a harmonious development in larger office/industrial park complexes.

**B. PERMITTED USES**

No building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premise be used except for one or more of the uses listed for applicable zones in Appendix A.

**C. PROPERTY DEVELOPMENT REGULATIONS**

1. Minimum lot areas and dimensions required within the respective industrial zones shall be as shown on Table I below:

TABLE I

**INDUSTRIAL ZONES  
MINIMUM LOT AREAS AND DIMENSIONS**

<u>Zone</u>	<u>Area (Sq.ft.)</u>	<u>Street Frontage</u>	<u>Lot Width</u>	<u>Lot Depth</u>
I-1	10,000	100	100	100
I-2	40,000	150	150	150

2. 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.

**D. YARD REQUIREMENTS**

Yard requirements for properties in the respective industrial zones shall be as shown in Table II below:

TABLE II

**YARDS**

<u>Zone</u>	<u>Front Yard</u>	<u>Side Yard (Interior)</u>	<u>Side Yard (Street)</u>	<u>Rear</u>
I-1	10'	0' (1)	10'	15' (2)
I-2	25'	10% wd (3) 30' max	25'	25' (4)

(1) Interior side yard abutting residentially zoned property - 25'.

(2) Rear yard abutting residentially zoned property - 25'.

(3) Interior side yard abutting residentially zoned property - 50'.

(4) Rear yard abutting residentially zoned property - 50'.

**E. MAXIMUM BUILDING HEIGHT, LOT COVERAGE, AND FLOOR AREA RATIOS**

1. The maximum lot coverages, building heights and floor area ratios permitted in the industrial zones shall be as shown on Table III:

TABLE III

**INDUSTRIAL ZONES  
LOT COVERAGE, BUILDING HEIGHTS, F.A.R.**

<u>Zone</u>	<u>Coverage</u>	<u>Building Height</u> (1)	<u>F.A.R.</u>
I-1	50%	--	1.5
I-2	40%	--	2.0

(1) Any portion of a building on-site within 200 feet of residentially zoned property shall not exceed 30' in height.

**F. SIGNS**

The sign provisions shall comply with the criteria contained within the City-wide sign regulations - Chapter X, Article 1, Division 11, of the Municipal Code.

**G. 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.

**H. OUTDOOR STORAGE**

Outdoor storage of merchandise, material or equipment shall be permitted only when incidental to a permitted use located on the same premises, and provided that:

1. The storage area shall be completely enclosed by walls or buildings or a combination thereof. Said walls shall be not less than six feet in height.

2. There shall be no outdoor storage of merchandise, materials, equipment or other goods to height greater than that of any enclosing wall, or building.

**I. OFF-STREET PARKING REGULATIONS**

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

a. For business and professional office uses - one parking space for each 300 square feet of gross floor area.



b. For incidental businesses and offices - one parking space for each 400 square feet of gross floor area.

c. For light industrial/manufacturing uses - one parking space for each 450 square feet of gross floor area.

d. For warehousing and storage uses - one parking space for each 550 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 Appendix A is found to be a permitted use, the off-street parking requirement shall be consistent with that for similar uses in this zone.

#### J. SITE LANDSCAPE REQUIREMENTS

Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provision of the City-wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code.

Landscaping requirements contained herein are required for all industrial uses which existed on the effective date of this Division and shall be installed within five years of the effective date of this Division.

#### K. DRIVEWAYS

Curb cuts for driveways shall comply with the following schedule.

<u>Parcel Street Frontage</u>	<u>Maximum number of and width of curb cuts</u>
150 feet or less	1 @ 30 feet
151-200 feet	2 @ 30 feet
201 feet or more	1 additional curb cut of 30 feet for each additional 100 feet of parcel frontage over 200 feet.

In those cases where the lot or parcel has less than 150 feet of street frontage and the lot or parcel does not have an alley or the alley adjacent to the lot or parcel is unimprovable two driveways with a maximum width of 30 feet each, measured at the property line, may be allowed provided that the driveways are so located as to provide at least one on-street parking space being not less than 20 feet in length measured along a full height curb.

L. OFF-STREET LOADING FACILITIES

Loading or unloading facilities shall be so sized and located so as to not permit trucks in required front or street side yards during loading and unloading activities.

M. SPECIAL REGULATIONS

1. Lighting

Artificial lighting used to illuminate the premises shall be directed away from adjacent properties.

2. Building Modulation, Offsetting Plane  
Building Facade Variation Requirement

a. Building Modulation - The particular face, side or elevation of a building which faces the front, street side, and alley property lines shall have building breaks or modulations which vary in setback by at least four feet for each 20 feet of the particular facade or building elevation. The differential offset shall extend for a minimum distance of four feet. The face of the building will be offset in plan for each floor (Appendix B, Illustration 5); or

b. Offsetting Plane - The particular face, side or elevation of a building which faces the front, street side, and alley property lines, shall have building variations in a minimum of three separate planes. No single plane shall total more than 50 percent or less than 20 percent of the building elevation area (Appendix B, Illustration 6); or

c. Building Facade Variation - The particular face, side, or elevation of a building which faces the front, street side, or alley property line, shall have building facade variations that can include differences in materials, textures, colors, and any combination thereof. No single section area shall be less than 20 percent nor more than 50 percent of the building elevation area.

N. EXTERNAL EFFECTS

The following effects shall not be permitted to emanate beyond the boundaries of the premises upon which a permitted use is located:

1. Air contaminants, including but not limited to smoke, charred paper, paper, dust, soot, grime, carbon, noxious acids, toxics, fumes, gases, odors, or particulate matter, or any combination thereof or any emissions that endanger human health, cause damage to vegetation or property or cause soiling.

2. Loud, unnecessary or unusual noise which endangers health, peace or safety of others, or objectionable changes in temperature or direct or sky-reflected glare.

3. Radioactivity or electrical disturbance which unduly interferes with the normal operation of equipment or instruments.

The Planning Director shall be responsible for determining whether or not any premises fails to meet the requirements of paragraph "N" of this section. Any decision of the Planning Director may be appealed to the Planning Commission in accordance with the procedures set forth in Section 101.0230.

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

Section 2. This ordinance shall become effective 30 days after its adoption and subsequent thereto, no building permits for development inconsistent with the provisions of this ordinance shall be issued unless such development is authorized by a Planned Residential Development Permit, Planned Commercial Development Permit, Planned Industrial Development Permit, or Conditional Use Permit approved by The City of San Diego prior to the effective date of this ordinance.

APPROVED: JOHN W. WITT, City Attorney

By



Frederick C. Conrad  
Chief Deputy City Attorney

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06/18/87  
07/29/87 Rev. 1  
Or.Dept:Plan.  
O-87-245  
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SOUTHEAST SAN DIEGO PLANNED DISTRICT

- Legend: P = Permitted  
 - = Not Permitted  
 L = Subject to Limitations  
 SP = Special Permit  
 Special Permit for  
 Alcohol Sales and  
 Distribution - See  
 Appendix C, Section .

Permitted Uses

Residential

- Single family dwellings
- Two-family dwelling
- Apartment houses (no temporary residence)
- Boarding and Lodging houses
- Temporary Real Estate Offices/Model Homes - new
- Subdivisions
- Child day care center
- Institutions/Home-full time child care  
 (Maximum 15 children under 16 years)
- Residential Care Homes
- Schools, limited to primary, elementary,  
 Junior high and senior high
- Public parks and playgrounds
- Churches, Temples or buildings of a permanent  
 nature used for religious purposes
- Branch Public Libraries
- Fraternities, Sororities
- Mobilehome Park
- Mobilehome (1) Watchman
- Guest Quarters
- Housing for the elderly
- Companion Units

	RESIDENTIAL ZONES		COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	
	SF	MF	1	2	3	I-1	I-2
Single family dwellings	P	P	-	-	-	-	-
Two-family dwelling	-	P	-	-	-	-	-
Apartment houses (no temporary residence)	-	P	-	-	-	-	-
Boarding and Lodging houses	-	P	-	-	-	-	-
Temporary Real Estate Offices/Model Homes - new	P	P	-	-	-	-	-
Subdivisions	SP	P	P	P	-	-	-
Child day care center	SP	L	L	L	-	-	-
Institutions/Home-full time child care (Maximum 15 children under 16 years)	SP	SP	-	-	-	-	-
Residential Care Homes	P	P	-	-	-	-	-
Schools, limited to primary, elementary, Junior high and senior high	P	P	-	-	-	-	-
Public parks and playgrounds	P	P	-	-	-	-	-
Churches, Temples or buildings of a permanent nature used for religious purposes	SP	P	P	P	-	-	-
Branch Public Libraries	-	L	P	P	-	-	-
Fraternities, Sororities	-	SP	-	-	-	-	-
Mobilehome Park	-	SP	-	-	-	-	-
Mobilehome (1) Watchman	SP	SP	P	P	P	P	P
Guest Quarters	SP	P	-	-	-	-	-
Housing for the elderly	-	SP	SP	SP	-	-	-
Companion Units	SP	P	-	-	-	-	-

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Permitted Uses	RESIDENTIAL ZONES		COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	
	SF	MF	1	2	3	I-1	I-2
Jewelry stores	-	-	P	P	-	-	-
Labor unions (no hiring halls) & Trade associations	-	-	-	P	-	P	-
Laundries (a) (c)	-	-	-	P	-	P	-
Laundromats	-	-	P	P	P	-	-
Leather goods and Luggage shops	-	-	-	P	-	-	-
Liquor stores	-	-	-	SP	SP	-	-
Lithography shops	-	-	-	P	-	P	-
Locksmith shops	-	-	-	P	-	P	-
Medical, Dental, Biological, and X-ray laboratories	-	-	-	P	-	P	-
Medical appliance sales	-	-	-	P	-	P	-
Moving and Household storage facilities	-	-	-	-	-	P	-
Music stores	-	-	-	P	-	-	-
Newspaper plants	-	-	-	-	-	SP	-
Nurseries (plants)	-	-	-	P	-	P	-
Office furniture and equipment sales	-	-	-	P	-	P	-
Offices; business and professional (d)	-	-	-	P	-	P	P
Paint and wallpaper stores	-	-	-	P	-	-	-
Parking lots - commercial	-	-	-	-	-	P	-
Pawn shops	-	-	-	P	-	-	-
Pet stores	-	-	-	P	-	-	-
Pharmacies	-	-	-	P	-	-	-
Photographic equipment, supplies and film processing stores	-	-	-	P	-	-	-
Photographic studios and retail outlets	-	-	-	P	-	-	-
Plumbing shops (b)	-	-	-	P	-	P	-
Post offices	-	-	-	SP	SP	SP	SP
Private clubs, Fraternal organizations and Lodges	-	SP	-	SP	-	-	-
Radio, Television and Home appliance repair shops	-	-	-	P	-	P	-
Radio and Television broadcasting studios	-	-	-	SP	-	SP	-
Recreational facilities (2,500 sq. ft. maximum floor area)	-	-	-	P	P	P	-

12691

Permitted Uses

	RESIDENTIAL ZONES		COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	
	SF	MF	1	2	3	I-1	I-2
Recreational facilities; including Bowling lanes, Miniature golf courses, Skating rinks, Gymnasiums, and Health centers	-	-	-	P	P	P	-
Restaurants (excluding drive-in & drive-thru) (Also excluding live entertainment & sale of all intoxicating beverages, except beer and wine)	-	-	P	P	P	P	-
Restaurants, including outdoor dining	-	-	P	P	P	P	-
Restaurants and bars with incidental entertainment and dancing	-	-	-	SP	SP	-	-
Rug and carpet stores	-	-	-	P	-	-	-
Shoe stores	-	-	-	P	-	-	-
Shoe repair shops	-	-	-	P	-	-	-
Sporting goods stores	-	-	-	P	-	-	-
Stationers	-	-	-	P	-	-	-
Storage garages	-	-	-	-	-	P	-
Studios for teaching of art, dancing and music	-	-	-	SP	P	-	-
Theaters (indoor only)	-	-	-	P	P	-	-
Tire sales, repair and recapping establishments (if entirely within an enclosed building)	-	-	-	P	-	P	-
Trade and Business schools	-	-	-	-	-	P	-
Trailer sales agencies	-	-	-	P	-	P	-
Transportation terminals	-	-	-	P	P	P	-
Travel bureaus	-	-	-	P	P	-	-
Variety stores	-	-	-	-	-	-	-
Wedding chapels	-	-	-	-	-	-	-
Wholesaling or warehousing of goods and merchandise, provided that the floor area occupied for such use per establishment does not exceed 5,000 square feet	-	-	-	P	-	P	-

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Permitted Uses

Industrial

Establishments engaged in the manufacturing, fabricating, assembly, testing repair, servicing and processing of the following:

- Aircraft manufacturing and assembly
- Aircraft parts other than engines
- Apparel belts
- Apparel except leather and fur goods
- Audio products
- Awnings - metal, wood or canvas
- Bags, except textile bags
- Bakery products
- Beverages
- Brooms and brushes
- Cabinet making
- Coated, plated and engraved metal
- Communication equipment
- Confectionery and related products
- Costume jewelry, costume novelties button, and miscellaneous notions
- Cut stone and stone products
- Cutlery, hand tools and general hardware
- Diecut paper and paperboard, and cardboard
- Dress and work gloves, except knit and leather products
- Drugs
- Electric lighting and wiring equipment
- Electric industrial apparatus
- Electronic components and accessories

	RESIDENTIAL ZONES		COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	
	SF	MF	1	2	3	I-1	I-2
Aircraft manufacturing and assembly	-	-	-	-	-	P	P
Aircraft parts other than engines	-	-	-	-	-	P	P
Apparel belts	-	-	-	-	-	P	P
Apparel except leather and fur goods	-	-	-	-	-	P	P
Audio products	-	-	-	-	-	P	P
Awnings - metal, wood or canvas	-	-	-	-	-	P	P
Bags, except textile bags	-	-	-	-	-	P	P
Bakery products	-	-	-	-	-	P	P
Beverages	-	-	-	-	-	P	P
Brooms and brushes	-	-	-	-	-	P	P
Cabinet making	-	-	-	-	-	P	P
Coated, plated and engraved metal	-	-	-	-	-	P	P
Communication equipment	-	-	-	-	-	P	P
Confectionery and related products	-	-	-	-	-	P	P
Costume jewelry, costume novelties button, and miscellaneous notions	-	-	-	-	-	P	P
Cut stone and stone products	-	-	-	-	-	P	P
Cutlery, hand tools and general hardware	-	-	-	-	-	P	P
Diecut paper and paperboard, and cardboard	-	-	-	-	-	P	P
Dress and work gloves, except knit and leather products	-	-	-	-	-	P	P
Drugs	-	-	-	-	-	P	P
Electric lighting and wiring equipment	-	-	-	-	-	P	P
Electric industrial apparatus	-	-	-	-	-	P	P
Electronic components and accessories	-	-	-	-	-	P	P

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Permitted Uses

Electronic computing equipment other than desk top machines  
Envelopes  
Fabricated textile products  
Fabricated wire products  
Farm machinery and equipment  
Furniture and fixtures  
Glass containers  
Glassware, pressed and blown  
Guided missiles and space vehicles  
Hats, caps and millinery  
Jewelry, silverware and plated ware  
Lamp shades, except metal and glass  
Luggage  
Metal cans  
Mill work  
Miscellaneous apparel and accessories  
Motor vehicles, parts and accessories  
Mortician's goods  
Musical instruments and parts  
Office machine  
Paperboard containers and boxes  
Pens, pencils and other office and artists' materials  
Perfumes, cosmetics and other toilet preparations  
Plumbing fixtures and heating apparatus  
Pottery and related products  
Professional, scientific and controlling instruments

	RESIDENTIAL ZONES		COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	
	SF	MF	1	2	3	I-1	I-2
Electronic computing equipment other than desk top machines	-	-	-	-	-	P	P
Envelopes	-	-	-	-	-	P	P
Fabricated textile products	-	-	-	-	-	P	P
Fabricated wire products	-	-	-	-	-	P	P
Farm machinery and equipment	-	-	-	-	-	P	P
Furniture and fixtures	-	-	-	-	-	P	P
Glass containers	-	-	-	-	-	P	P
Glassware, pressed and blown	-	-	-	-	-	P	P
Guided missiles and space vehicles	-	-	-	-	-	P	P
Hats, caps and millinery	-	-	-	-	-	P	P
Jewelry, silverware and plated ware	-	-	-	-	-	P	P
Lamp shades, except metal and glass	-	-	-	-	-	P	P
Luggage	-	-	-	-	-	P	P
Metal cans	-	-	-	-	-	P	P
Mill work	-	-	-	-	-	P	P
Miscellaneous apparel and accessories	-	-	-	-	-	P	P
Motor vehicles, parts and accessories	-	-	-	-	-	P	P
Mortician's goods	-	-	-	-	-	P	P
Musical instruments and parts	-	-	-	-	-	P	P
Office machine	-	-	-	-	-	P	P
Paperboard containers and boxes	-	-	-	-	-	P	P
Pens, pencils and other office and artists' materials	-	-	-	-	-	P	P
Perfumes, cosmetics and other toilet preparations	-	-	-	-	-	P	P
Plumbing fixtures and heating apparatus	-	-	-	-	-	P	P
Pottery and related products	-	-	-	-	-	P	P
Professional, scientific and controlling instruments	-	-	-	-	-	P	P

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Permitted Uses

	RESIDENTIAL ZONES		COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	
	SF	MF	1	2	3	I-1	I-2
Photographic and optical goods, watches and clocks	-	-	-	-	-	P	P
Radio and television receiving sets, except communication types	-	-	-	-	-	P	P
Roasted coffee and coffee products	-	-	-	-	-	P	P
Robes and dressing gowns	-	-	-	-	-	P	P
Service industry machines	-	-	-	-	-	P	P
Sighting and fire-control equipment	-	-	-	-	-	P	P
Small arms	-	-	-	-	-	P	P
Special industry machinery, except metal-working machinery	-	-	-	-	-	P	P
Toys, amusements, sporting and athletic goods	-	-	-	-	-	P	P
Umbrellas, parasols and canes	-	-	-	-	-	P	P
Wooden Containers	-	-	-	-	-	P	P
Establishments engaged in the wholesale distribution of the following:							
Motor vehicles and automotive equipment	-	-	-	-	-	P	-
Drugs, chemicals and allied products	-	-	-	-	-	P	-
Dry goods and apparel	-	-	-	-	-	P	-
Flowers and Florist Supplies	-	-	-	-	-	P	-
Groceries and related products, except poultry and poultry products, fish and seafood, and fruit and vegetables	-	-	-	-	-	P	-
Electrical goods	-	-	-	-	-	P	-
Hardware, plumbing, heating equipment and supplies	-	-	-	-	-	P	-
Machinery, equipment and supplies, except farm machinery and equipment	-	-	-	-	-	P	-
Tobacco and tobacco products	-	-	-	-	-	P	-

0-16921

Permitted Uses

Beer, wine and distilled alcoholic beverages  
 Paper, paper products and kindred supplies  
 Office and home furniture and furnishings

Establishments engaged in the following:

Data processing services  
 Motion picture production

The following establishments:

Carpenter shops  
 Commercial parking lots and garages  
 Metal working shops  
 Lumber yards  
 Machine shops  
 Public utility substations  
 Regional and headquarters offices of  
 businesses, industries and governmental agencies  
 Welding shops

The following business and professional establishments:

Accountants  
 Architects  
 Attorneys  
 Contractors  
 Engineers  
 Financial institutions  
 Insurance agencies  
 Photographers

	RESIDENTIAL ZONES		COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	
	SF	MF	1	2	3	I-1	I-2
Beer, wine and distilled alcoholic beverages	-	-	-	-	-	P	-
Paper, paper products and kindred supplies	-	-	-	-	-	P	-
Office and home furniture and furnishings	-	-	-	-	-	P	-
Data processing services	-	-	-	-	-	P	P
Motion picture production	-	-	-	-	-	P	-
Carpenter shops	-	-	-	-	-	P	-
Commercial parking lots and garages	-	-	-	-	-	P	-
Metal working shops	-	-	-	-	-	P	-
Lumber yards	-	-	-	-	-	P	-
Machine shops	-	-	-	-	-	P	-
Public utility substations	-	-	-	P	-	P	-
Regional and headquarters offices of businesses, industries and governmental agencies	-	-	-	-	-	-	P
Welding shops	-	-	-	-	-	P	-
Accountants	-	-	-	-	P	-	P
Architects	-	-	-	-	P	-	P
Attorneys	-	-	-	-	P	-	P
Contractors	-	-	-	-	P	-	P
Engineers	-	-	-	-	P	-	P
Financial institutions	-	-	-	-	P	-	P
Insurance agencies	-	-	-	-	P	-	P
Photographers	-	-	-	-	P	-	P

0-16921

Permitted Uses

- Real Estate brokers
- Surveyors
- Graphic artists
- Business machine sales, display and service
- Drafting and blueprinting
- Electronic data processing
- Tabulating and record-keeping services
- Labor unions and trade associations
- Addressing and secretarial services

RESIDENTIAL ZONES	COMMERCIAL CATEGORIES			INDUSTRIAL ZONES		
	SF	MF	1	2	3	I-1

-	-	-	P	P	-	-	-
-	-	-	-	P	-	P	-
-	-	-	-	P	-	P	-
-	-	-	-	P	-	P	-
-	-	-	-	P	-	P	-
-	-	-	-	P	-	P	-
-	-	-	-	-	-	P	-
-	-	-	-	-	-	P	-

Any other use which the Planning Commission may find to be similar in character or compatible to the uses permitted in the specific zone or zones. The adopted resolution embodying such finding shall be filed in the Office of the City Clerk.

References

- (a) Must be entirely within closed building.
- (b) Open storage areas completely enclosed by walls or buildings, or a combination thereof, not less than six feet in height, and provided also there shall be no outdoor storage or merchandise, materials, equipment, or other goods, to a height greater than that of any enclosing wall or building.
- (c) Ten employees, maximum.

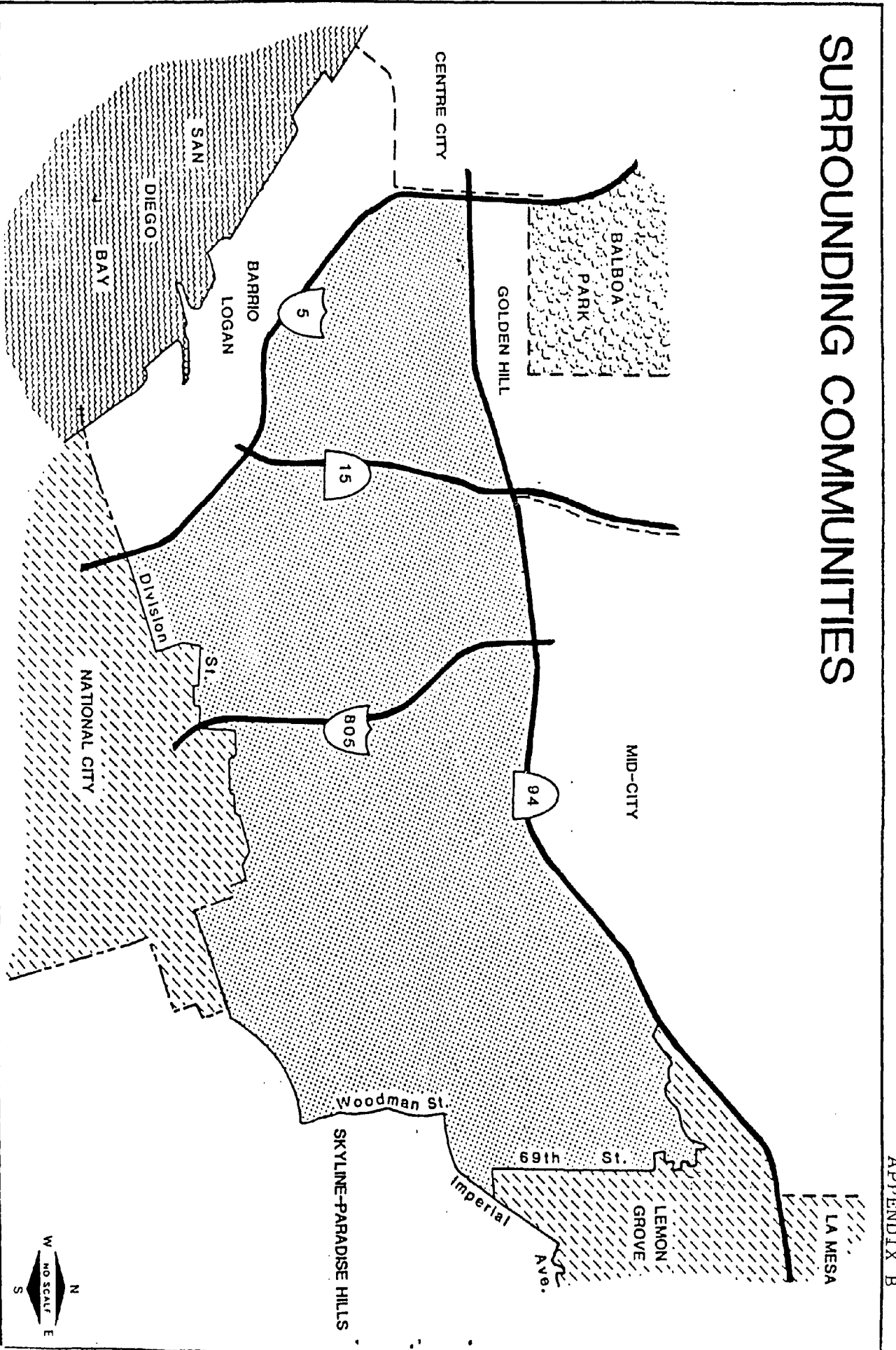
0 → 12691

Permitted Uses

(d) Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance agencies, medical clinics (no overnight patients), photographers, real estate brokers, securities brokers, surveyors and graphic artists.

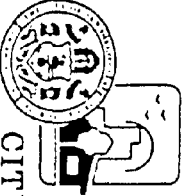
<u>RESIDENTIAL</u> <u>ZONES</u>	<u>COMMERCIAL</u> <u>CATEGORIES</u>	<u>INDUSTRIAL</u> <u>ZONES</u>
<u>SF</u> <u>MF</u>	<u>1</u> <u>2</u> <u>3</u>	<u>I-1</u> <u>I-2</u>

# SURROUNDING COMMUNITIES



APPENDIX B

16921 -0



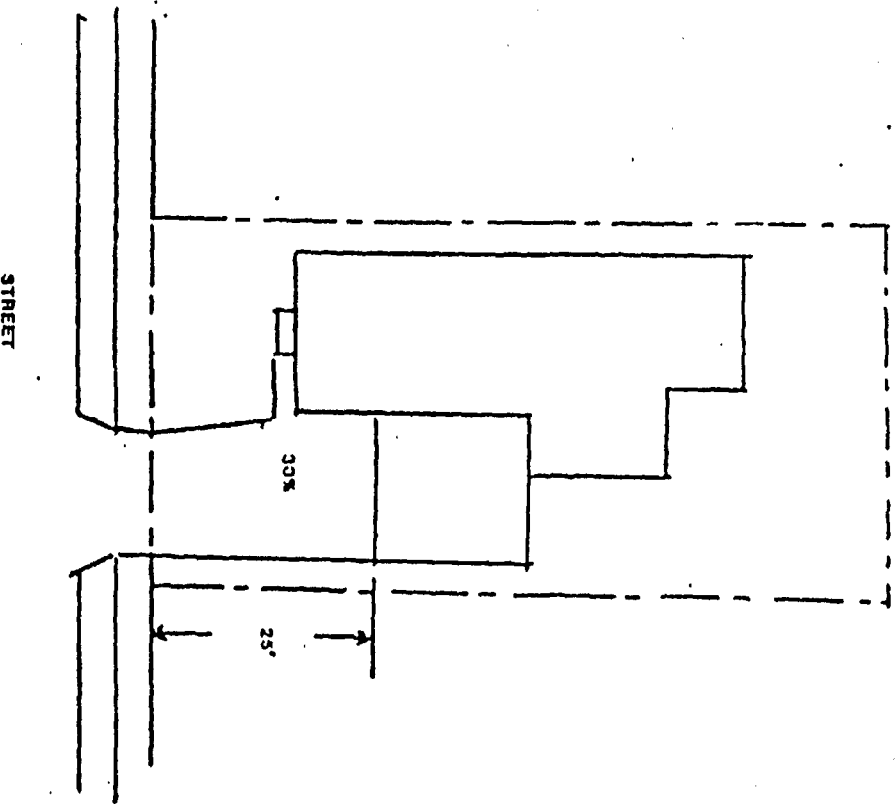
SOUTHEAST SAN DIEGO

CITY OF SAN DIEGO · PLANNING DEPARTMENT

APPENDIX B

ILLUSTRATION 1

SINGLE FAMILY



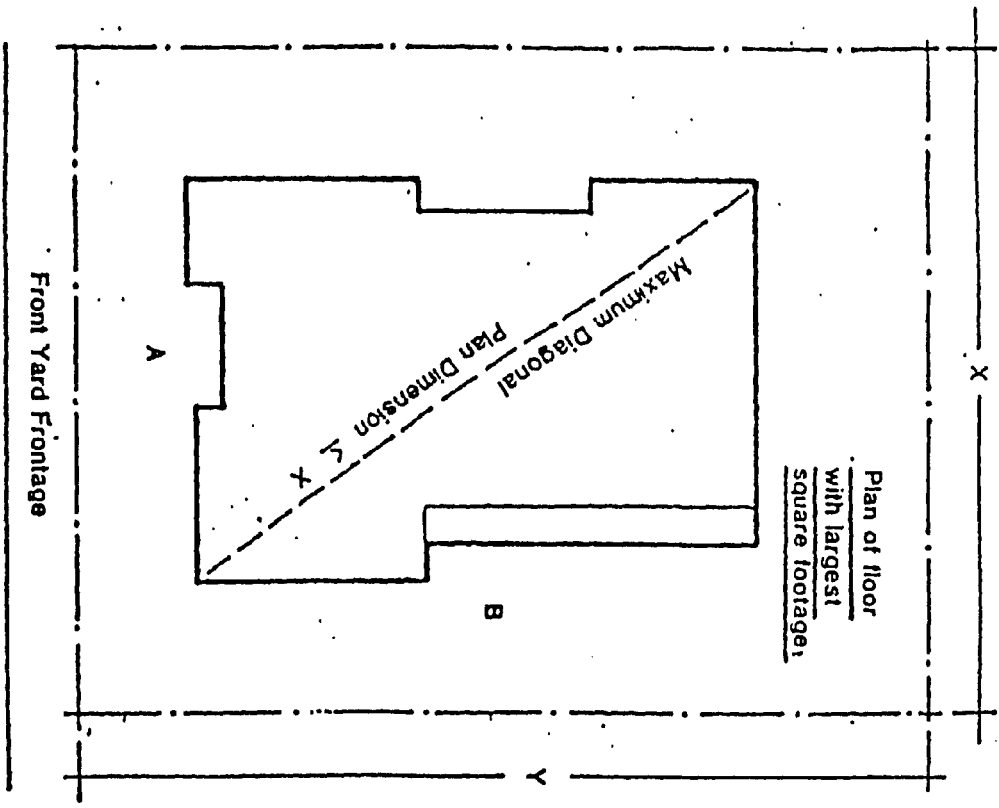
16921 - 0

ILLUSTRATION 2

APPENDIX B



DIAGONAL PLAN DIMENSION EXAMPLE



0-16921

ILLUSTRATION 3

DIAGONAL PLAN DIMENSION EXAMPLE LONG LOT

- W - DIAGONAL PLAN DIMENSION
- X - FRONT YARD FRONTAGE
- Y - 2.75 X
- Z - MINIMUM FOUR FEET

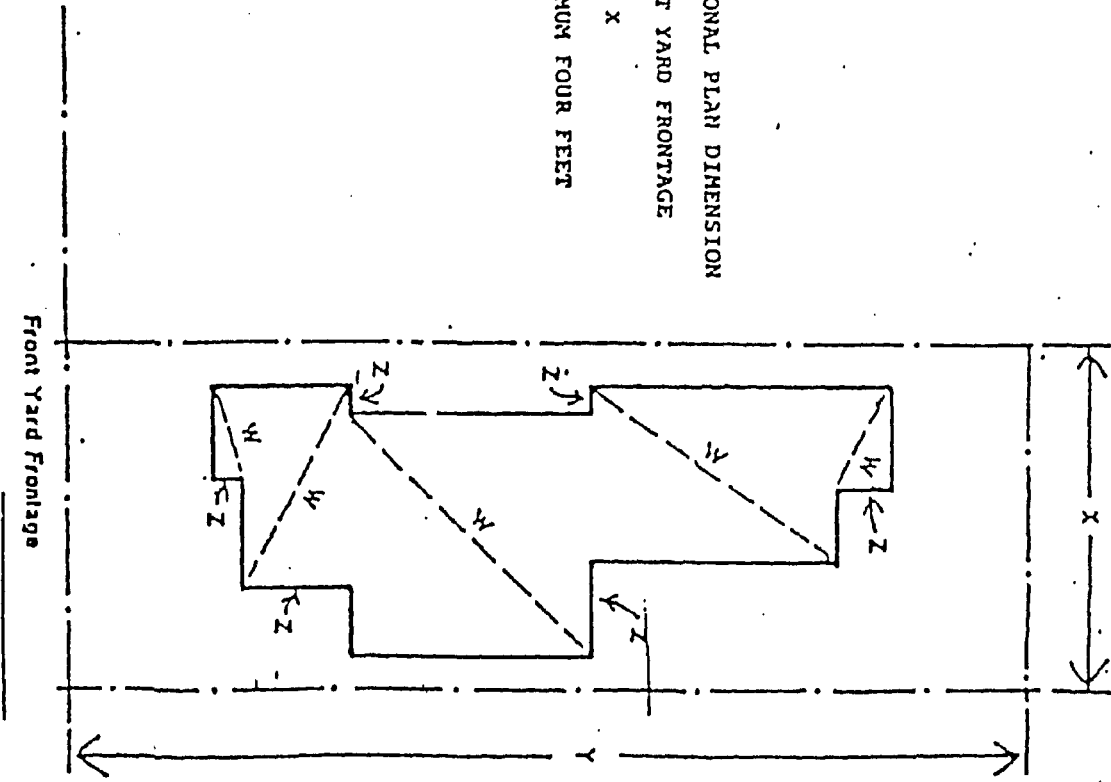
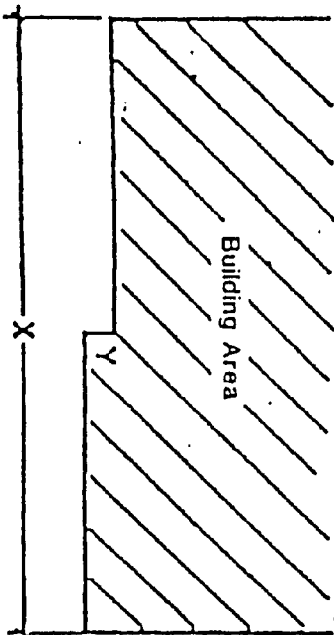


ILLUSTRATION 4  
APPENDIX B

FACADE MODULATION EXAMPLE



STANDARDS FOR FACADE MODULATION ARE TO BE CALCULATED AS FOLLOWS:

WHERE: X = LENGTH IN FEET OF THE FRONT OF A BUILDING, AND:

Y = THE NUMBER OF FOUR-FOOT MINIMUM OFFSETS

THEN:  $\frac{X}{20} - 1 = Y$

ILLUSTRATION 5

OFFSETTING PLANES REQUIREMENT

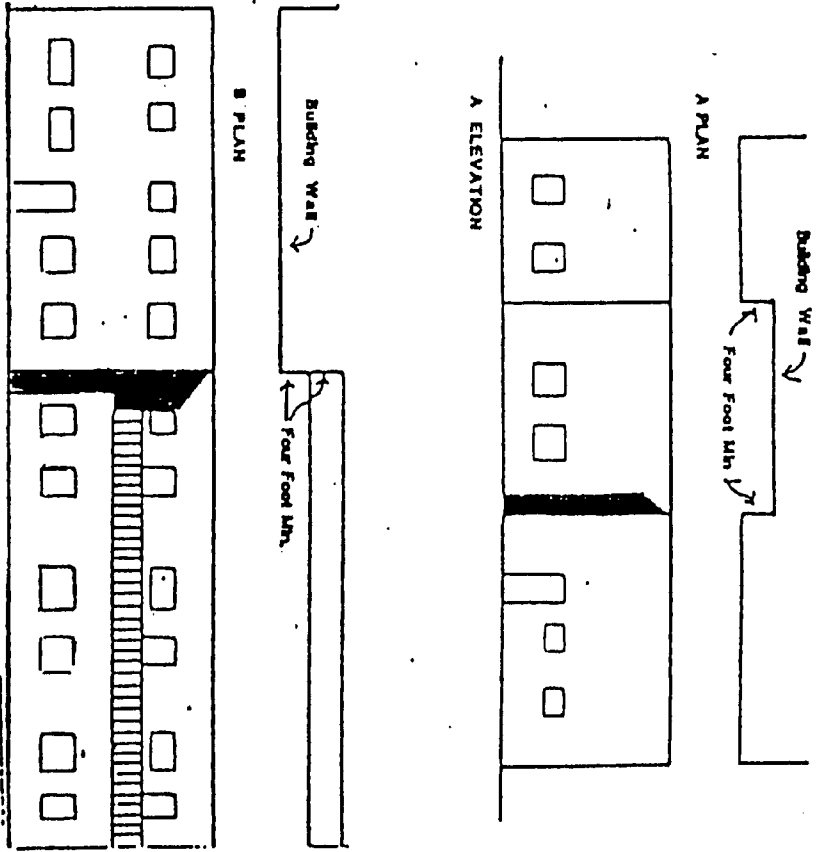


ILLUSTRATION 6  
APPENDIX B

ALCOHOLIC BEVERAGE ESTABLISHMENTS

APPLICATION

Within the boundaries of the Southeast San Diego Planned District as described in Section \_\_\_\_\_, no establishment shall offer for sale or other consideration, alcoholic beverages, including beer, wine and distilled spirits, without first obtaining a Conditional Use Permit under the procedures as set forth below.

PROCEDURE

1. The Zoning Administrator shall have the authority to approve, deny, or approve with conditions the use of a premise for the retail sale of alcoholic beverages.
2. The decision of the Zoning Administrator may be appealed to the Board of Zoning Appeals and the City Council, in accordance with the procedures outlined in Division 2 of this Chapter.
3. Hearings before the Zoning Administrator, the Board of Zoning Appeals and/or the City Council shall be duly noticed in accordance with the procedures outlined in Division 2 of this Chapter. All appeals shall undergo the complete hearing process as specified in Division 2 of this Chapter.
4. The applicant shall submit a processing fee, as specified in the Planning Department schedule of fees/deposits.
5. The use restrictions and property development regulations of the underlying zone shall be applicable. In the case where the property is under any discretionary permit, Section \_\_\_\_\_ shall apply.
6. The issued permit shall be posted on the premises.
7. This section shall be reviewed by the Planning Commission one year after its adoption.

C. FINDINGS

The decision-making body shall make findings of fact, concerning the matters listed in this paragraph, in rendering a decision:

1. Whether the proposed use will adversely affect the health, safety and general welfare of neighborhood residents.
2. Whether the proposed use will result in an undue concentration of establishments dispensing alcoholic beverages as defined the State Alcoholic Beverage Control (ABC) Department (Rule 61.3), or as determined by the Zoning Administrator.
3. Whether the proposed use is located within 300 horizontal feet of a church, school, hospital, public park or recreational area, or a social welfare institution.

The decision-maker shall also consider the report and recommendation of the San Diego Police Department regarding the proposed use and its proposed location, a copy of which shall be entered in the public record.

D. CONDITIONS

The decisionmaking body may impose conditions upon the permit which relate to one or more of the following elements of the operation:

1. The permitted hours for alcohol sales.
2. The quantity and size of the containers.
3. Any related entertainment uses.
4. The minimum square footage requirement of the premise and maximum square footage for alcoholic beverages sale and display.
5. The sign requirements and restrictions pertaining to or referencing alcoholic beverages.

E. EXEMPTIONS FROM CONDITIONAL USE PERMIT APPROVAL FOR SALES OF ALCOHOLIC BEVERAGES

The Zoning Administrator shall have the authority to grant an exemption to the requirements of obtaining a Conditional Use

16921

Permit for the sale of alcoholic beverages, if the applicant is proposing to operate an establishment meeting the following requirements.

1. Establishments which obtain an Alcoholic Beverage Control (ABC) License Type 41 or 47 (restaurants) having the following characteristics:
  - a. No dancing or live entertainment is permitted on the premises.
  - b. No alcoholic beverages are served in conjunction with any billiard or pool hall, bowling alley, or adult entertainment business.
2. Hotels, motels, or any other lodging establishment where the sale of alcoholic beverages is accessory or incidental to the primary operation of the establishment.
3. Stores greater than 10,000 square feet in floor area where the shelving allocated to alcoholic beverages does not exceed ten percent of the total shelving within the store.
4. Establishment which obtain an Alcoholic Beverage Control License Types 1 through 19 (manufacturing/wholesaling), 22 through 31 (shippers/growers), 37 and 39 (temporary), 43 through 46, 53 through 60, 62 through 64 (trains/boats), and 49 (seasonal).

F. EXISTING ESTABLISHMENTS

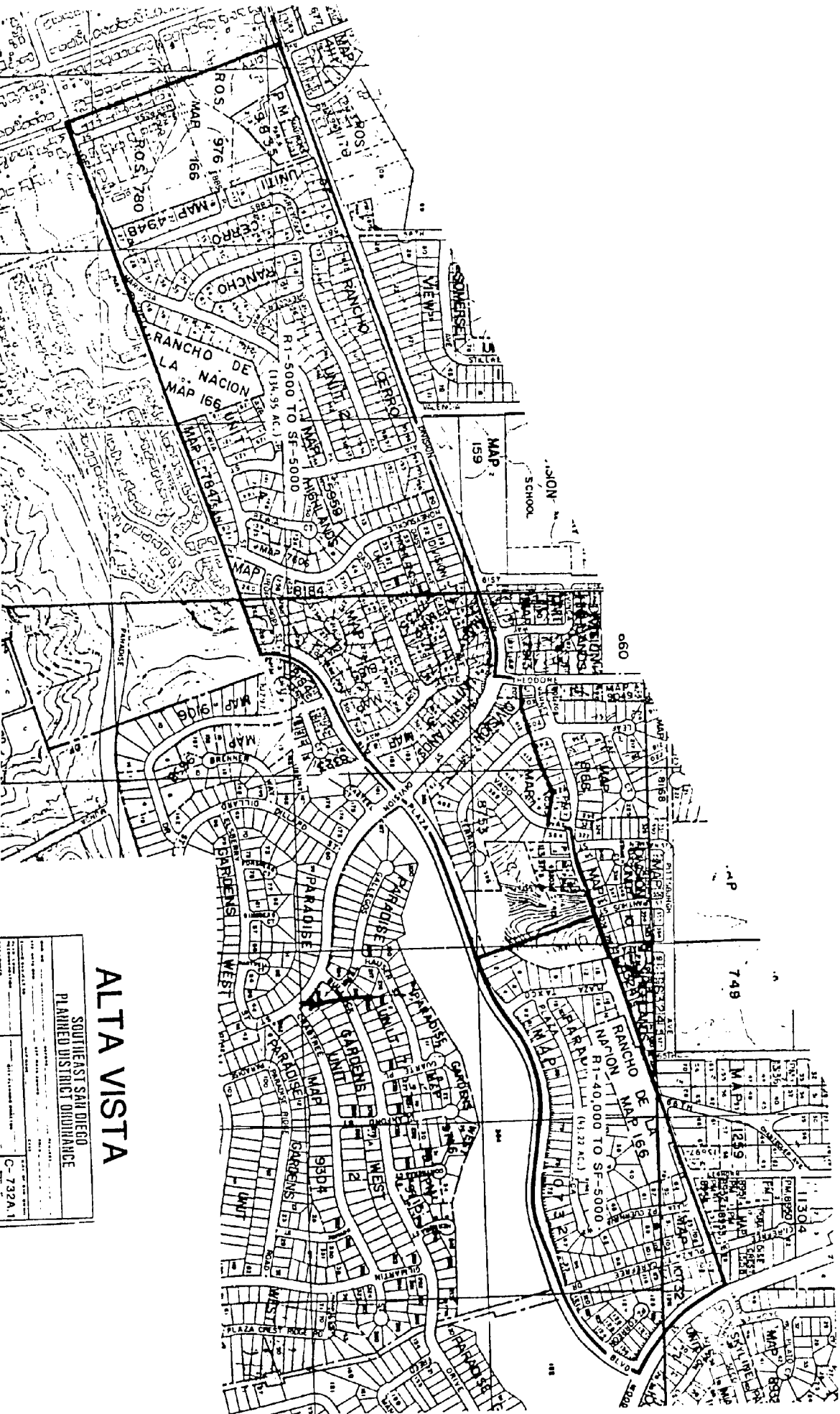
- The use of a lot or premise for an establishment dispensing, offering for sale or other consideration, either on or off premises, alcoholic beverages, may not be continued or reestablished without a Conditional Use Permit granted in accordance with paragraph B. of this section, consistent with Section 101.0303 of this Code, if any of the following occur after the effective date of this section:
1. The establishment changes its type of liquor (ABC) license within a license classification;
  2. The operation of the establishment is abandoned, discontinued or suspended for a continuous period of 12 months, as defined in Section 101.0303 of this Code;
  3. Any modification occurs which results in increased square footage of the premises where the alcohol related business is conducted;

4. The establishment is found to be in violation of Section 101.0213.B (nuisances) of this Code;
  5. Pursuant to a hearing before the Department of Alcoholic Beverage Control, the ABC license is revoked or suspended for a period of more than 30 days; or
  6. There is substantial change in the mode or character of the operation of the establishment.
- 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



ALTA VISTA SPECIFIC CRITERIA

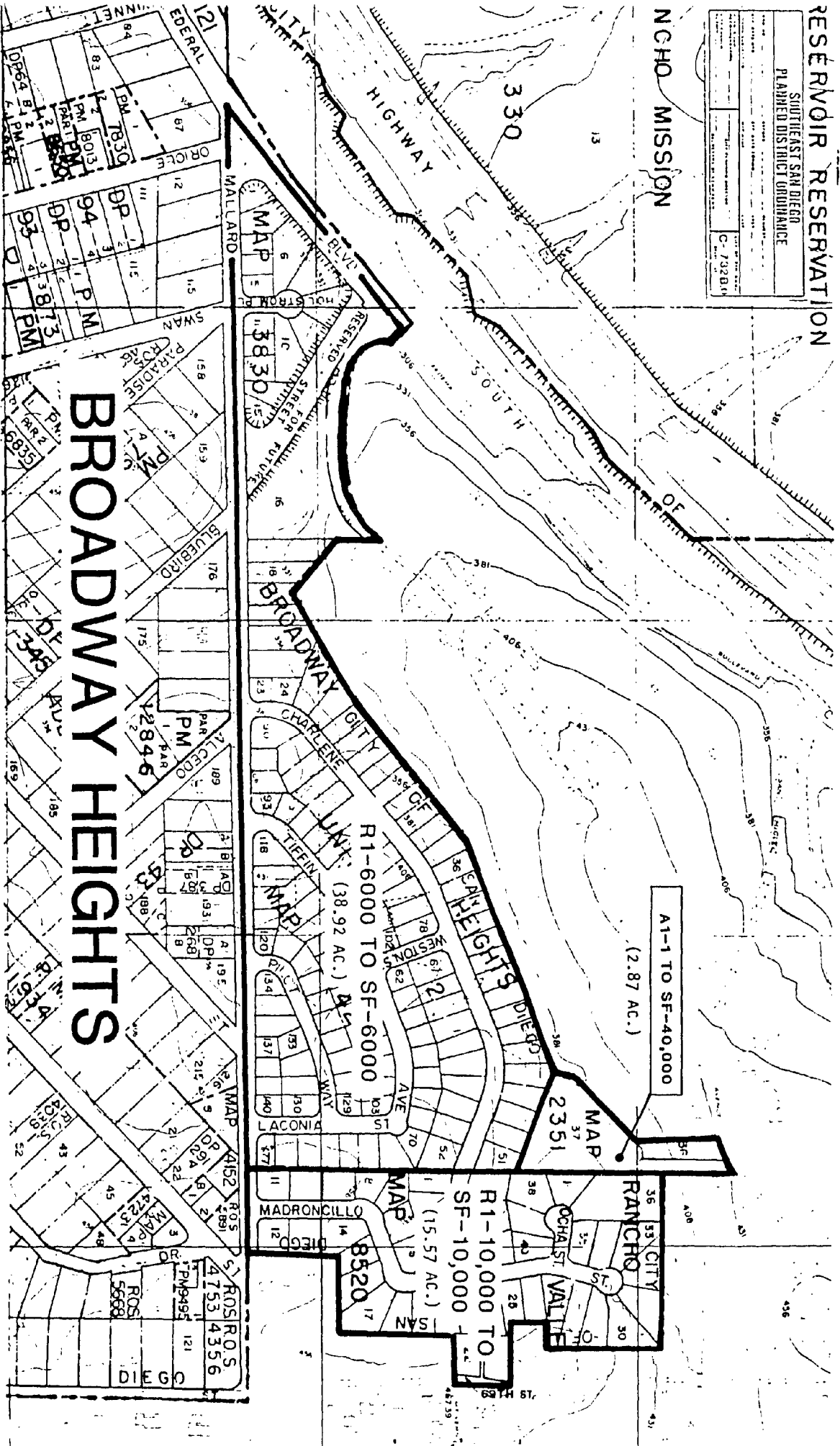
ALTA VISTA

SOUTHEAST SAN DIEGO PLANNED DISTRICT DIVISION	
DATE: _____	SCALE: _____
PROJECT: _____	APP: _____
DRAWN BY: _____	CHECKED BY: _____
DESIGNED BY: _____	APPROVED BY: _____
C-782A.1	

**RESERVOIR RESERVATION**  
**SOUTHEAST SAN DIEGO**  
**PLANNED DISTRICT ORDINANCE**

DATE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 C-732814

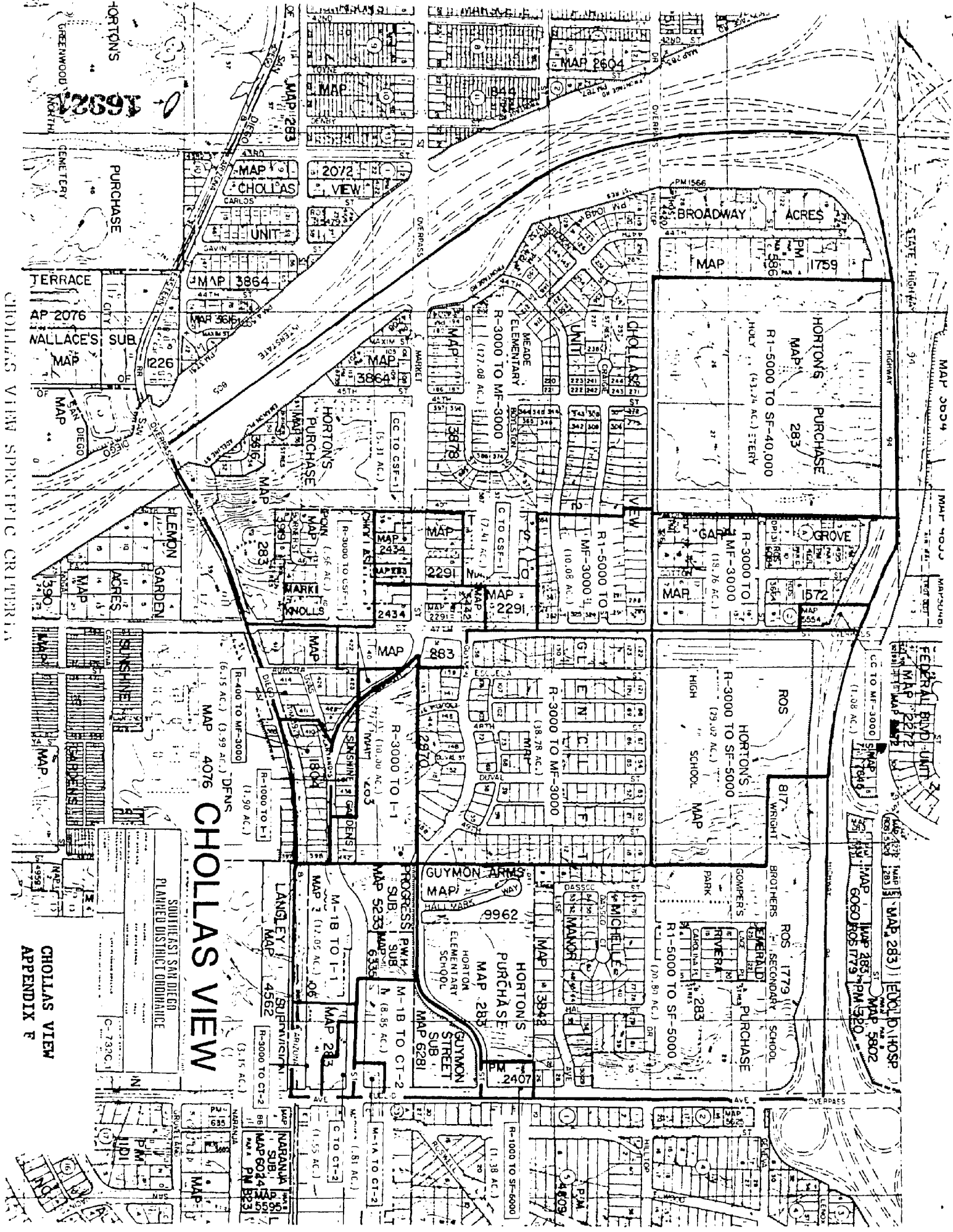
**NCHO MISSION**



**BROADWAY HEIGHTS**

**BROADWAY HEIGHTS SPECIFIC CRITERIA**





CHOLLAS VIEW SPECIFIC CRITERIA

# CHOLLAS VIEW

MAP 4076  
DPENS  
(6.15 AC.) (3.99 AC.)  
R-4000 TO MF-3000  
(1.90 AC.)  
R-1000 TO L-1

SOUTHEAST SAN DIEGO  
PLANNED DISTRICT ORDINANCE

CHOLLAS VIEW  
APPENDIX F

MAP 3034

MAP 3033

MAP 3032

MAP 283

MAP 285

MAP 283

MAP 283

MAP 1759

MAP 1572

MAP 1572

MAP 1572

MAP 1572

MAP 1572

MAP 1572

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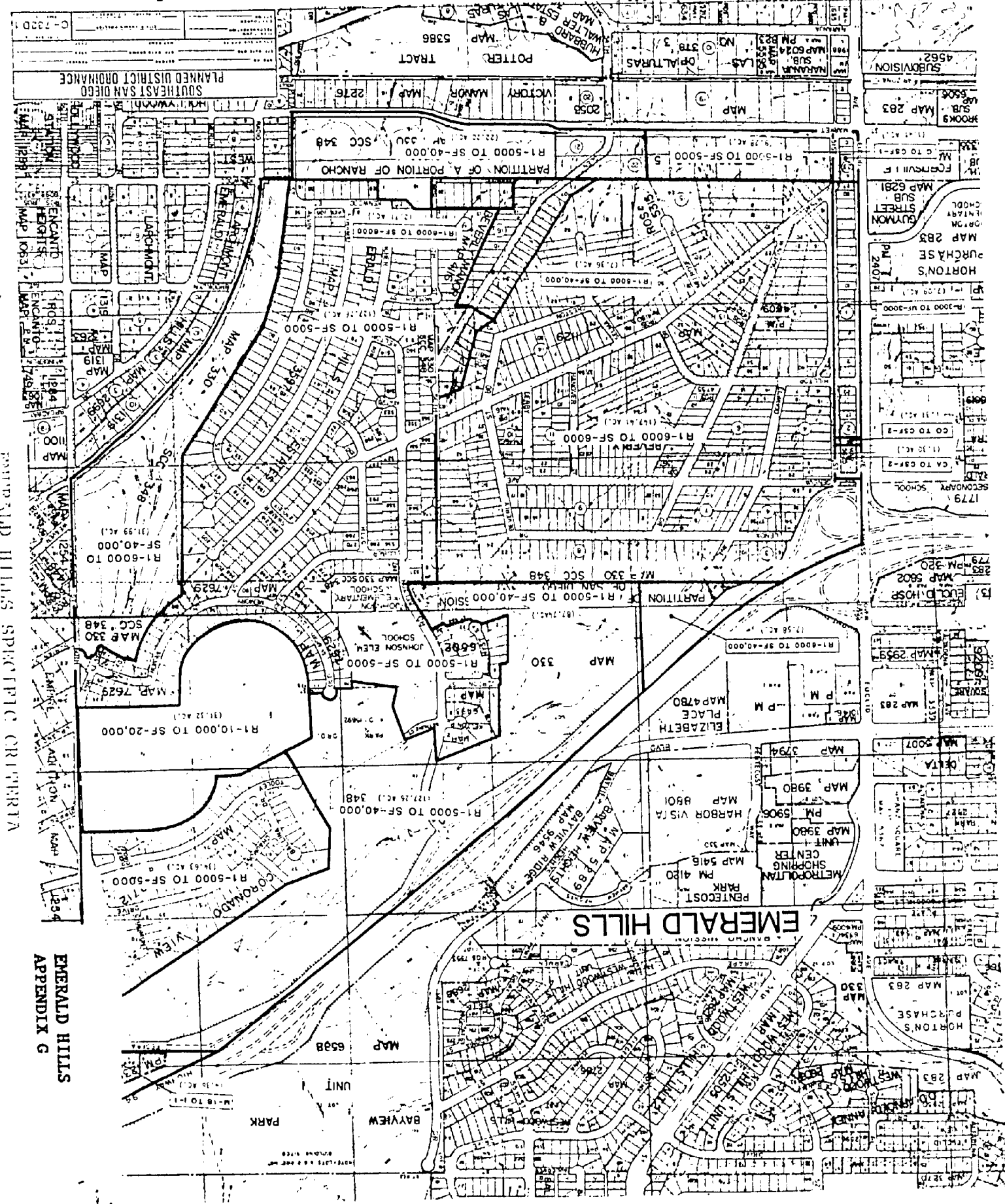
MAP 1572

MAP 1572

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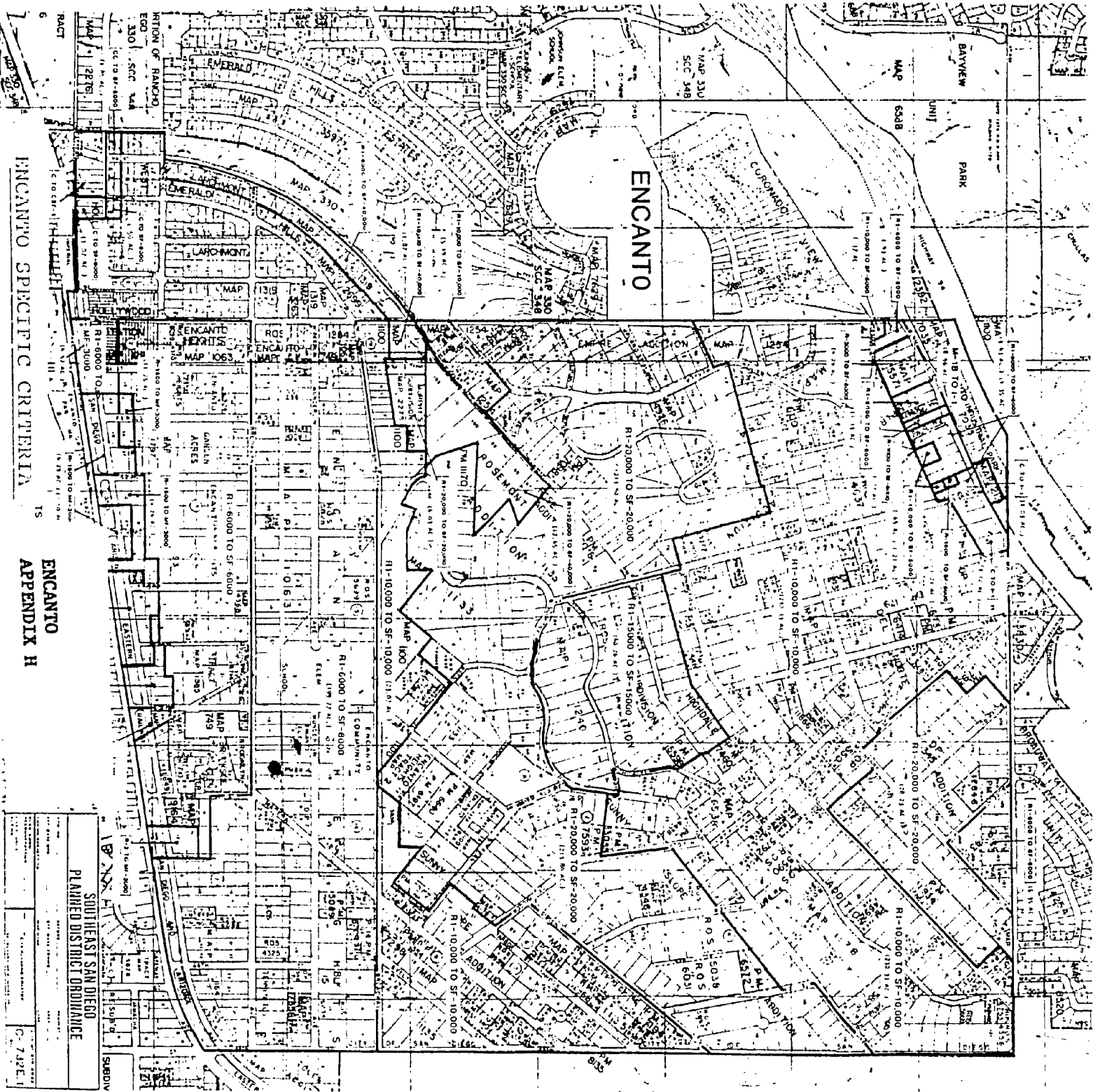
MAP 1572

MAP 1572



EMERALD HILLS SPECIFIC CRITERIA

EMERALD HILLS APPENDIX C



ENCANTO SPECIFIC CRITERIA

ENCANTO APPENDIX H

SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE

0-7321

1978

ENCANTO

APPENDIX H

ENCANTO SPECIFIC CRITERIA

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APPENDIX H

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APPENDIX H

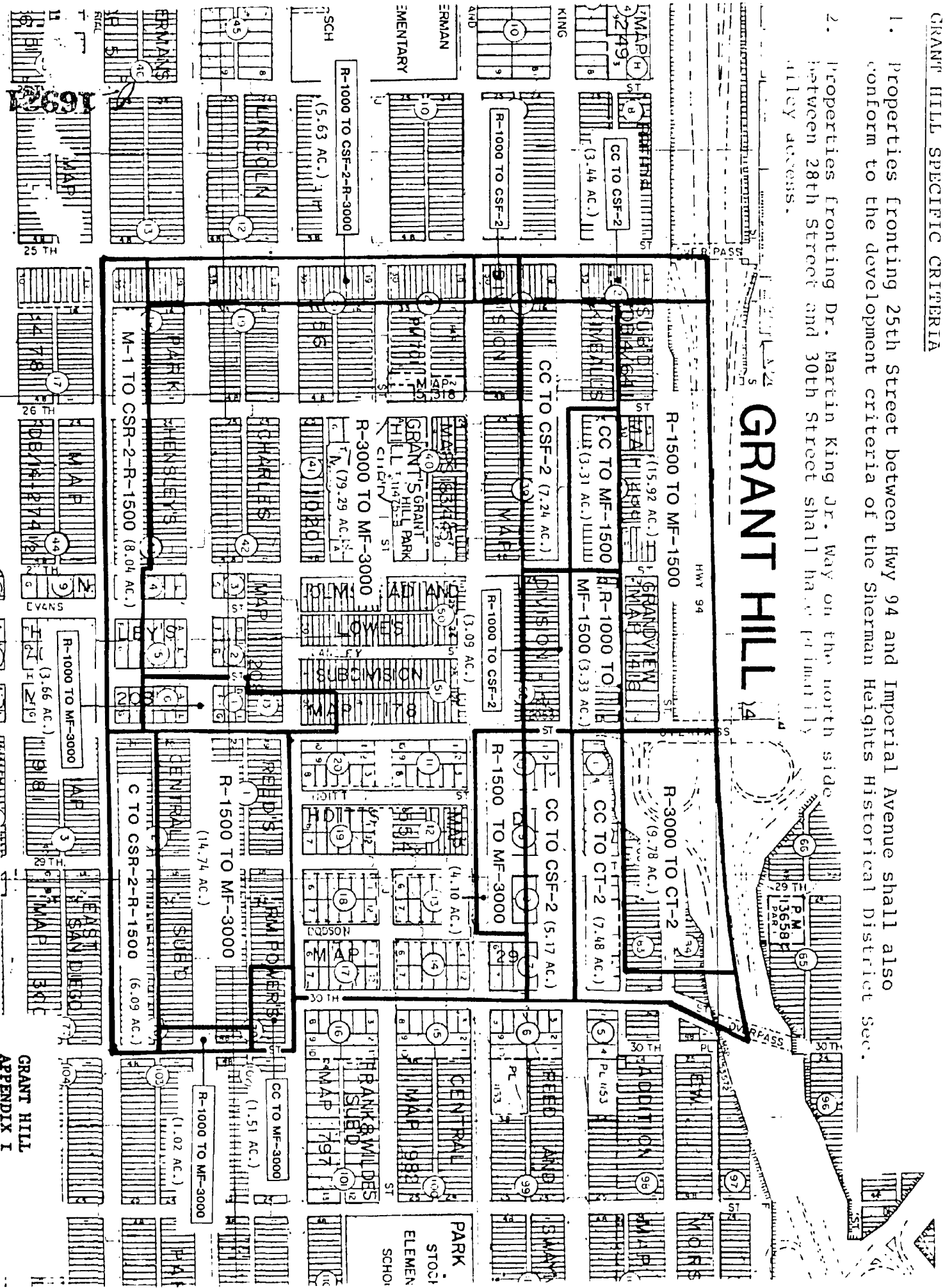
ENCANTO SPECIFIC CRITERIA

ENCANTO

GRANT HILL SPECIFIC CRITERIA

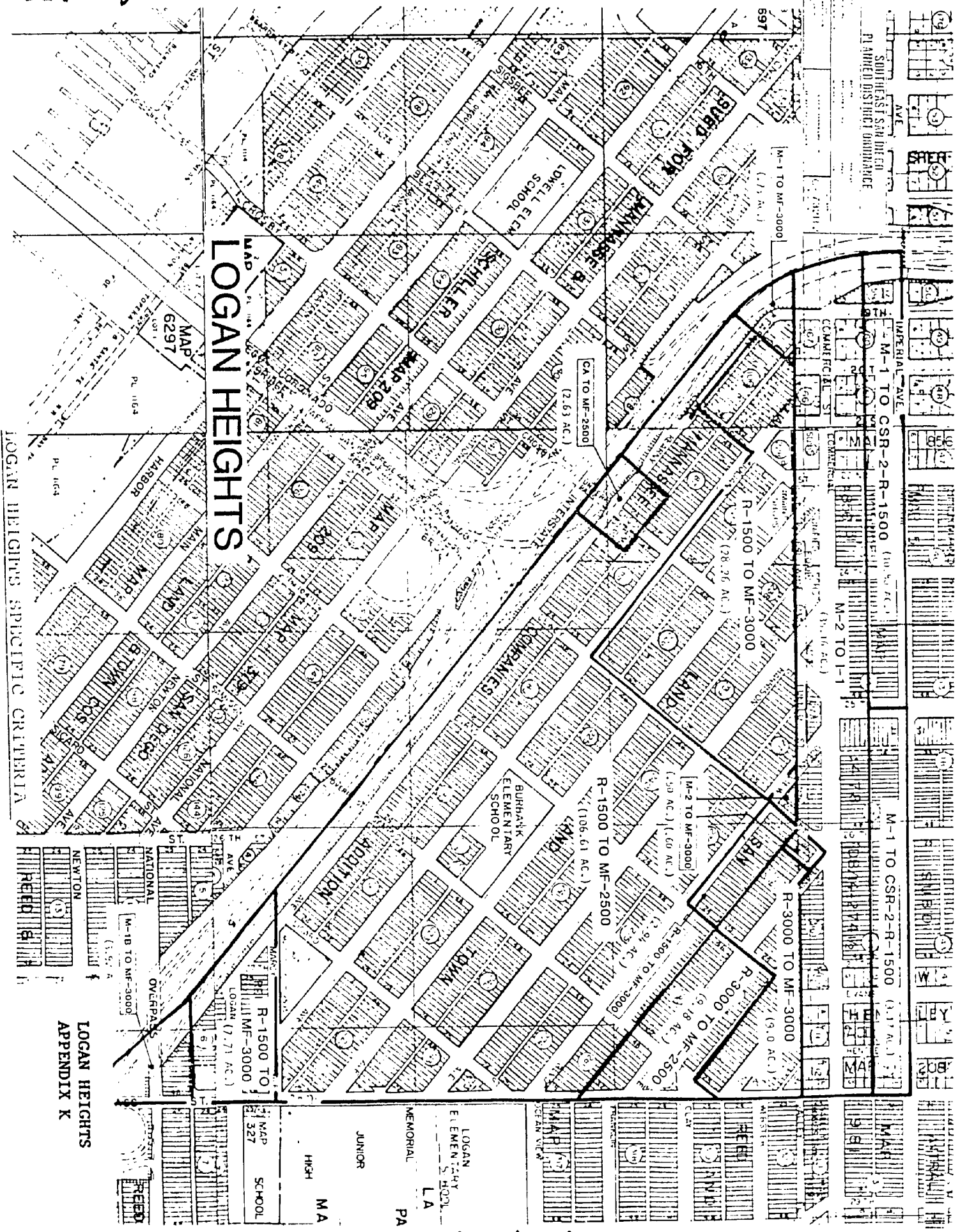
1. Properties fronting 25th Street between Hwy 94 and Imperial Avenue shall also conform to the development criteria of the Sherman Heights Historical District Sec.
2. Properties fronting Dr. Martin King Jr. Way on the north side between 28th Street and 30th Street shall have primary alley access.

# GRANT HILL





# LOGAN HEIGHTS



LOGAN HEIGHTS SPECIFIC CRITERIA

LOGAN HEIGHTS  
APPENDIX K

MAP 1	R-1500 TO MF-3000
MAP 2	M-1 TO CSR-2-R-1500
MAP 3	R-3000 TO MF-3000
MAP 4	M-2 TO I-1
MAP 5	CA TO MF-2500
MAP 6	R-1500 TO MF-2500
MAP 7	R-1500 TO MF-3000
MAP 8	R-3000 TO MF-3000
MAP 9	R-3000 TO MF-2500
MAP 10	M-1 TO CSR-2-R-1500
MAP 11	M-2 TO I-1
MAP 12	CA TO MF-2500
MAP 13	R-1500 TO MF-2500
MAP 14	R-1500 TO MF-3000
MAP 15	R-3000 TO MF-3000
MAP 16	R-3000 TO MF-2500
MAP 17	M-1 TO CSR-2-R-1500
MAP 18	M-2 TO I-1
MAP 19	CA TO MF-2500
MAP 20	R-1500 TO MF-2500
MAP 21	R-1500 TO MF-3000
MAP 22	R-3000 TO MF-3000
MAP 23	R-3000 TO MF-2500
MAP 24	M-1 TO CSR-2-R-1500
MAP 25	M-2 TO I-1
MAP 26	CA TO MF-2500
MAP 27	R-1500 TO MF-2500
MAP 28	R-1500 TO MF-3000
MAP 29	R-3000 TO MF-3000
MAP 30	R-3000 TO MF-2500
MAP 31	M-1 TO CSR-2-R-1500
MAP 32	M-2 TO I-1
MAP 33	CA TO MF-2500
MAP 34	R-1500 TO MF-2500
MAP 35	R-1500 TO MF-3000
MAP 36	R-3000 TO MF-3000
MAP 37	R-3000 TO MF-2500
MAP 38	M-1 TO CSR-2-R-1500
MAP 39	M-2 TO I-1
MAP 40	CA TO MF-2500
MAP 41	R-1500 TO MF-2500
MAP 42	R-1500 TO MF-3000
MAP 43	R-3000 TO MF-3000
MAP 44	R-3000 TO MF-2500
MAP 45	M-1 TO CSR-2-R-1500
MAP 46	M-2 TO I-1
MAP 47	CA TO MF-2500
MAP 48	R-1500 TO MF-2500
MAP 49	R-1500 TO MF-3000
MAP 50	R-3000 TO MF-3000
MAP 51	R-3000 TO MF-2500
MAP 52	M-1 TO CSR-2-R-1500
MAP 53	M-2 TO I-1
MAP 54	CA TO MF-2500
MAP 55	R-1500 TO MF-2500
MAP 56	R-1500 TO MF-3000
MAP 57	R-3000 TO MF-3000
MAP 58	R-3000 TO MF-2500
MAP 59	M-1 TO CSR-2-R-1500
MAP 60	M-2 TO I-1
MAP 61	CA TO MF-2500
MAP 62	R-1500 TO MF-2500
MAP 63	R-1500 TO MF-3000
MAP 64	R-3000 TO MF-3000
MAP 65	R-3000 TO MF-2500
MAP 66	M-1 TO CSR-2-R-1500
MAP 67	M-2 TO I-1
MAP 68	CA TO MF-2500
MAP 69	R-1500 TO MF-2500
MAP 70	R-1500 TO MF-3000
MAP 71	R-3000 TO MF-3000
MAP 72	R-3000 TO MF-2500
MAP 73	M-1 TO CSR-2-R-1500
MAP 74	M-2 TO I-1
MAP 75	CA TO MF-2500
MAP 76	R-1500 TO MF-2500
MAP 77	R-1500 TO MF-3000
MAP 78	R-3000 TO MF-3000
MAP 79	R-3000 TO MF-2500
MAP 80	M-1 TO CSR-2-R-1500
MAP 81	M-2 TO I-1
MAP 82	CA TO MF-2500
MAP 83	R-1500 TO MF-2500
MAP 84	R-1500 TO MF-3000
MAP 85	R-3000 TO MF-3000
MAP 86	R-3000 TO MF-2500
MAP 87	M-1 TO CSR-2-R-1500
MAP 88	M-2 TO I-1
MAP 89	CA TO MF-2500
MAP 90	R-1500 TO MF-2500
MAP 91	R-1500 TO MF-3000
MAP 92	R-3000 TO MF-3000
MAP 93	R-3000 TO MF-2500
MAP 94	M-1 TO CSR-2-R-1500
MAP 95	M-2 TO I-1
MAP 96	CA TO MF-2500
MAP 97	R-1500 TO MF-2500
MAP 98	R-1500 TO MF-3000
MAP 99	R-3000 TO MF-3000
MAP 100	R-3000 TO MF-2500
MAP 101	M-1 TO CSR-2-R-1500
MAP 102	M-2 TO I-1
MAP 103	CA TO MF-2500
MAP 104	R-1500 TO MF-2500
MAP 105	R-1500 TO MF-3000
MAP 106	R-3000 TO MF-3000
MAP 107	R-3000 TO MF-2500
MAP 108	M-1 TO CSR-2-R-1500
MAP 109	M-2 TO I-1
MAP 110	CA TO MF-2500
MAP 111	R-1500 TO MF-2500
MAP 112	R-1500 TO MF-3000
MAP 113	R-3000 TO MF-3000
MAP 114	R-3000 TO MF-2500
MAP 115	M-1 TO CSR-2-R-1500
MAP 116	M-2 TO I-1
MAP 117	CA TO MF-2500
MAP 118	R-1500 TO MF-2500
MAP 119	R-1500 TO MF-3000
MAP 120	R-3000 TO MF-3000
MAP 121	R-3000 TO MF-2500
MAP 122	M-1 TO CSR-2-R-1500
MAP 123	M-2 TO I-1
MAP 124	CA TO MF-2500
MAP 125	R-1500 TO MF-2500
MAP 126	R-1500 TO MF-3000
MAP 127	R-3000 TO MF-3000
MAP 128	R-3000 TO MF-2500
MAP 129	M-1 TO CSR-2-R-1500
MAP 130	M-2 TO I-1
MAP 131	CA TO MF-2500
MAP 132	R-1500 TO MF-2500
MAP 133	R-1500 TO MF-3000
MAP 134	R-3000 TO MF-3000
MAP 135	R-3000 TO MF-2500
MAP 136	M-1 TO CSR-2-R-1500
MAP 137	M-2 TO I-1
MAP 138	CA TO MF-2500
MAP 139	R-1500 TO MF-2500
MAP 140	R-1500 TO MF-3000
MAP 141	R-3000 TO MF-3000
MAP 142	R-3000 TO MF-2500
MAP 143	M-1 TO CSR-2-R-1500
MAP 144	M-2 TO I-1
MAP 145	CA TO MF-2500
MAP 146	R-1500 TO MF-2500
MAP 147	R-1500 TO MF-3000
MAP 148	R-3000 TO MF-3000
MAP 149	R-3000 TO MF-2500
MAP 150	M-1 TO CSR-2-R-1500
MAP 151	M-2 TO I-1
MAP 152	CA TO MF-2500
MAP 153	R-1500 TO MF-2500
MAP 154	R-1500 TO MF-3000
MAP 155	R-3000 TO MF-3000
MAP 156	R-3000 TO MF-2500
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MAP 161	R-1500 TO MF-3000
MAP 162	R-3000 TO MF-3000
MAP 163	R-3000 TO MF-2500
MAP 164	M-1 TO CSR-2-R-1500
MAP 165	M-2 TO I-1
MAP 166	CA TO MF-2500
MAP 167	R-1500 TO MF-2500
MAP 168	R-1500 TO MF-3000
MAP 169	R-3000 TO MF-3000
MAP 170	R-3000 TO MF-2500
MAP 171	M-1 TO CSR-2-R-1500
MAP 172	M-2 TO I-1
MAP 173	CA TO MF-2500
MAP 174	R-1500 TO MF-2500
MAP 175	R-1500 TO MF-3000
MAP 176	R-3000 TO MF-3000
MAP 177	R-3000 TO MF-2500
MAP 178	M-1 TO CSR-2-R-1500
MAP 179	M-2 TO I-1
MAP 180	CA TO MF-2500
MAP 181	R-1500 TO MF-2500
MAP 182	R-1500 TO MF-3000
MAP 183	R-3000 TO MF-3000
MAP 184	R-3000 TO MF-2500
MAP 185	M-1 TO CSR-2-R-1500
MAP 186	M-2 TO I-1
MAP 187	CA TO MF-2500
MAP 188	R-1500 TO MF-2500
MAP 189	R-1500 TO MF-3000
MAP 190	R-3000 TO MF-3000
MAP 191	R-3000 TO MF-2500
MAP 192	M-1 TO CSR-2-R-1500
MAP 193	M-2 TO I-1
MAP 194	CA TO MF-2500
MAP 195	R-1500 TO MF-2500
MAP 196	R-1500 TO MF-3000
MAP 197	R-3000 TO MF-3000
MAP 198	R-3000 TO MF-2500
MAP 199	M-1 TO CSR-2-R-1500
MAP 200	M-2 TO I-1
MAP 201	CA TO MF-2500
MAP 202	R-1500 TO MF-2500
MAP 203	R-1500 TO MF-3000
MAP 204	R-3000 TO MF-3000
MAP 205	R-3000 TO MF-2500
MAP 206	M-1 TO CSR-2-R-1500
MAP 207	M-2 TO I-1
MAP 208	CA TO MF-2500
MAP 209	R-1500 TO MF-2500
MAP 210	R-1500 TO MF-3000
MAP 211	R-3000 TO MF-3000
MAP 212	R-3000 TO MF-2500
MAP 213	M-1 TO CSR-2-R-1500
MAP 214	M-2 TO I-1
MAP 215	CA TO MF-2500
MAP 216	R-1500 TO MF-2500
MAP 217	R-1500 TO MF-3000
MAP 218	R-3000 TO MF-3000
MAP 219	R-3000 TO MF-2500
MAP 220	M-1 TO CSR-2-R-1500
MAP 221	M-2 TO I-1
MAP 222	CA TO MF-2500
MAP 223	R-1500 TO MF-2500
MAP 224	R-1500 TO MF-3000
MAP 225	R-3000 TO MF-3000
MAP 226	R-3000 TO MF-2500
MAP 227	M-1 TO CSR-2-R-1500
MAP 228	M-2 TO I-1
MAP 229	CA TO MF-2500
MAP 230	R-1500 TO MF-2500
MAP 231	R-1500 TO MF-3000
MAP 232	R-3000 TO MF-3000
MAP 233	R-3000 TO MF-2500
MAP 234	M-1 TO CSR-2-R-1500
MAP 235	M-2 TO I-1
MAP 236	CA TO MF-2500
MAP 237	R-1500 TO MF-2500
MAP 238	R-1500 TO MF-3000
MAP 239	R-3000 TO MF-3000
MAP 240	R-3000 TO MF-2500
MAP 241	M-1 TO CSR-2-R-1500
MAP 242	M-2 TO I-1
MAP 243	CA TO MF-2500
MAP 244	R-1500 TO MF-2500
MAP 245	R-1500 TO MF-3000
MAP 246	R-3000 TO MF-3000
MAP 247	R-3000 TO MF-2500
MAP 248	M-1 TO CSR-2-R-1500
MAP 249	M-2 TO I-1
MAP 250	CA TO MF-2500

MAP 327  
LOGAN ELEMENTARY SCHOOL

MA  
HIGH

JUNIOR

PA  
MEMORIAL

LA  
LOGAN ELEMENTARY SCHOOL

MAP 117  
LOGAN VIEW

MAP 118  
CLAY

MAP 119  
REED

MAP 120  
MINSTREL

MAP 121  
HARRISON

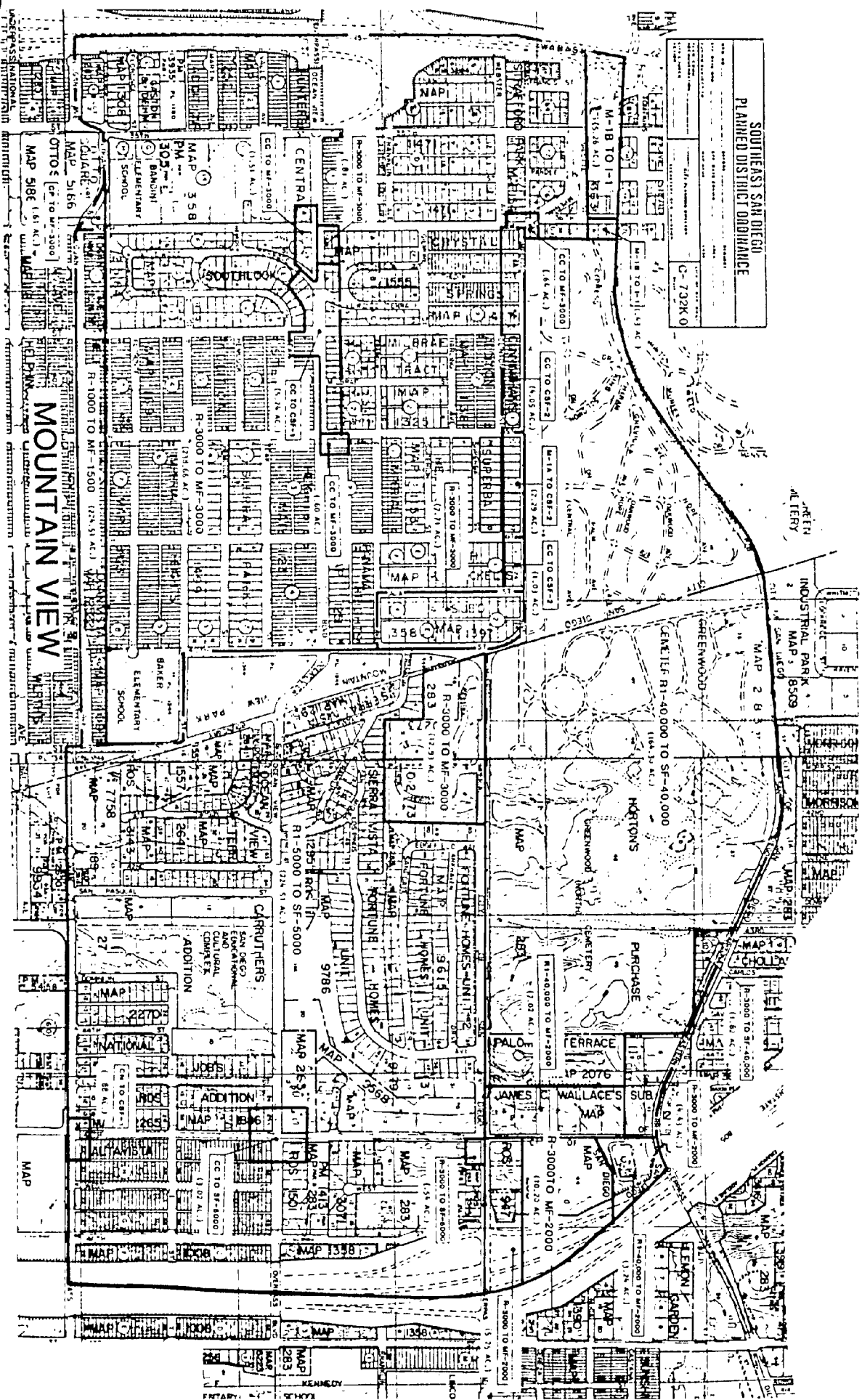
MAP 122  
HARRISON

MAP 123  
HARRISON









MOUNTAIN VIEW SPECIFIC CRITERIA

MOUNTAIN VIEW APPENDIX N

# SHELLTOWN

SOUTHEAST SAN DIEGO  
PLANNED DISTRICT ORDINANCE

16921

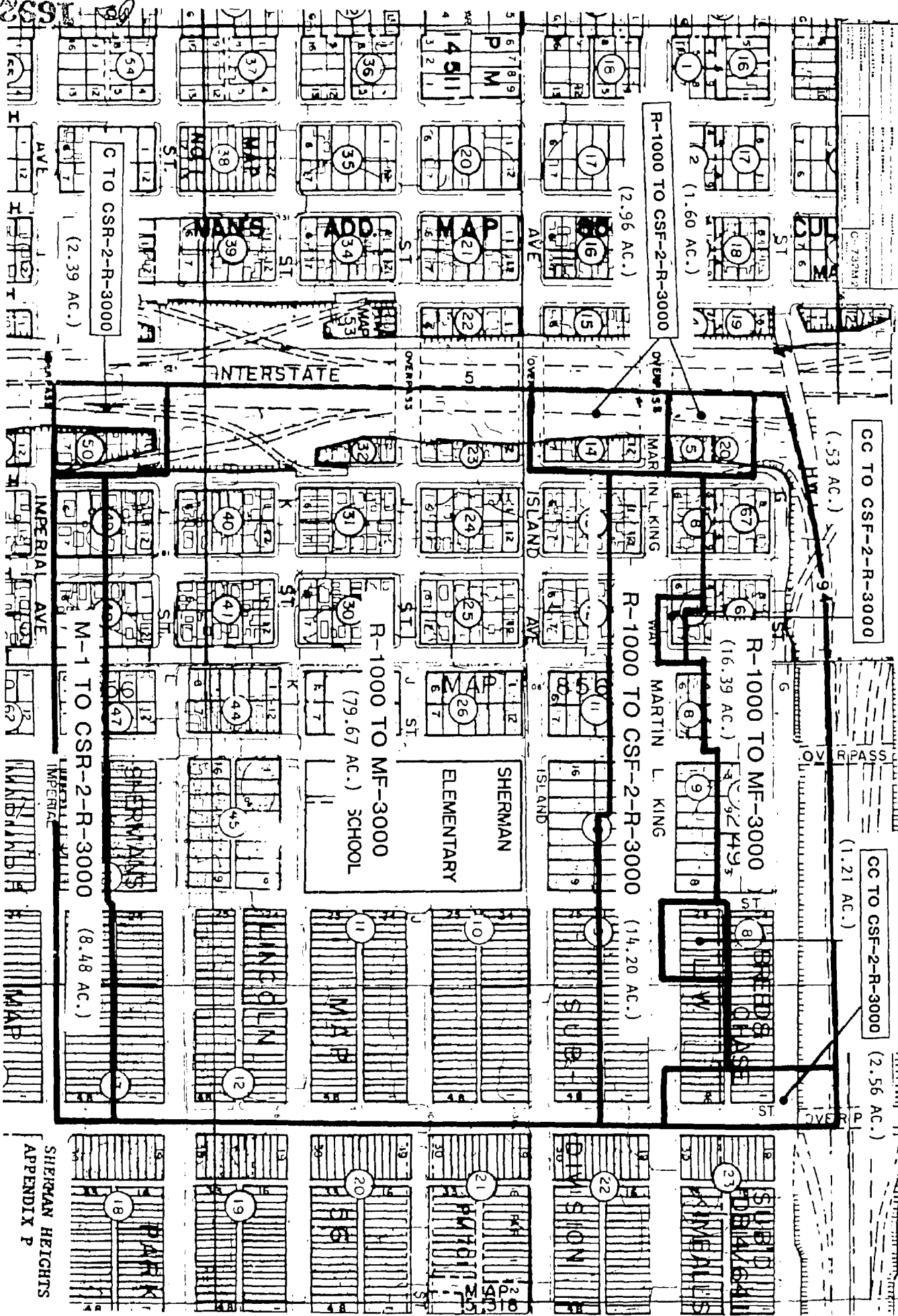


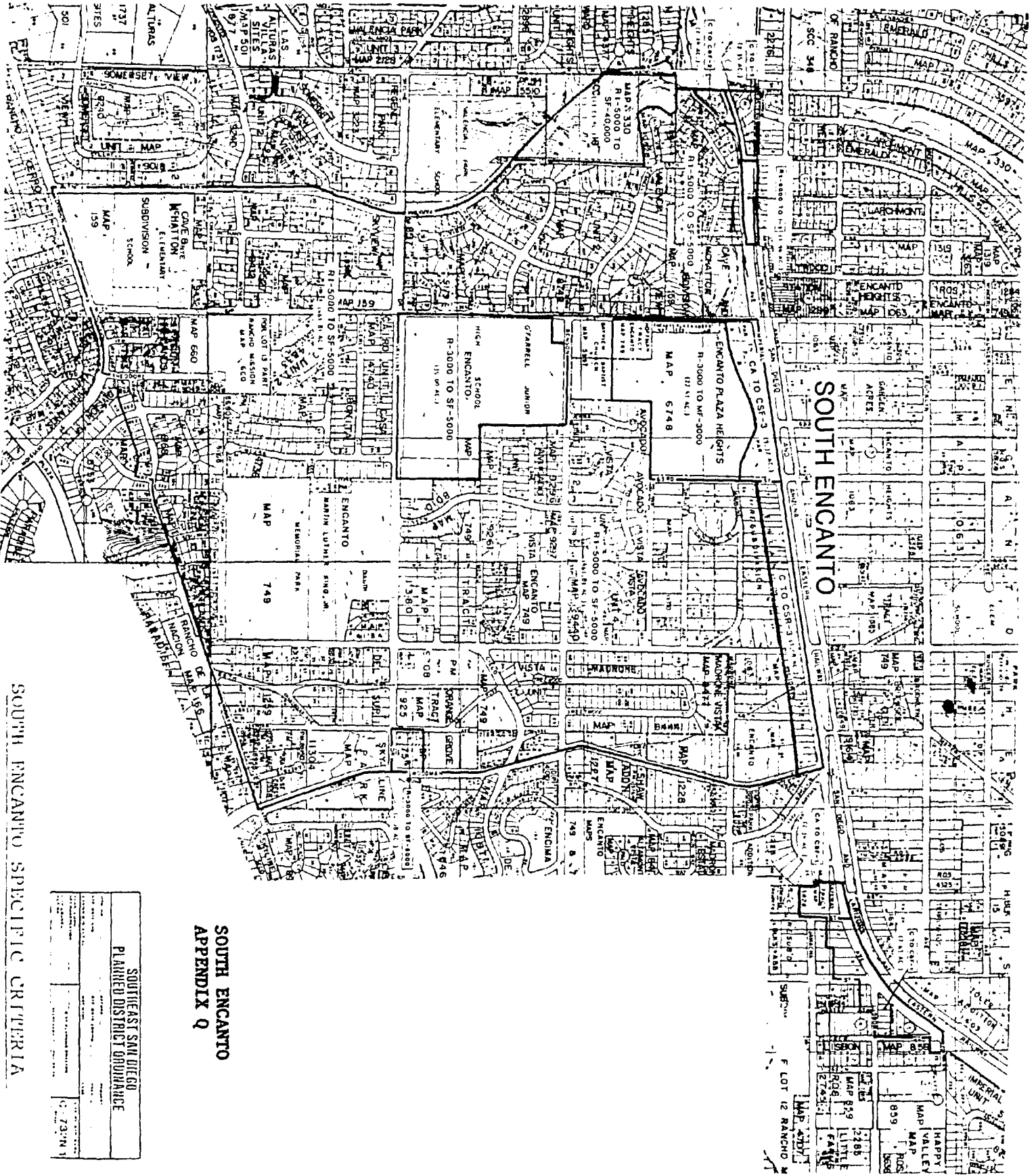
SHELLTOWN PLANNED DISTRICT ORDINANCE

SHERMAN HEIGHTS SPECIFIC CRITERIA

1. All properties in this neighborhood shall also comply with the criteria of the Sherman Heights Historic District contained in Municipal Code Sec. \_\_\_\_\_

SOUTHEAST PLANNED DISTRICT



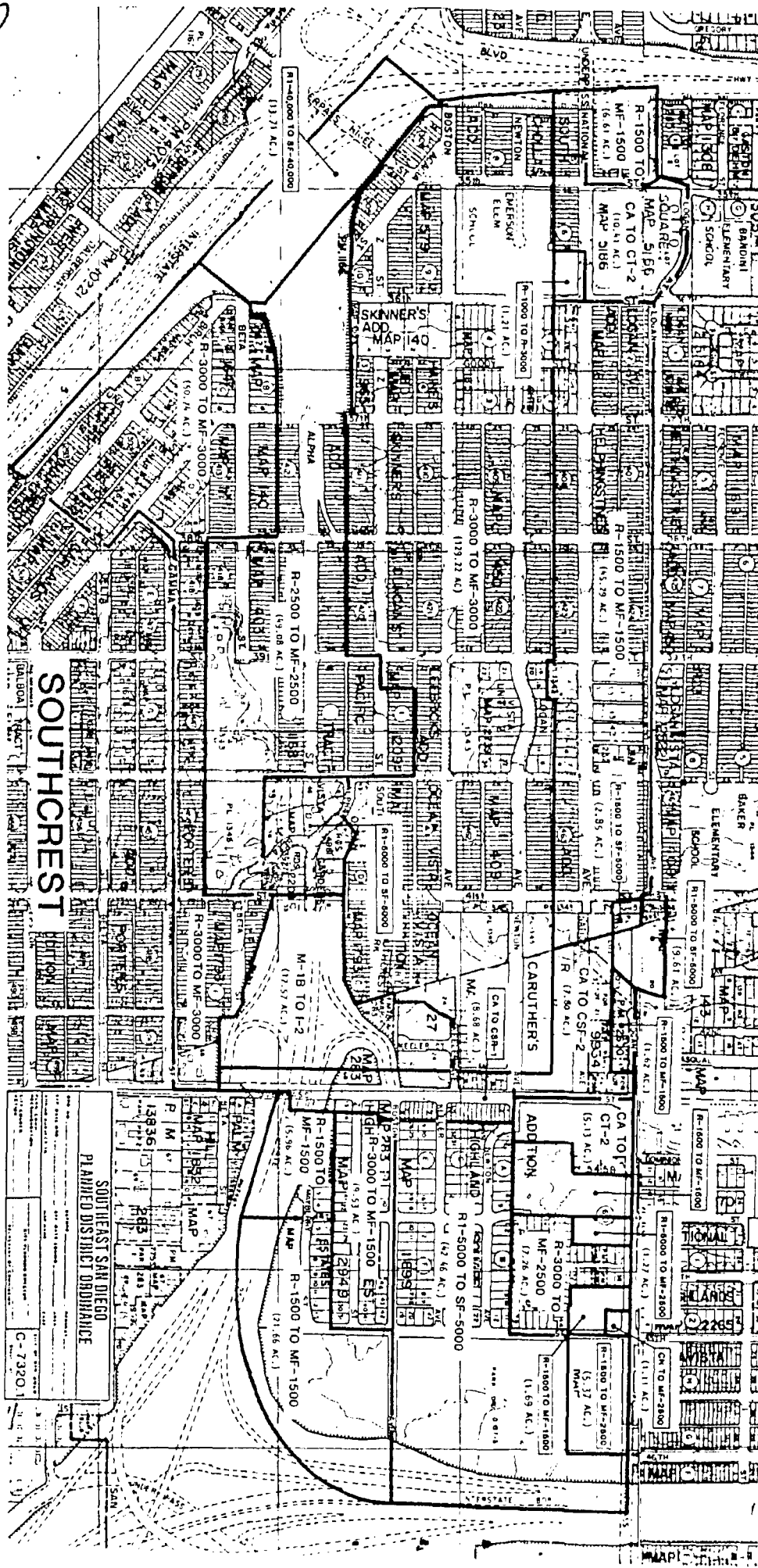


**SOUTH ENCANTO**

**SOUTH ENCANTO  
APPENDIX Q**

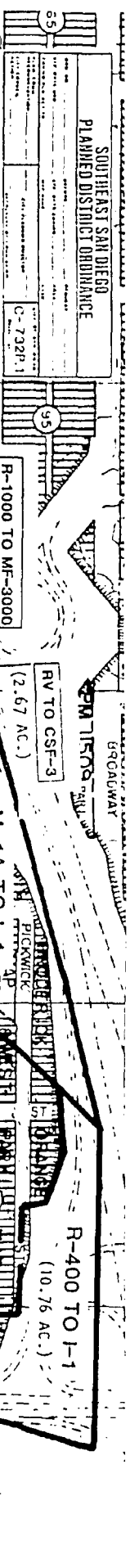
SOUTHEAST SAN DIEGO PLANNED DISTRICT OVERLAP	
DATE	0-73771
BY	
FOR	
APPROVED	
DATE	

SOUTH ENCANTO SPECIFIC CRITERIA

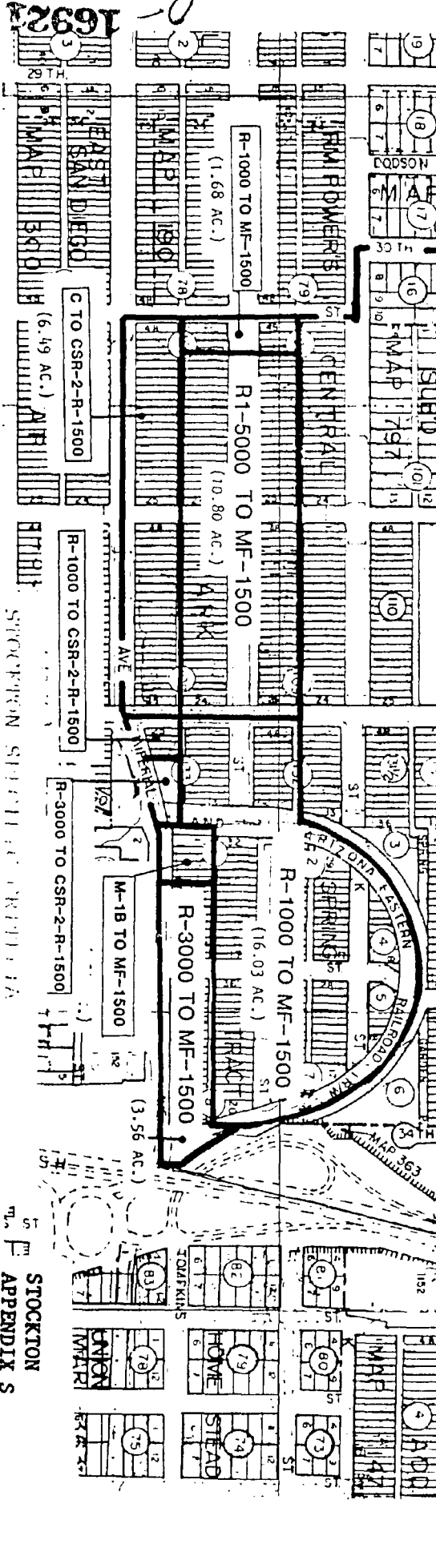


SOUTHCREST SPECIFIC CRITERIA

SOUTHEAST SAN DIEGO  
PLANNED DISTRICT ORDINANCE



# STOCKTON

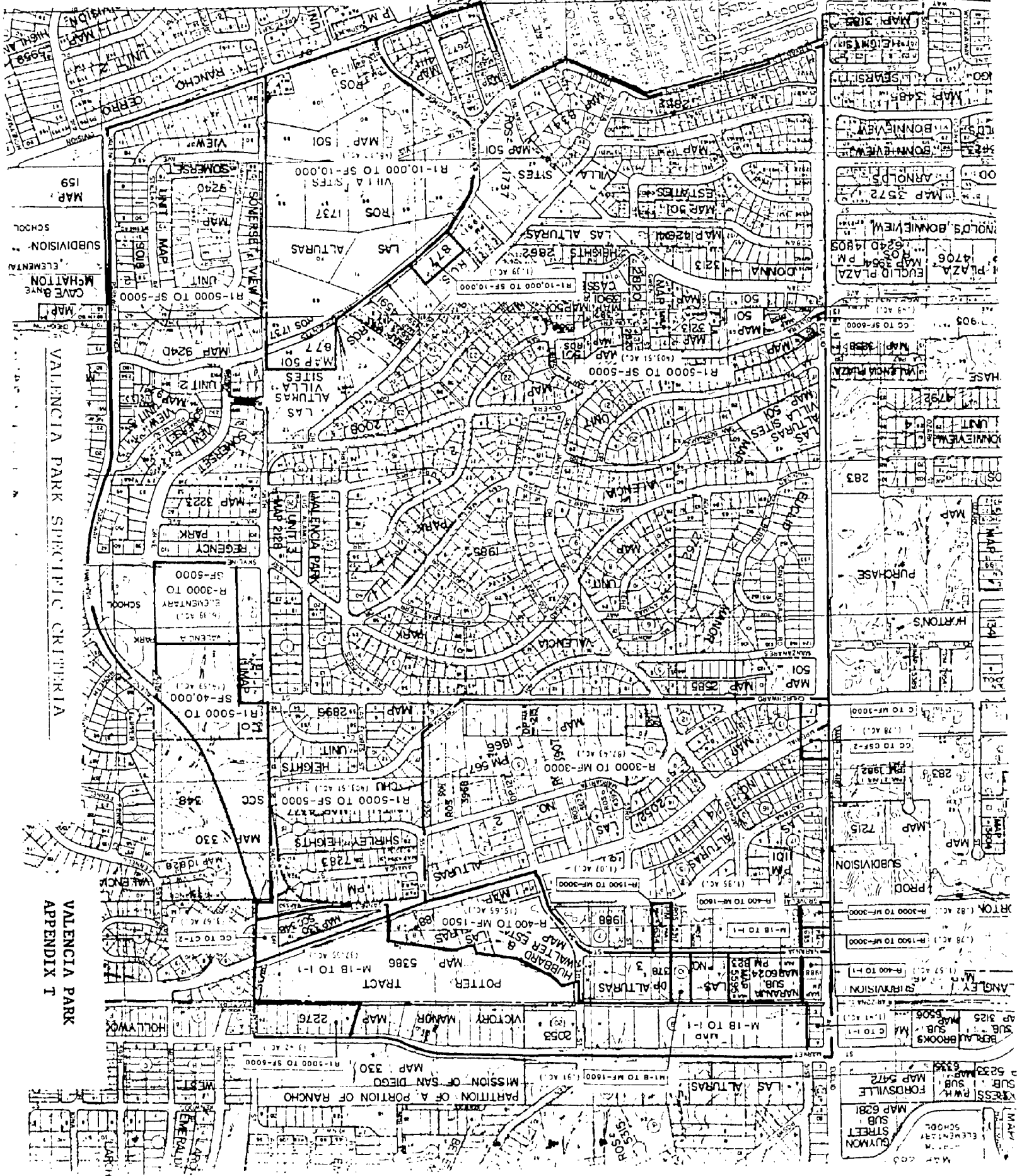


STOCKTON  
APPENDIX S

16922

0-7020	
SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE	

# VALENCIA PARK



VALENCIA PARK SPECIFIC CRITERIA

VALENCIA PARK APPENDIX T

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

**AUG 03 1987**

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Celia Ballesteros	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR  
 Mayor of The City of San Diego, California.

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

(Seal)

By *Raynell L. Phelan*, 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

**JUL 13 1987**

**AUG 03 1987**

, 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. Phelan*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance *0-* **16921** **AUG 03 1987**  
 Number ..... Adopted .....



RECEIVED  
CITY CLERK'S OFFICE  
1997 JUL 30 AM 10:52  
SAN DIEGO, CALIF.

FOR INFO ONLY

CERTIFICATE OF PUBLICATION

RECEIVED  
CITY CLERK'S OFFICE  
1987 SEP 25 PM 12:48  
SAN DIEGO, CALIF.

CITY OF SAN DIEGO  
202 C STREET, 2ND FLOOR  
SAN DIEGO, CA 92101  
ATTN: MAYDEL L. PONTECORVO

IN THE MATTER OF

NO.

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, THE SAN DIEGO MUNICIPAL CODE BY ADDING DIVISION 17 RELATING TO THE SOUTHEAST SAN DIEGO PLANNED DISTRICT

I, THOMAS D. KELLEHER, 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 NUMBER O-16921 (NEW SERIES)**  
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, THE SAN DIEGO MUNICIPAL CODE BY ADDING DIVISION 17 RELATING TO THE SOUTHEAST SAN DIEGO PLANNED DISTRICT.  
The ordinance enacts the Southeast San Diego Planned District. The ordinance establishes a comprehensive program relating to the use and development of land within the area. The regulations established by the ordinance apply to single and multiple family zones and commercial and industrial zones, all of which are identified on maps on file in the office of the City Clerk.  
A complete copy of the Ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 2nd Floor, City Administration Building, 202 C Street, San Diego, CA 92101.  
INTRODUCED AS AMENDED ON JULY 13, 1987  
Passed and Adopted by the Council of The City of San Diego on AUGUST 3, 1987  
AUTHENTICATED BY: MAUREEN O'CONNOR  
Mayor of The City of San Diego, CA  
CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, CA  
By MAYDELL L. PONTECORVO, Deputy  
(SEAL)  
Pub. September 21  
88428

ORDINANCE NUMBER O-16921 (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:

SEPT. 21

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

Dated at San Diego, California this 21 day of SEPT., 1987

Thomas D. Kelleher  
(Signature)

26 Lines x .98 = 50.96  
(2 1/2" x 10 7/8" x 2 = 53.50)