

(0-88-171)

ORDINANCE NUMBER O- 17072 (NEW SERIES)

ADOPTED ON APR 18 1988

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,  
DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY  
AMENDING SECTION 101.0410 RELATING TO MULTIPLE  
FAMILY RESIDENTIAL ZONES.

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

Section 1. That Chapter X, Article 1, Division 4, of the San  
Diego Municipal Code be and the same is hereby amended by  
amending Section 101.0410, to read as follows:

**SEC. 101.0410 R (MULTIPLE FAMILY RESIDENTIAL) ZONES**

A. through M. [No change.]

**N. COASTAL ZONE REGULATIONS**

The Coastal Zone is a unique public resource of  
vital and enduring interest to all present and future  
residents of the City of San Diego. Existing developed  
uses, and future development consistent with the City's  
adopted Local Coastal Program, are essential to the  
economic and social well-being of the people of the  
City. To this end, the development of property within  
the Coastal Zone requires special regulations to protect  
the unique character of individual coastal communities  
and neighborhoods, while maintaining the public's right  
of access to the shoreline.

Within the Coastal Zone, the following regulations shall be supplementary to, and in the event of conflict shall supersede, the regulations set forth or referenced in preceding paragraphs of this Section.

1. Floor Area Ratio (see also Subsection H.). The basic and maximum floor area ratio for the R-1750 Zone, within the Coastal Zone, shall be .70. The R-1750 Zone, within the Coastal Zone, shall not be subject to the provisions of Subsection H.4.

2. Floor Area Ratio "Offset Bonus" (see also Subsection H.). A floor area ratio "offset bonus" of 0.05 may be utilized if either design feature a. or b., described herein is incorporated into the construction of the main building. If both features are incorporated, the floor area ratio offset bonus shall be 0.10.

a. A vertical offset in the facade extending the full height of the facade. The vertical offset shall maintain a minimum depth of three (3) feet through a minimum length of five (5) feet. The inward slope of the offset shall be at an angle of not less than forty-five (45) degrees from the vertical plane of the facade (see Illustration "G," below):

ILLUSTRATION "G" [No change.]

b. An additional setback of not less than five (5) feet behind the standard front yard for all stories above two (2) (see Illustration "H," below):

ILLUSTRATION "H" [No change.]

3. Landscaping Regulations (see also Subsection J.). Prior to the use and occupancy of any premises, the entire required front and street side yards shall be suitably landscaped except for those areas occupied by driveways and walkways. In no case shall the required landscaped area be less than fifty percent (50%) of the total area included in the required front and street side yards. Prior to the issuance of any building permits, a complete landscaping plan shall be submitted to the Zoning Administrator for approval; said landscaping plan shall be in conformance with standards adopted by the Planning Commission as set forth in the document entitled, "Development and Maintenance Standards-Landscaping," on file in the office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Required landscaping and required watering system shall be installed prior to the use of the

premises. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

4. Driveway Regulations (see also Subsection K.).

a. Maximum Driveway Width for Lots or Parcels Which Abut an Alley.

No driveway shall exceed a width of twenty (20) feet at any point of its length within the front yard and there shall be no less than forty-five (45) feet measured at the property line between driveways serving the same premises.

Driveways shall be so located as to provide at least one (1) on-street parking space for each fifty (50) feet of frontage of the premises, said on-street parking space being not less than twenty (20) feet in length measured along a full height curb, provided, however, that an alternative driveway spacing and location may be approved by the City Manager if such an alternative will result in a maximum number of on-street parking spaces being provided.

5. Special Regulations for Beach Impact Areas. Within the Beach Impact Area of the Coastal Zone as designated on Map Drawing No. C-731 (on

file in the office of the City Clerk as Document No. 00-17069) the following regulations shall be supplementary to, and in the event of conflict shall supersede, the regulations set forth as referenced in preceding paragraphs of this Section.

a. Off-street Parking Regulations (see also Subsection K.)

Every premises used for one or more of the permitted uses listed under items 1. through 3. of Subsection B., above, 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 (2) spaces provided there is not more than one (1) dwelling unit on the premises.

2) For premises containing two (2) or more dwelling units - one and one half (1.5) spaces for each dwelling unit containing one (1) bedroom or less, and two (2.0) spaces for each dwelling unit containing two (2) or more bedrooms.

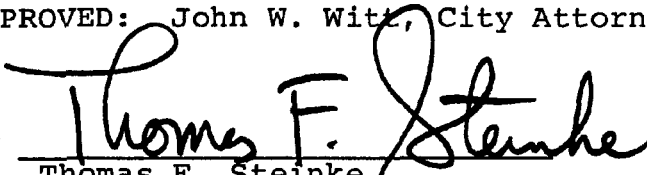
b. Curb Cuts. New curb cuts shall not be permitted and existing curb cuts shall be removed where safe and efficient access is

available from an abutting alley. Where alley access is not available or where access from an abutting alley would be precluded by the proposed retention of an existing residential development, one (1) curb cut not to exceed twenty-five (25) feet in width at the property line, may be permitted.

Section 2. This ordinance shall become effective on October 17, 1988, provided that by such date the Local Coastal Program of The City of San Diego (including Coastal Commission recommended rezonings) has been: (i) accepted by the Executive Director of the Coastal Commission; (ii) is finally and effectively certified by the Coastal Commission; and (iii) coastal development permit issuing responsibility is authorized by the Coastal Commission to be undertaken by The City of San Diego. In the event the aforesaid conditions are not met, this ordinance is null and void.

APPROVED: John W. Witt, City Attorney

By

  
Thomas F. Steinke  
Deputy City Attorney

TFS:wk  
03/31/88  
Or.Dept:Plan.  
O-88-171  
Form=0.none

55 K

Passed and adopted by the Council of The City of San Diego on APR 18 1988,  
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<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"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struikma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.

(Seal)

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

By Ellen Bovard, 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

APR 5 1988, and on APR 18 1988.

~~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.

(Seal)

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

By Ellen Bovard, Deputy.

Office of the City Clerk, San Diego, California	
Ordinance Number <u>0-17072</u>	Adopted <u>APR 18 1988</u>

RECEIVED  
CITY CLERK'S OFFICE  
1988 APR -1 PM 3: 23  
SAN DIEGO, CALIF.



CERTIFICATE OF PUBLICATION

CITY OF SAN DIEGO  
202 C STREET, 2ND FLOOR  
SAN DIEGO, CA 92101  
ATTN: ELLEN BOVARD

IN THE MATTER OF  
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION  
4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION  
101.0410 RELATING TO MULTIPLE FAMILY RESIDENTIAL  
ZONES.

NO.

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

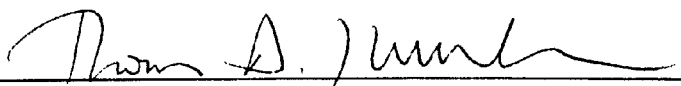
ORDINANCE NUMBER O-17072 (NEW SERIES)

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:

MAY 2

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

Dated at San Diego, California this 2 day of MAY, 19 88.



(Signature)

23 lines x .98 = 45.08

2 1/8" x 2 x 10.78 = 45.82

**ORDINANCE NUMBER O-17072 (NEW SERIES)**  
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0410 RELATING TO MULTIPLE FAMILY RESIDENTIAL ZONES.  
The amendments to the CC, CV, C-1, CO, CN, R, and RV Zones are designed primarily to incorporate higher parking standards and greater restrictions on curb cuts for development within the Beach Impact Area of the Coastal Zone.  
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 on April 5, 1988  
Passed and adopted by the Council of The City of San Diego on April 18, 1988.  
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  
BY ELLEN BOVARD, Deputy  
Sub. May 2 16736