

(O-88-175)

ORDINANCE NUMBER O-17076 (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 101.0427 RELATING TO
COMMUNITY COMMERCIAL 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 101.0427, to read as follows:

SEC. 101.0427 CC (COMMUNITY COMMERCIAL) ZONE

A. through F. [No change.]

G. 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 proceeding paragraphs of this Section.

1. Permitted Uses (see also Subsection B.).

Apartments, provided that not less than fifty percent (50%) of the combined gross floor area of the ground floors of all buildings on any premises shall be reserved for those uses permitted in Subsections B.1., B.2., and B.3.; and, provided further, that dwelling units shall not be permitted on the ground floor of any building on the front half of the lot or premises.

2. Special Regulations (see also Subsection C.). Refuse Collection Storage Areas.

A minimum of thirty-two (32) square feet of on-site refuse collection area shall be provided on each lot or premises and shall not be located in any front or street side yard. Said area shall be screened by a solid wall or fence with a minimum height of four (4) feet or the height of the refuse container, whichever is greater; provided that a six (6) foot solid wall or fence shall be constructed between any such container and any adjoining residentially zoned property. In all cases where a lot or premises is served by an alley, all refuse collection areas shall be directly accessible to such alley.

3. Property Development Regulations (see also Subsection E.).

a. Minimum Yards.

Side:

Street - five (5) feet.

b. Facade Offset.

Any continuous facade greater than fifty (50) feet in length shall be provided with recessed offsets or indentations extending the full height of the facade at not more than fifty (50) foot intervals. Such recessed offsets or indentations shall each have a minimum average depth of two (2) feet, and a minimum length of four (4) feet measured along the vertical plane of the facade, and their inward angles shall be not less than thirty (30) degrees when measured from such plane.

4. Off-street Parking Regulations (see also Subsection F.).

a. For lots or parcels which abut an alley:

1) For private clubs and similar establishments - one (1) parking space for each guest room or one (1) parking space for each two hundred (200) square feet of gross floor area, whichever is greater.

2) For commercial retail and services establishments - one (1) parking space for each eight hundred (800) square feet of gross floor area.

3) For restaurants and similar establishments - one (1) parking space for each two hundred (200) square feet of gross floor area.

4) For interior lots, access to required off-street parking areas shall be from the alley only. For corner lots, access to such areas shall also be permitted from the abutting side street.

b. For lots or parcels which do not abut an alley:

Off-street parking shall be provided in accordance with the requirements of Subsections G.4.a.(1), (2), and (3) of this section.

c. For Residential Uses - 1.3 spaces for each dwelling unit containing one (1) bedroom or less, and 1.6 spaces for each dwelling unit containing two (2) or more bedrooms.

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. OO-17069) the following regulations shall be supplementary to, and in the event of conflict shall supersede, the regulations set forth as reference in preceding paragraphs of this section.

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

1. For commercial office, retail and service establishments (except restaurants) - one (1) parking space for each four hundred (400) square feet of gross floor area.

2. For hotel/motel uses - one (1) parking space for each guest room or suite.

3. For Residential Uses - one and a 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.

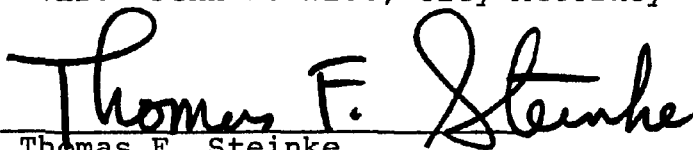
New curb cuts shall not be permitted and existing curb cuts shall be removed where safe and efficient vehicular access is available from an abutting alley, except that new commercial or residential developments with a frontage of one hundred fifty (150) feet or

greater shall be permitted one (1) curb cut (twenty-five (25) foot wide at the property line) for every full one hundred fifty (150) feet of street frontage. Where alley access is not available or where access from an abutting alley would be precluded by the proposed retention of an existing commercial or 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.
0-88-175
Form=0.none

0-17076

310

APR 18 1988

Passed and adopted by the Council of The City of San Diego on
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 Struiksmma	<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.

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

(Seal)

By *Ellen Board*, 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.

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

(Seal)

By *Ellen Board*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number J-17076 Adopted APR 18 1988

RECEIVED
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1988 APR -1 PM 3:24
SAN DIEGO, CALIF.

CERTIFICATE OF PUBLICATION

RECEIVED
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1988 MAY -6 AM 11:04
SAN DIEGO, CALIF. 921

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 101.0427 RELATING TO COMMUNITY COMMERCIAL
ZONES.

NO.

THOMAS D. KELLEHER

I, _____, 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

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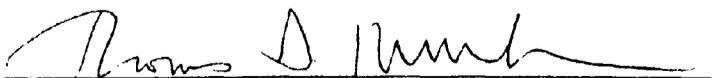
ORDINANCE NUMBER O-17076 (NEW SERIES)
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0427 RELATING TO COMMUNITY COMMERCIAL ZONES.
The amendments to the CC, CV, C-1, CO, CN, R, and RV Zones are designed primarily to incorporate higher parking 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
Pub. MAY 2 107348

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