

(O-88-176)

ORDINANCE NUMBER O- 17077 (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 101.0430 RELATING TO C-1
ZONE.

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 101.0430, to read as follows:

SEC. 101.0430 C-1 ZONE

A. through E. [No change.]

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

a. Wholesaling and retailing of goods and dispensing of services from the following establishments:

- 1) Fish and shellfish stores and markets.
- 2) Fishing supply shops.
- 3) Marine electronic and electrical equipment sales and service.
- 4) Marine engine sales, service and parts supply.
- 5) Marine hardware sales.
- 6) Marine plumbing and water system sales and service.

b. Drive-in and drive-thru facilities if approved by Planned Commercial Development Permit.

c. Those uses permitted under Subsection B., except that the following uses shall be prohibited:

- 1) Feed stores.
- 2) Ice delivery stations.

3) Moving and household storage facilities.

4) Newspaper plants, if the floor area to be occupied for such use were to exceed five thousand (5,000) square feet per establishment.

5) Transportation terminals.

d. Apartments, provided 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.).

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

b. 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 or visual screening with construction and appearance similar to the main building.

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c. A minimum of thirty-two (32) square feet 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 fence or wall 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 D.).

a. Driveways (see also Subsection D.3.). A maximum of one (1) driveway for every one hundred (100) feet of street frontage shall be permitted for each premises; provided that for lots with less than one hundred (100) feet of street frontage, one (1) driveway shall be permitted for each frontage. No driveway shall exceed a width of twenty-five (25) feet measured at the property line, and there shall be no less than forty-five (45) feet measured at the property line between driveways serving the same lot or premises.

b. Landscaping (see also Subsection D.6.). The required landscaped area shall be not less than five percent (5%) of the total area of the premises.

c. Facade Offsets. 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.

d. Outdoor Display and Storage. Outdoor display and storage of new and used boats shall be permitted without screening walls or fences, except along common property lines of abutting residentially zoned lots.

e. Walls. Prior to the use and occupancy of any premises, a wall not less than six (6) feet in height shall be constructed along all portions of the perimeter of said premises that abut residentially zoned property; provided,

however, that the provisions of SEC. 101.0620 shall apply.

4. Off-Street Parking Regulations (see also Subsection E.).

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

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

2) 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.

b. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified in Subsections B. or F.1., above, is found to be a permitted use, the off-street parking requirements shall be consistent with those for similar uses in this zone.

5. Special Regulations for the Beach Impact Area. 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 referenced in preceding paragraphs of this section.

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

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

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

3) 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.

4) For Residential Uses - 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 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) feet 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
Thomas F. Steinke
Deputy City Attorney

TFS:wk
03/31/88
Or.Dept:Plan.
O-88-176
Form=o.none

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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 Struiksma	<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 Bevard* , 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

APR 18 1988

....., 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..... *Ellen Bevard* , Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number **0-17077** Adopted **APR 18 1988**

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1993 APR -1 PM 3: 24
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

NO.

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION
4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING
SECTION 101.0403 RELATING TO C-1 ZONE.

ORDINANCE NUMBER O-17077 (NEW SERIES)
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0403 RELATING TO C-1 ZONE.
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
MAY 2 107348

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

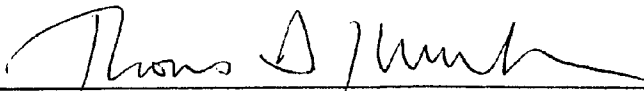
ORDINANCE NUMBER O-17077 (NEW SERIES)

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)

22 lines x .98 = \$43.12
2" x 2 x 10.78 = \$43.12