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(O-88-66 REV. 4)

ORDINANCE NUMBER O-17123 (NEW SERIES)

ADOPTED ON AUGUST 1, 1988

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3,
OF THE SAN DIEGO MUNICIPAL CODE BY ADDING
DIVISION 20, RELATING TO THE MARINA PLANNED
DISTRICT REGULATIONS.

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 20, Sections 103.2001, 103.2002, 103.2003, 103.2004,
103.2005, 103.2006 and 103.2007, to read as follows:

DIVISION 20

MARINA PLANNED DISTRICT

SEC. 103.2001 PURPOSE AND INTENT

The purpose of the Marina Planned District is to
establish development controls that will:

1. Create discrete neighborhoods.
2. Encourage new housing.
3. Conserve heritage buildings.
4. Permit mixed-use developments.
5. Provide opportunities for both large- and
small-scale development.
6. Guide the location of high-rise
development intensity and land use characteristics.

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7. Establish strong linkages to the waterfront.

8. Prescribe building mass standards.

9. Establish a strong sense of pedestrian orientation at the street level.

SEC. 103.2002 BOUNDARIES

The Marina Planned District is within the boundaries of the Centre City Community Plan and is comprised of a portion of the area within the boundaries of the Marina Redevelopment Plan in the City of San Diego, California, designated on that certain Map Drawing No. C-741, filed in the office of the City Clerk under Document No. 0-17123.

SEC. 103.2003 ADMINISTRATIVE REGULATIONS

A. ADMINISTRATION

The Centre City Development Corporation shall administer the Marina Planned District as the designee of the City Council in accordance with the provisions of this division.

B. ACTIVITIES REGULATED

1. No building, structure or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall the use of any building or structure be changed, nor shall any such building, structure or improvement be used or occupied unless it shall comply with the requirements of this division.

2. The Department of Building Inspection shall not issue any permit for such activities in any portion of the Marina Planned District until approval of a Marina Planned District Permit or a Marina Planned District Exception Permit by the Centre City Development Corporation has been obtained signifying compliance with the provisions of this division.

C. MARINA PLANNED DISTRICT PERMIT PROCESS

1. Permit Required.

A Marina Planned District Permit shall be required prior to issuance of any City building permit within the Marina Planned District.

2. Application for Marina Planned District Permit.

a. A Marina Planned District Permit shall be issued after the applicant has completed a four (4) step design review process consisting of the submission of:

- (1) Basic Concept/Schematic Drawings.
- (2) Design Development Drawings.
- (3) Fifty Percent (50%) Construction Drawings.
- (4) One Hundred Percent (100%) Construction Drawings.

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Based on the size of the project, nature of improvement or the participation of the Redevelopment Agency, Steps 2, 3 or 4 may be consolidated to facilitate review of the project at the discretion of the Centre City Development Corporation.

b. The criteria for submitting Basic Concept/Schematic Drawings and a description of the design review process are contained in Appendix A.

3. Review Procedures.

Application for a Marina Planned District Permit shall begin with the submission of Basic Concept/Schematic Drawings to the Centre City Development Corporation. These shall be reviewed by:

- o The Centre City Development Corporation - Resident Advisory Committee.
- o The Centre City Development Corporation Board.
- o The City Planning Commission.
- o The Redevelopment Agency of The City of San Diego.

Interested citizens and area residents may review and comment on individual projects prior to or at the time of the above reviews. The Planning Commission shall review the Basic Concept/Schematic

Drawings and make recommendations to the
Redevelopment Agency within thirty (30) days from
the receipt of said drawings.

4. Determination - Conditions of Approval.

The Centre City Development Corporation and
Redevelopment Agency may approve, modify or
disapprove any application initiated by the
submission of Basic Concept/Schematic Drawings for
a Marina Planned District Permit. In approving the
Marina Planned District Permit, the Centre City
Development Corporation may propose to the
Redevelopment Agency reasonable conditions to
ensure compliance with these regulations.

5. Conditional Planned District Permit.

The Redevelopment Agency's approval of the
Basic Concept/Schematic Drawings constitutes a
Conditional Planned District Permit. Following the
Redevelopment Agency's approval, the applicant
shall submit the Design Development Drawings, Fifty
Percent (50%) Construction Drawings and One Hundred
Percent (100%) Construction Drawings to the Centre
City Development Corporation for its approval.

6. Issuance of Planned District Permit.

If the Centre City Development Corporation
finds that the One Hundred (100%) Construction
Drawings conform to the conditions approving the
Basic Concept/Schematic Drawings, then the

applicant may apply for other necessary permits from the Building Inspection Director, Planning Director or City Engineer.

7. Permit Time Limits and Time Extensions.

Any permit approved under this division will be effective for a period of two (2) years. One (1) time extension of one (1) year may be given if the Centre City Development Corporation finds from the evidence submitted that there have been no material changes of circumstances since the permit was originally granted.

8. Revocation.

The Centre City Development Corporation may, at any time, revoke a Marina Planned District Permit issued under this section. Prior to such a revocation, the holder of the Marina Planned District Permit shall be given a hearing after thirty (30) days' notice. After such a hearing, the Centre City Development Corporation may revoke a permit upon determining:

a. That the building or structure for which the permit was issued is being used for purposes other than or in addition to the purposes and manner described in the permit application.

b. That such use or operation of the building or structure for which the permit was issued is contrary to these regulations.

c. That the building or structure for which the Marina Planned District Permit was issued was not constructed in compliance with the terms and conditions of the Marina Planned District Permit.

D. MARINA PLANNED DISTRICT EXCEPTION PERMIT PROCESS

Exceptions sought under Section 103.2005 shall be applied for concurrently with the Marina Planned District Permit process set forth in Section 103.2003.C. If exceptions are granted a Planned District Exception Permit shall be affixed to the Marina Planned District Permit.

SEC. 103.2004 APPLICABLE PLANNING, ZONING AND SUBDIVISION REGULATIONS

Where not otherwise specified in this division, the provisions of the San Diego Municipal Code, Chapter X, Article 1, Divisions 1 through 3, 5, 6 and 8 through 18 and Chapter X, Article 2 shall apply. All other provisions of Chapter X, Article 1 of the San Diego Municipal Code are superseded by the regulations of this division. Where there is a conflict between the provisions of Chapter X, Article 1 and Chapter X, Article 2 and the provisions of this division, the provisions of this division shall apply. All applicable building code requirements must be met for construction alteration, addition or repair of a building.

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**SEC. 103.2005 USE CLASSIFICATIONS FOR THE MARINA
PLANNED DISTRICT**

In the area designated eighty percent (80%) residential/twenty percent (20%) nonresidential (Exhibit 1), at least eighty percent (80%) of the gross floor area shall be residential use and up to twenty percent (20%) of the gross floor area may be nonresidential use. The total of all corridor, storage, utility, parking and other support space shall be allocated to residential or nonresidential on an eighty percent (80%) residential/twenty percent (20%) nonresidential basis.

A. RESIDENTIAL USES

The following permanent residential uses are permitted in the Marina Planned District:

1. Multi-family.

2. The following uses may be considered by conditional use permit if the use is the primary residence of the occupants and the major use of the structure:

o Single Room Occupancy.

o Live/Work Quarters.

B. NONRESIDENTIAL USES

The following nonresidential uses are permitted in the Marina Planned District for that portion of the area designated twenty percent (20%) nonresidential:

1. Eating and Drinking Establishments.

Businesses serving prepared food or beverages for consumption on or off the premises.

2. Food Sales.

Retail sales of prepared food or food for home preparation including bakeries, candy stores, ice cream stores, delicatessens, grocery stores and supermarkets.

3. Small Office-Business and Professional Services.

Services in this category include offices such as architectural design, medical-dental, travel or administrative services, real estate, insurance and legal offices.

4. Personal and Convenience Services.

Services in this category include those of a frequent reoccurring nature such as barber and beauty shops, drug stores, dry cleaning, self-service laundries, shoe repair and tailors.

5. Conditional Use.

The following uses may be considered by conditional use permit if determined to be compatible with the adjoining residential use:

- a. Cultural/institutional.
- b. Religious assembly.
- c. Schools, public/private and day care centers.
- d. Recreation-health facilities.

e. Business and Home Services.

Establishments providing appliance repair, office machine repair, building maintenance (janitorial), upholstering, graphic design, drafting, blueprinting, typesetting, printing, copying or photographic services.

f. Broadcasting, recording and other communication services accomplished through electronic or telephonic mechanisms.

This classification includes radio, television or recording studios, telephone switching centers and telegraph offices, but excludes receiving towers and satellite dishes.

g. Personal Improvement Services.

Provision of instructional services or facilities, including photography, fine arts, crafts, dance or music studios, driving schools, business and trade schools, reducing salons and fitness studios.

h. Retail Sales.

(1) Arts and Crafts.

Establishments selling art objects, art supplies, antiques, jewelry, handmade glass, custom photographs, pottery, porcelain, leather goods and similar

products. This classification includes art galleries, antique shops, ceramic studios, craft shops, jewelry design and creation studios and photo studios.

(2) Home Furnishings and Hardware.

Establishments selling awnings and canvas, home appliances, carpets and floor coverings, hardware, furniture, kitchen utensils, paint and wallpaper.

(3) Other Retail Sales.

This classification includes small department stores, drugstores, dispensing opticians, clothing stores and fabric stores and businesses retailing the following goods: toys, hobby materials, books, cameras, photographic supplies, electronic equipment, records, sporting goods, shoes, office supplies, stationery, medical supplies, bicycles and new automotive parts and accessories (excluding service and installation).

(4) Display windows provided, however, that such windows have a minimum depth of approximately three (3) feet and displays are changed every sixty (60) days.

i. Existing Structures.

Historic and/or architecturally significant structures which are restored, recreated or adaptively reused may be developed entirely with nonresidential uses and are exempt from the requirements to provide residential units.

j. Utility Substations.

Structures and facilities which provide franchised or city utility services to land use and transportation systems located within the Marina Planned District.

C. MIXED HOTEL/RESIDENTIAL DEVELOPMENT

In the area designated Subarea 1 (Exhibit 2), mixed uses including hotel and residential are permitted.

1. Subarea 1 permits hotel use if accompanying residential use is provided.
2. Development of the entire two (2) block site requires one hundred fifty (150) residential dwelling units. Development of individual blocks requires a minimum residential density of eighty-five (85) dwelling units per acre (dupa).
3. Specialty commercial and entertainment uses may be permitted on a conditional use basis.
4. Residential development may be provided as an alternate to hotel use. Such development shall allocate at least eighty percent (80%) of the gross floor area to residential use and may allocate up

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to twenty percent (20%) of the gross floor area to nonresidential land use from the listed uses provided for in this section. Exceptions to the percentage ratio of eighty percent (80%) residential/twenty percent (20%) nonresidential are contained in B.5. "Conditions for Exceptions," Section 103.2006.

D. HOTEL SUBAREA 2

In the area designated Subarea 2 (Exhibit 2), the following hotel uses are permitted:

1. Subarea 2 permits hotel use and ancillary hotel uses such as meeting rooms, food establishments and gift shops.

2. Residential development may be provided as an alternate use; such development shall allocate at least eighty percent (80%) of the gross floor area to residential use and may allocate up to twenty percent (20%) of the gross floor area to nonresidential land use from the listed uses provided for this section. Exceptions to the percentage ratio of eighty percent (80%) residential/twenty percent (20%) nonresidential are contained in B.5., "Conditions for Exceptions," Section 103.2006.

3. Specialty commercial may be permitted on a conditional use permit basis.

SEC. 103.2006 PROPERTY DEVELOPMENT REGULATIONS

A. PLANNING STANDARDS AND URBAN DESIGN GUIDELINES

Concurrent with the adoption of this division, the Redevelopment Agency shall by resolution also adopt architectural and design standards used in evaluating the appropriateness of any development for which a permit is applied under this division. Such architectural and design standards shall be entitled, "Marina Urban Design Plan and Development Guidelines," a copy of which is on file in the office of the City Clerk as Document No. OO-17123.

B. REGULATIONS

The following regulations shall apply to the specific areas shown on accompanying maps:

1. Mixed Residential/Nonresidential Land Use Areas.

The major land use in the Marina Planned District shall be residential (Exhibit 1). In the area designated eighty percent (80%) residential/twenty percent (20%) nonresidential (except in structures fifty (50) feet or less in height), at least eighty percent (80%) of the gross floor area shall be residential use and up to twenty percent (20%) of the gross floor area may be nonresidential. Where structures are fifty (50) feet or less in height or meet the height requirements of the Uniform Building Code for Type

V construction, gross floor area in nonresidential use may exceed twenty percent (20%) if the entire nonresidential use is accessible to and located at the street level of the project. The permitted uses are described in Section 103.2005. Exceptions to the percentage ratio of eighty percent to twenty percent (80%-20%) for high-rise structures are contained in Section 103.2006.B.5., "Conditions for Exceptions."

2. Permitted Heights.

The heights in the Marina Planned District range from fifty (50) feet to three hundred (300) feet as illustrated in Exhibit 3.

The intent of height limits as established in this ordinance is to guide the location of vertical development within the Marina Redevelopment Project area to accomplish the following objectives:

- o Enhance view corridors.
- o Provide variety in the provision of dwelling unit types.
- o Create distinct residential neighborhoods.
- o Conserve the character of existing residential development.
- o Minimize the impact of shadow on existing and future development.

3. Exceptions to Height Limits.

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Exceptions to height limits may be permitted as follows:

- o Fifty (50) foot height limits may be increased to a maximum of ninety (90) feet.

- o Ninety (90) foot height limits may be increased to a maximum of one hundred twenty (120) feet.

- o Heights designated one hundred twenty (120) feet or greater as illustrated on Exhibit 3 may be increased without a maximum height.

The following criteria shall be used to evaluate requests for height exceptions.

- o Provision of one (1) or more parks, setback areas or widened and enhanced public rights-of-way. Such areas shall be landscaped by the developer. Their location shall complement the adjoining public right-of-way and while either public or private in nature, should be designed to be visually or physically enjoyed by residents, residents of adjoining structures and the general public.

- o Increased nonresidential or residential activity at the street level of the development from fifty percent (50%) of the total frontage to all the remaining street frontage with the exception of vehicular

access and truck service delivery to serve the site.

- o Such activity must be directly accessible to the public right-of-way. Entrances to activity must be provided at intervals which are approximately fifty (50) feet or less in distance apart.

- o Accommodation of all or a substantial amount of all parking to serve the proposed development below grade.

- o Mitigating the mass and scale of a project by reducing the size of the floor plate and creating a more slender tower which enhances view corridors or reduces the effect of shadow on adjoining developments.

The procedure for considering exceptions to height are subject to Section 103.2007, "Exceptions to the Provisions of the Marina Planned District Ordinance."

4. Floor Area Ratios (FARs).

A FAR of 3.5 to 4.0, 4.0 to 4.5, 5.0 to 5.5, 6.0 to 6.5 and 8.0 to 8.5 shall be the maximum development intensity in the Marina Planned District for those areas identified in Exhibit 4 with the following exceptions:

- a. Existing structures which are historically or architecturally significant,

which are restored or adaptively reused, may transfer unused FAR to contiguous development within the block if such structures are part of an integrated/architectural development for the total site.

b. Atria or common interior/enclosed space shall be included in the calculation of FAR. For each floor that an atrium penetrates through a structure, the square footage per floor shall be included in the calculations of the FAR.

5. Conditions for Exceptions.

An increase in FAR in the amount of 0.5 of the base FAR may be permitted as follows:

<u>Base FAR</u>	<u>Permitted Increase in FAR</u>
3.5	4.0
4.0	4.5
5.0	5.5
6.0	6.5
8.0	8.5

An increase in the ratio of nonresidential use in the amount of five percent (5%) may be permitted as follows:

<u>Base Land Use Mix</u>	<u>Permitted Land Use Mix</u>
80% Residential/20% Nonresidential	75% Residential/25% Nonresidential

Exceptions to either FAR or mixed land use standards may be granted by the Centre City Development Corporation Board and the Redevelopment Agency where the

project complies with the development standards contained in this ordinance and the Marina Urban Design Plan and Development Guidelines provided that three (3) of the following seven (7) conditions are met.

In the event that exceptions are requested for both land use mix and FAR, four (4) of the seven (7) conditions must be met.

a. Development is infilled on sites or blocks which contain historic or architecturally significant structures and/or where historic or architecturally significant buildings are rehabilitated and integrated into the proposed new development.

b. The average size of twenty-five percent (25%) of all units exceed one thousand (1,000) square feet.

c. That a minimum of ten percent (10%) of all units contain three (3) bedrooms.

d. The required ground floor activity increases from fifty percent (50%) to sixty percent (60%) of the street frontage. Such increase in activity shall be consumer-oriented commercial or residential land use.

e. At least one full level of underground parking is provided.

f. The site is a receiver of a major public amenity including park, plaza, public art and

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sculpture or other equivalent amenity designed primarily for public use.

g. No Redevelopment Agency financial assistance, excluding off-site public improvements, is required for the project.

C. GENERAL PROVISIONS

This section defines the general provision of the Marina Planned District ordinance. Exceptions to the criteria contained in this section may be considered subject to the procedures established in Section 103.2007. The following regulations apply to all areas:

1. Minimum lot requirements - five thousand (5,000) square feet.
2. Minimum side yard, interior and rear yard setbacks - none.
3. Development pattern.

A variety of development sites (single full block development and blocks with multiple developments) shall be encouraged throughout the project area. Guidelines for smaller site development are contained in the Marina Urban Design Plan and Development Guidelines.

4. Permitted Projections.

- a. Subject to encroachment permits as may be required by The City of San Diego, projections such as balconies and window bays are permitted to encroach up to four (4) feet

into the public right-of-way starting at no less than twelve (12) feet above street level or above the height of the first floor.

b. Projections from tower elements which are set back from the street may be considered by Conditional Use Permit.

c. Subsurface structures within the public right-of-way up to three (3) feet from the curb.

5. Signs.

Proposed signage will be evaluated for conformance to the signing objectives of the Marina Urban Design Plan and Development Guidelines and The City of San Diego for compliance with Chapter X, Article 1, Division 11 and Chapter IX, Article 5 of the San Diego Municipal Code.

6. Streetwall.

a. All buildings shall have a minimum streetwall of two (2) stories or twenty-five (25) feet.

b. All buildings shall have a maximum streetwall of fifty (50) feet or the height of an adjoining existing structure which is a part of an integrated development.

c. At least fifty percent (50%) of each side of the total ground floor frontage of all new or reconstructed first story building

walls that face a public street shall be devoted to pedestrian entrances, residential use, or windows affording views into retail consumer services, offices or lobby space or display windows. All blank facades shall be enhanced by architectural detailing, artwork, landscaping or similar features having visual interest.

d. At least seventy-five percent (75%) of the street facade of the building base shall be constructed to the street property line.

e. Residential/nonresidential activities located at the street level shall provide one direct at-grade entrance from the public right-of-way for each street frontage. Where such frontages exceed seventy-five (75) feet, one entrance shall be provided for each seventy-five (75) feet of frontage or portion thereof. Such entrances shall conform to the State of California Administrative Code, State Building Code, Part 2, Title 24 (Handicapped Requirements).

7. Setbacks.

a. The tower portion of any structure shall be setback at the podium level at least twenty (20) feet from the base of the street

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wall on all street frontages except one as may be required for fire/safety access.

b. Two (2) or more towers on the same parcel shall be separated by at least forty (40) feet.

c. The tower element of mid-rise and high-rise structures that share a common property line with another parcel shall be set back at least twenty (20) feet from that common property line.

d. All properties fronting on the proposed linear park shall observe a minimum landscaped setback of fifty (50) feet.

8. Height.

a. The height of any structure over one hundred sixty (160) feet shall observe a minimum height-to-width ratio of 1-width to 1.6-height.

b. The average floor plate for the top 1/3 of any tower structure over one hundred sixty (160) feet shall diminish in size to create a slimmer silhouette; such reduction shall be in scale with the lower 2/3 of the structure.

9. Open Space Required.

a. All development shall maintain a minimum of thirty percent (30%) of the site

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open to the sky, occurring at grade and/or podium levels. This area including courtyards and terraces shall be considered common open space.

b. Private Open Space. Seventy-five percent (75%) of all multi-family residential units above the first floor shall have a private open space of thirty-six (36) square feet or five percent (5%) of the unit's gross floor area whichever is larger. The private open space shall have a minimum dimension of three (3) feet.

c. First floor residential units which front on common interior courtyards may utilize up to twenty-five percent (25%) of the interior area for private enclosed open space related to individual units.

d. Hotels. Balconies shall be provided for at least twenty-five percent (25%) of all hotel rooms.

e. Private open space or common interior courtyards open to the sky shall not be calculated in the FAR of any structure.

f. No structure shall be sited in such a way so as to terminate a skyview down an existing street or potential view of San Diego Bay from a street in a southerly or westerly direction.

10. Screening and Landscape.

a. All refuse storage and mechanical equipment shall be screened by walls, fences, buildings or combinations thereof to a height of six (6) feet.

b. All on-site open space or setback areas shall be landscaped or architecturally enhanced.

c. Mechanical equipment or appurtenances on the roof shall be architecturally screened or enclosed and/or painted to blend with the roof surface to mitigate the view of cluttered roof surfaces.

11. Parking.

a. All above grade parking structures shall be architecturally integrated into the structure and screened from view by landscaping, architectural detailing or buffered by residential or nonresidential use.

b. Outdoor or garage lighting shall be indirect and diffused.

12. Off-Street Loading.

a. Off-street loading facilities shall be required for all developments which exceed a gross floor area of one hundred thousand (100,000) square feet.

b. All off-street loading areas shall be screened from view.

c. All trash container areas shall be enclosed within and integrated into the structure and not visible from the public right-of-way.

13. Building Materials.

a. With the exception of the first level, no more than fifty percent (50%) of each of the facades of the structure shall be vision glass or spandrel construction of material which is up to thirty percent (30%) in reflectivity. The remaining fifty percent (50%) may be masonry or stone or other appropriate material.

b. Clear or lightly tinted glass for doors and display window shall be installed at the first or pedestrian level.

14. Roof Tops.

a. No exposed roof top parking shall be permitted.

b. Roof surfaces shall be simplified and appurtenances shall be grouped and screened.

c. Flat exposed roofs at any level shall be designed as an architectural/landscape amenity to enhance the views from the proposed structure or adjacent structures. Such

enhancement may consider roof gardens, architectural features, special pavings and patterns or other comparable treatment.

15. Solar Access.

a. No more than fifty percent (50%) of the area of a sidewalk on the opposite side of a development shall be shaded by that development for no more than one (1) hour between 11:00 a.m. and 2:00 p.m.

b. The location of existing and proposed development shall be considered in the siting of new structures in order to maximize to the extent possible, views and sun penetration.

**SEC. 103.2007 EXCEPTIONS TO THE PROVISIONS OF THE
MARINA PLANNED DISTRICT REGULATIONS**

A. The Centre City Development Corporation and the Redevelopment Agency are authorized to permit exceptions from certain limits, restrictions and controls of this ordinance as provided in Sections 103.2006.B.3. and 103.2006.C.

B. Conditions under which exceptions to this division may be considered will be based on the developer's demonstration that the implementation of a proposed exception will meet the criteria described below. Application for exception shall be submitted concurrently with application for a Marina Planned District Permit in accordance with Section 103.2003.D.

(Marina Planned District Exception Permit Process) and shall include:

1. Demonstration that the proposed exceptions implement the intent of this Marina Planned District, comply with the objectives of the Marina Urban Design Plan and Development Guidelines and are design solutions which enhance the livability of the Marina Planned District.

2. The granting of exceptions to the division does not adversely impact the development of the residential community.

3. The granting of an exception will have a beneficial impact on the residential community.

4. The granting of an exception will not establish an adverse precedent for the consideration of future requests for exception.

5. The design of the proposed development is distinctively San Diegan and architecturally superior. Such distinction will be evaluated against the objectives of the Marina Urban Design Plan and Development Guidelines and the following:

- o The degree to which the architecture characterizes the historical context of San Diego as contrasted to any other location.

- o Incorporation or adoption of design elements from San Diego's architectural past into the proposed development.

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o Innovation or creativity of the
project design.

C. REVIEW PROCEDURES

Application for exceptions to the provisions of the Marina Planned District regulations shall follow the review procedures outlined in Section 103.2003, Administrative Regulations, with the following additional requirements:

Two (2) public hearings are required, the first before the Centre City Development Corporation Board of Directors and a subsequent hearing before the Redevelopment Agency of The City of San Diego. Notice shall be given at least ten (10) days prior to the hearing of the time, place and purpose of such hearing in the following manner:

1. By publication in the official City newspaper and by mail to all property owners of record within three hundred (300) feet of the property under consideration. This notice shall also be mailed to any group(s), organization or individual which has requested notification by written request to the Centre City Development Corporation.

2. Submission of an application fee of two hundred dollars (\$200.00) to cover the cost of noticing.

3. The notice shall be prepared as required under Section 101.0220 of the San Diego Municipal Code.

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APPENDIX A

Design Review Process

The Centre City Development Corporation will review all Basic Concept/Schematic Drawings, Design Development Drawings, Fifty Percent (50%) Construction Drawings and One Hundred Percent (100%) Construction Drawings as identified in the Marina Planned District regulations. The following narrative describes the design review process:

o Basic Concept/Schematic Drawings. This design submittal shall illustrate the basic organization of the site. Plans are reviewed for two-dimensional considerations such as the relationship of land use within the project, relationship of the project to proposed and existing land uses adjoining the site, siting considerations such as vehicular and pedestrian circulation, provision for public open space and three-dimensional images of the project. A narrative explanation of the design concept should be provided. Submission of the Basic Concept/Schematic Drawings should consist of the following specific items:

1. Description of the development concept including the density, dwelling unit composition, gross area devoted to specific land use, number of floors, type of construction and floor area ratio (FAR).

2. Site plan at a scale no smaller than one thirty-second inch equals one foot (1/32" = 1') which indicates the relationship of the proposed project to

adjoining development within approximately three hundred (300) feet and which illustrates the dimensions of the site and the proposed project.

3. Ground floor plan which illustrates subsurface and ground floor plans at a scale not smaller than one sixteenth equals one foot ($1/16" = 1'$).

4. Two (2) project sections at a scale not smaller than $1/16" =$ one (1) foot.

5. Exterior concept elevations of each street frontage.

6. One (1) exterior perspective drawn from a street level view.

7. Tabulation of the net leasable and gross building area including floor area ratio, building coverage, common open space areas, private open space, total area devoted to parking and number of spaces.

8. Preliminary identification of materials, finishings, colors and landscaping.

9. Preliminary off-site improvements, landscape and grading plans which illustrate how the design elements of on-site public spaces are coordinated with the off-sites.

10. Preliminary evaluation of environmental factors such as sun and shade on open space and adjoining properties.

11. Statement of conformity to or variation from the Marina Planned District regulations.

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12. Massing model which illustrates the scale and architectural design concept of the project.

o Design Development Drawings. These are a refinement of the Basic Concept/Schematic Drawings in which precise design elements of the project are determined. This submittal includes accurate site surveys, floor plans, elevations, sections, design details and a palette of exterior colors and materials. Other considerations include pedestrian and vehicular circulation, provision for servicing, utility infrastructure and exterior architectural and urban design features.

o Fifty Percent (50%) Construction Drawings. These are expected to resolve concerns identified during the Design Development Drawings review. Additional material submitted for this review shall include off-site improvement drawings and landscape plans.

o One Hundred Percent (100%) Construction Drawings. These represent the final plans, specifications and other documentation for the proposed project. These drawings shall illustrate how the conditions approving the previous submissions have been accommodated. These drawings are in sufficient detail to obtain a building permit.

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GLOSSARY

ATRIUM: An opening through two (2) or more floor levels other than enclosed stairways, elevators, hoistways, escalators, plumbing, electrical, air conditioning or other equipment, which is enclosed at the top.

BUILDING HEIGHT: The linear measurement of a structure's height from the highest topographic elevation of the property line contiguous with a public right-of-way vertically to the cornice line above the uppermost habitable floor.

BUILDING MATERIALS: All materials visible from the exterior of a development, including materials used for walls, roofs, structure windows, doors, architectural or decorative features applied to the facade and trim.

COMMON OPEN SPACE: Those usable spaces commonly accessible to all residents and users of the building.

CONDITIONAL PLANNED DISTRICT PERMIT: A term applied to a permit which conditions development and is in effect after the Redevelopment Agency approves the Basic Concept/Schematic Drawings. Signals preliminary approval and allows the completion of the design review process.

CULTURAL/INSTITUTIONAL: Any use which provides a public or quasi-public function or which is nonprofit.

FLOOR AREA: The area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts. Floor area shall not include areas below grade which are considered basements under the Uniform Building Code.

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. .

FLOOR AREA RATIO (FAR): The ratio of total enclosed building area including parking at and above grade to the area of the site. The FAR is an indication of the intensity of development; as such, it identifies the upper limit of building space permissible on a given lot.

HEALTH FACILITIES: Club rooms, gymnasias and fitness centers contained within a structure and ancillary to residential or commercial use.

HEIGHT-TO-WIDTH RATIO: The ratio described for a high-rise building in which the vertical dimension of all facades is greater than 1.6 times the widest horizontal dimension.

HIGH RISE: A building exceeding ninety (90) feet in height.

HIGH-RISE BUILDING ELEMENTS: High-rise buildings have the following elements: base, tower and roof. The tower may be subdivided into transition floors, a lower tower and an upper tower.

LAND USE MIX: A percentage distribution of a building's gross floor area devoted to residential or nonresidential uses.

LIVE/WORK QUARTERS: An area comprised of one (1) or more rooms or floors in a building which includes: (1) cooking space and sanitary facilities, and (2) working space reserved for persons residing therein. Not over thirty-three percent (33%) of each live/work quarter shall be used or arranged for residential purposes such as a sleeping area, kitchen, bathroom and closet areas.

LOW-RISE: A building with maximum height of fifty (50) feet.

MASS AND SCALE: The visual perception of the organization of the gross floor area of the structure compared to adjoining development.

MID-RISE: A building ranging in height from fifty (50) feet to ninety (90) feet.

MIXED USE DEVELOPMENT: Developments in which two (2) or more major land uses are permitted.

MULTI-FAMILY RESIDENTIAL: A building used or designed to be used for housing three (3) or more families.

PLANNED DISTRICT EXCEPTION PERMIT: Allows construction of projects which vary from the requirements of the Marina Planned District regulations but comply with the Marina Urban Design Plan and Development Guidelines and facilitate the establishment of a residential community.

PLANNED DISTRICT PERMIT: A term applied to all permits which are required pursuant to the Marina Planned District regulations. This permit is issued after the Centre City Development Corporation determines that a project's One Hundred Percent (100%) Construction Drawings conform to the Marina Planned District regulations. The Marina Planned District Permit allows the applicant to apply for all other permits required for construction of a project.

PRIVATE OPEN SPACE: Those usable spaces accessible only by the residents of a single dwelling unit.

PUBLIC OPEN SPACE: Those usable spaces accessible by the general public.

RECREATIONAL FACILITIES: Outdoor facilities ancillary to a residential complex, including swimming pools, saunas and courts.

REFLECTIVE GLASS: A glazing material which obscures vision and has limited transparent qualities.

RELIGIOUS ASSEMBLY: Facilities for religious workshop and incidental religious education.

RESIDENTIAL DENSITY: A measure of housing, expressed in dwelling units per acre (dupa).

SCHOOLS--PUBLIC & PRIVATE: A building housing students for the primary purpose of education.

SETBACK: A horizontal separation between a vertical element and a property line.

SINGLE ROOM OCCUPANCY (SRO): Any hotel room within a hotel intended or designed to be used, or which is used, rented or hired out to be occupied for sleeping purposes by guests and which is also the primary residence of such guests. The term shall not include any hotel room which is used by transient guests who do not occupy such hotel room as their primary residence.

SKYVIEWS: A horizontal and near-horizontal view of the sky. Often in San Diego, such views include the Coronado Bridge.

SMALL SITE DEVELOPMENT: A designation applied to a block in which multiple developments occur.

STEPBACK: The horizontal separation between two (2) major vertical elements. Stepbacks occur at upper levels.

STREET LEVEL: Any access opposite the public right-of-way which ranges from four (4) feet below grade to five (5) feet above grade.


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. .

STREETWALL: The facade of buildings, or frontage, along property line shared with a public right-of-way.

TOWER: Any structure which exceeds a height of ninety (90) feet.

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  for
Frederick C. Conrad
Chief Deputy City Attorney

FCC:cc:ta
10/07/87
05/05/88 REV. 1
07/22/88 REV. 2
08/30/88 REV. 3
09/22/88 REV. 4
Or.Dept:Plan.
O-88-66
Form=o.code

EXHIBIT 1

Land Use

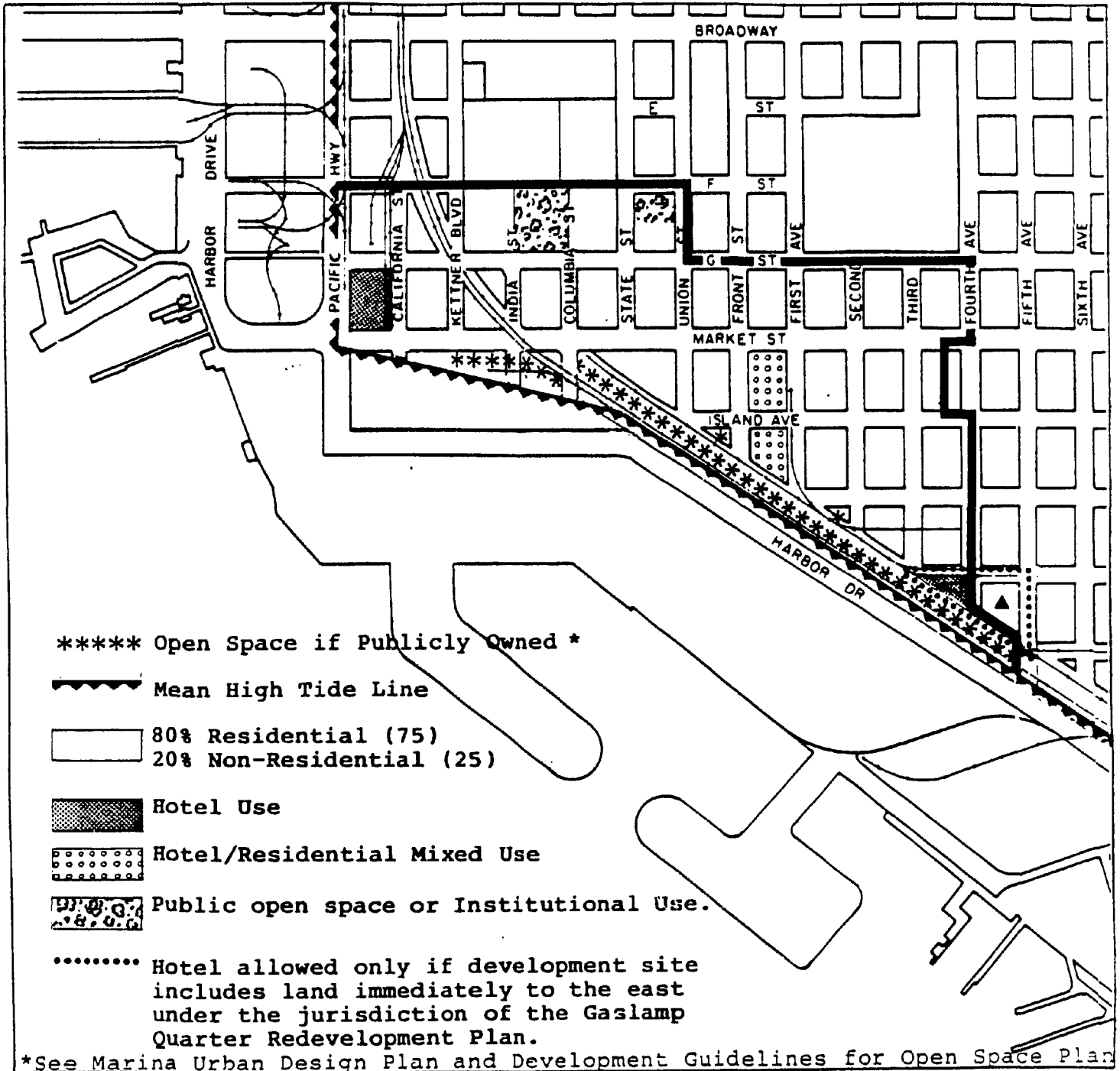


EXHIBIT 2

Hotel/Residential Subareas

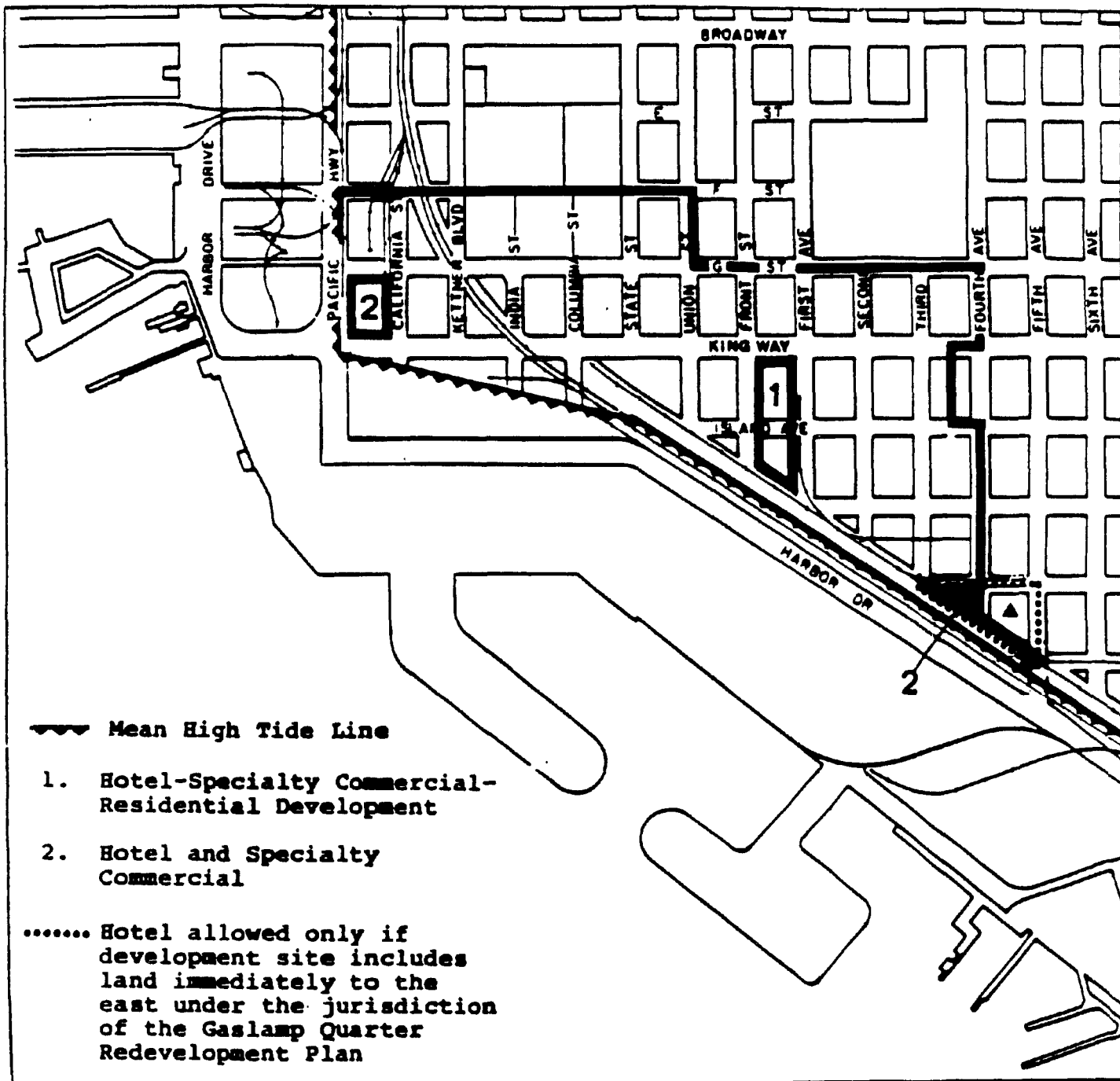


EXHIBIT 3

Height Limit

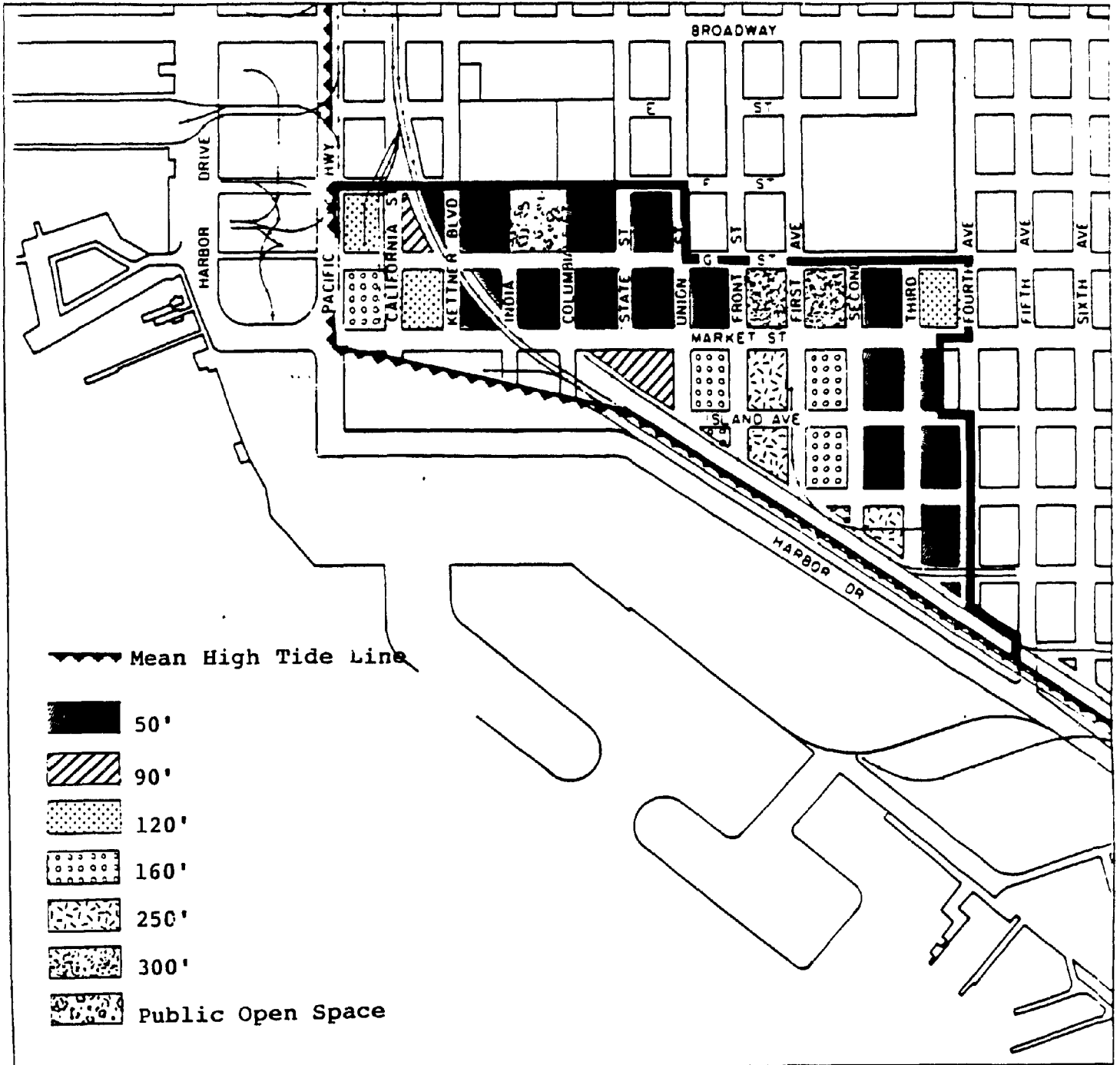
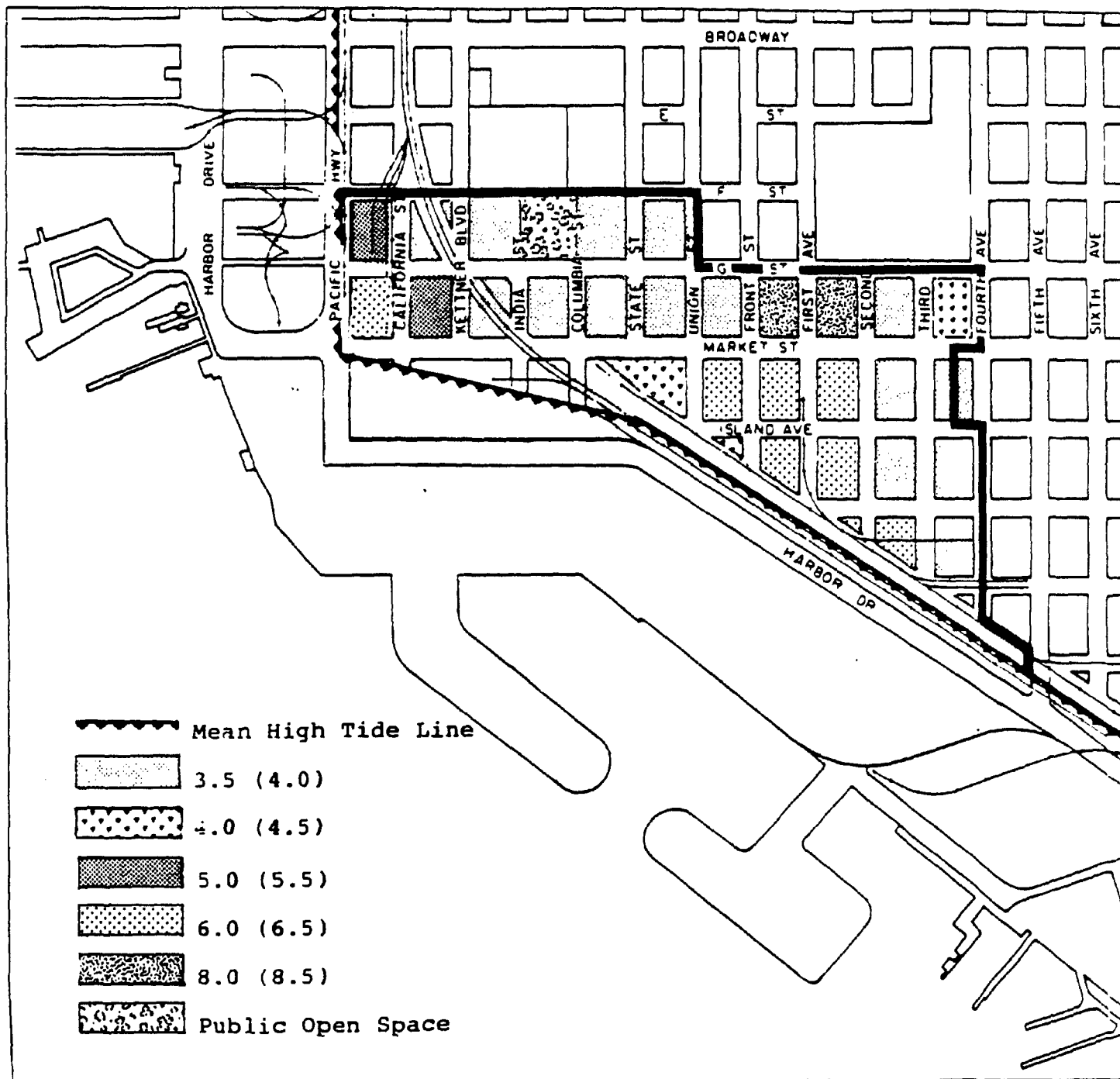


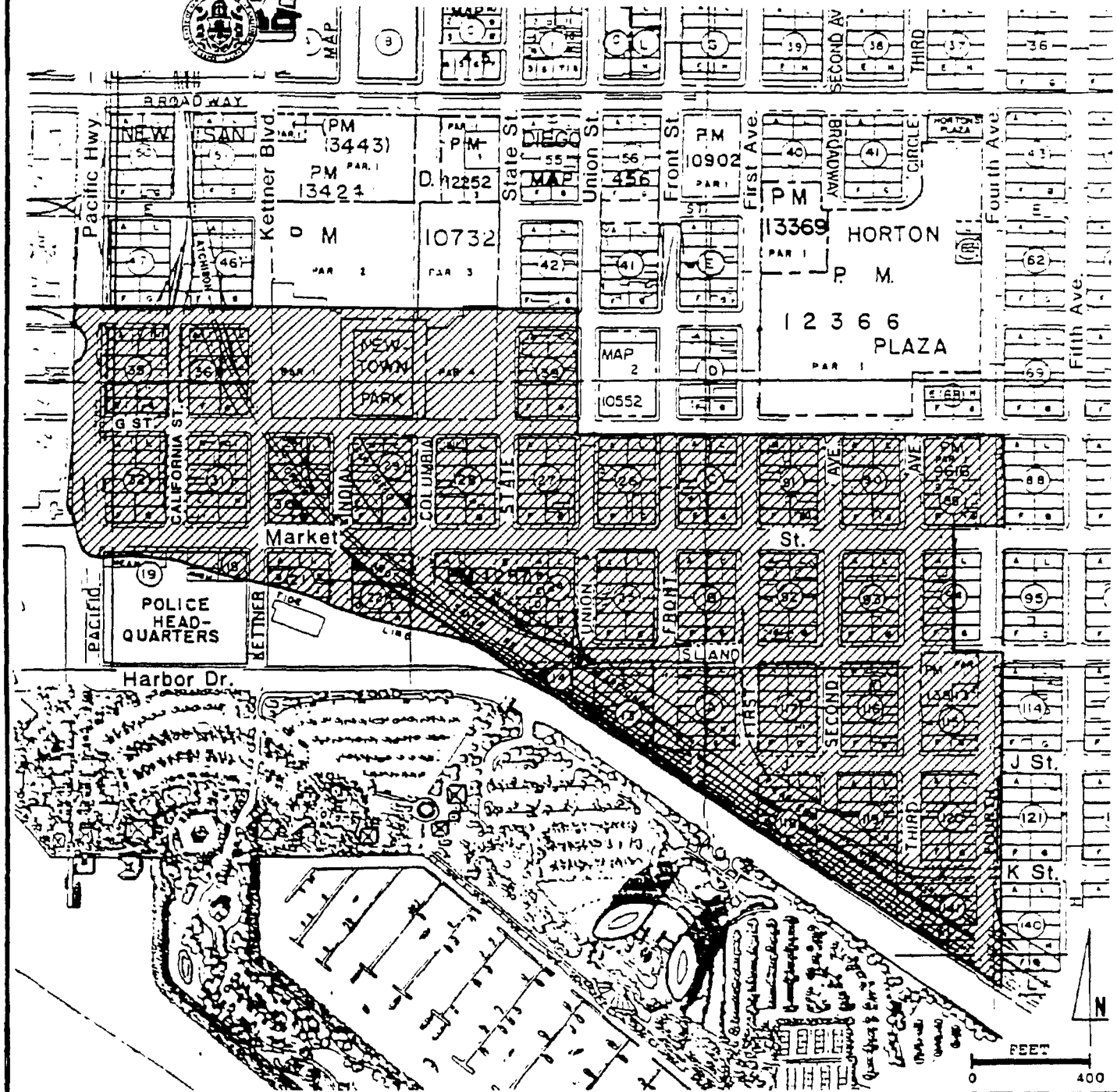
EXHIBIT #4

Floor Area Ratios
(FARS)





CITY OF SAN DIEGO PLANNING DEPARTMENT



MARINA PLANNED DISTRICT ORDINANCE

ORDINANCE NO. _____
EFF. DATE ORD. _____
ZONING SUBJ. TO _____
BEFORE DATE _____
EFF. DATE ZONING _____

REQUEST
PLAN. COMM. RECOMMENDATION
CITY COUNCIL ACTION

CASE NO.

CITY PLANNING DIRECTOR

C-741

DOCUMENT NO. 00-17123

FILED
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

Passed and adopted by the Council of The City of San Diego on AUG 1 1983
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 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 Jana Martin 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

AUG 1 1983, and on AUG 1 1983

~~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 Jana Martin Deputy.

Office of the City Clerk, San Diego, California

Ordinance 0-17123 Adopted AUG 1 1983
Number

CERTIFICATE OF PUBLICATION

CITY OF SAN DIEGO
CITY ADMINISTRATION BUILDING
202 C STREET, 12TH FLOOR
SAN DIEGO, CA 92101

IN THE MATTER OF
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, OF THE SAN DIEGO
MUNICIPAL CODE BY ADDING DIVISION 20, RELATING TO THE MARINA
PLANNED DISTRICT REGULATIONS.

NO.

ORDINANCE NUMBER O-17123 (NEW SERIES)

**AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, OF
THE SAN DIEGO MUNICIPAL CODE BY ADDING DIVISION
20, RELATING TO THE MARINA PLANNED DISTRICT REGU-
LATIONS.**

This ordinance amends the San Diego Municipal Code by adding
Division 20 to Chapter X, Article 3, which establishes the Marina
Planned District. The ordinance provides for comprehensive land use
and development regulations for the planned district and the admini-
strative procedures for obtaining permits for development.

Introduced on 7/20/88
Passed and adopted by the Council of The City of San Diego on
Aug 1, 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 Tena Martin, Deputy

Pub. August 15

116070

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-17123 (NEW SERIES)

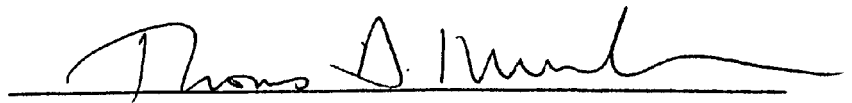
is a true and correct copy of which the annexed is a printed copy and was
published in said newspaper on the following date(s), to wit:

AUG. 15

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

Dated at San Diego, California this 15 day of AUG., 1988.

2" x 2 x 22.66 = \$45.32



(Signature)