

(O-90-11)

ORDINANCE NUMBER O- 17363 (NEW SERIES)

ADOPTED ON OCT 16 1989

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 7, OF THE SAN DIEGO MUNICIPAL CODE BY RENUMBERING SECTIONS 101.0700, 101.0702, 101.0703, 101.0704 AND 101.0705; BY RENUMBERING AND AMENDING SECTIONS 101.0701, 101.0706, 101.0707 AND 101.0708; AMENDING CHAPTER X, ARTICLE 1, DIVISION 9, OF THE SAN DIEGO MUNICIPAL CODE BY RENUMBERING SECTION 101.0901; BY RENUMBERING AND AMENDING SECTION 101.0900; AND BY AMENDING SECTIONS 101.0910, 101.0920 AND 101.0930; AND RESERVE FOR FUTURE USE SECTIONS 101.0902 THROUGH 101.0904 AND SECTIONS 101.0906 THROUGH 101.0909; AMENDING CHAPTER X, ARTICLE 3, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING THE FOLLOWING DIVISIONS: DIVISION 3, SECTIONS 103.0304.1, 103.0304.2, 103.0304.3, 103.0304.6, 103.0304.7 AND 013.0305; DIVISION 5, SECTION 103.0526.13; DIVISION 7, SECTION 103.0708.2; DIVISION 9, SECTIONS 103.0912, 103.0918, 103.0925 AND 103.0931; DIVISION 10, SECTIONS 103.1008, 103.1009 AND 103.1010; DIVISION 11, SECTION 103.1107; DIVISION 12, SECTION 103.1206 AND 103.1209; DIVISION 13, SECTION 103.1306; DIVISION 14, SECTION 103.1424; AMENDING CHAPTER X, ARTICLE 3, DIVISION 2, SECTION 103.0205 AND DIVISION 15, SECTIONS 103.1503 AND 103.1513 TO REFLECT RENUMBERING OF SECTION 101.0703 TO 101.0704 WITHIN THE TEXT OF THOSE SECTIONS; AND AMENDING CHAPTER X, ARTICLE 1, DIVISION 2, SECTION 101.0245; DIVISION 4, SECTION 101.0404; DIVISION 10, SECTION 101.1001; ARTICLE 2, DIVISION 2, SECTION 102.0201; ARTICLE 3, DIVISION 3, SECTIONS 103.0302.3 AND 103.0304.1; DIVISION 15, SECTION 103.1504 AND DIVISION 17, SECTION 103.1702 TO REFLECT RENUMBERING OF SECTION 101.0900 TO 101.0901 WITHIN THE TEXT OF THOSE SECTIONS; ALL RELATING TO THE CITY OF SAN DIEGO LANDSCAPE TECHNICAL MANUAL.

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

Section 1. That Chapter X, Article 1, Division 7, of the San Diego Municipal Code be and the same is hereby amended by

renumbering Sections 101.0700, 101.0702, 101.0703, 101.0704,
101.0705 as follows:

SEC. 101.0701 PURPOSE AND INTENT

[No change in text.]

SEC. 101.0703 ALTERNATIVE COMPLIANCE

[No change in text.]

SEC. 101.0704 DEFINITIONS

[No change in text.]

SEC. 101.0710 REQUIREMENTS FOR ALL STREET YARDS

[No change in text.]

SEC. 101.0711 REQUIREMENTS FOR ALL REMAINING YARDS

[No change in text.]

Section 2. That Chapter X, Article 1, Division 7, of the San Diego Municipal Code be and the same is hereby amended by renumbering and amending Sections 101.0701, 101.0706, 101.0707 and 101.0708 to read as follows:

SEC. 101.0702 ADMINISTRATIVE REGULATIONS

The provisions of this Division shall constitute the landscaping requirements for all zones except for single-family uses in R-1 (Single-family Residential), A-1 (Agricultural) zones and Planned Districts which do not specifically reference these regulations. For Planned Districts which reference these regulations the following provisions shall apply unless noted otherwise: When a subdistrict emphasis is commercial, the landscape provisions of the C zone shall apply. When a subdistrict emphasis is

multi-family residential, the landscape provisions of the R zone shall apply. When a subdistrict emphasis is industrial the landscape provisions of the M-LI zone shall apply. For parcels located partially within a Planned District that does not specifically reference these regulations, this Division shall apply only to those portions of the site outside of the Planned District.

This Division shall be applied to any construction, establishment, alteration, enlargement or change in use that results in the following:

A. through C. [No change.]

[No change to next two paragraphs.]

For projects as indicated above, no certificate of occupancy, demolition permit, or encroachment permit shall be issued unless:

A. [No change.]

B. Such development project was granted a discretionary permit, including:

1. Planned Residential Developments
(Municipal Code Section 101.0901).

2. through 8. [No change.]

SEC. 101.0712 LANDSCAPING REQUIREMENTS FOR ALL ZONES

The following additional landscaping requirements apply to all zones:

A. Vehicular Use Areas

1a. through 2b. [No change.]

3. Tree spacing shall be such that no designated parking space is more than 30 feet from the base of a tree as measured from grade.

4. through 8. [No change.]

B. through H. [No change.]

I. Residential Buffering. Those portions of commercial or industrial remaining yards abutting residential zones, shall be planted with a combination of trees and shrubs to achieve a minimum of .05 points per square foot.

J. Technical Criteria. All landscaping shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

SEC. 101.0713 MEASURED COMPLIANCE

The following point schedule and conditions apply to required landscaping in all zones:

A. [No change.]

B. Existing indigenous, native tree species (e.g., Torrey Pine, Oak, Sycamore), two inches to four inches in caliper or greater diameter measured four (4) feet above finished grade will be assigned 50

points. Other trees two inches to four inches in caliper or greater diameter measured four (4) feet above finished grade will be assigned 25 points. Existing palms and trees greater than four inches diameter at breast height will be assigned points on a case-by-case basis.

C. through L. [No change.]

SEC. 101.0714 SUBMITTAL PROCEDURES

A. Submittals for landscape approval shall comply with the provisions of Chapter 3 of the California Business and Professions Code regulating the practice of landscape architecture and shall include separate planting plans, irrigation plans, site plans, grading plans, and any supplementary information as required to establish conformance. All plans shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

B. through E. [No change.]

Section 3. That Chapter X, Article 1, Division 9, of the San Diego Municipal Code be and the same is hereby amended by renumbering Section 101.0901 as follows:

**SEC. 101.0905 RESTRICTION OR REAPPLICATION FOR A
PLANNED RESIDENTIAL DEVELOPMENT PERMIT**

[No change in text.]

Section 4. That Chapter X, Article 1, Division 9, of the San Diego Municipal Code be and the same is hereby amended by renumbering and amending Section 101.0900 to read as follows:

SEC. 101.0901 PLANNED RESIDENTIAL DEVELOPMENTS

A. through C. [No change.]

D. APPLICATION

1. through 4. [No change.]

5. The application shall be accompanied by a plot plan showing the following:

a. and b. [No change.]

c. Concept Plan for proposed landscaping.

d. through h. [No change.]

6. through 9. [No change.]

E. through K. [No change.]

L. MINIMUM DEVELOPMENT STANDARDS

A Planned Residential Development shall comply with all the following developmental standards:

1. Density. [No change to first paragraph.]

TABLE I OF SECTION 101.0901

[Within text of table renumber Section 101.0900 to read 101.0901; otherwise no change to table.]

[No change in text of last paragraph.]

2. Open Space. The open space provided on the property shall not be less than that shown in the following table:

TABLE II OF SECTION 101.0901

[No change within text of table.]

[No change to second paragraph.]

[Within text of third paragraph change Section 101.0900 to read 101.0901.]

3. and 4. [No change.]

5. Landscaping. All usable open space not occupied by recreational facilities shall be landscaped and provided with a permanent underground watering system. All landscaping shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

6. [No change.]

M. DEVIATIONS FROM MINIMUM STANDARDS

Deviations from the requirements of Section 101.0901 may be granted by the Planning Director, Planning Commission or City Council as follows:

1. through 3. [No change.]

N. through P. [No change.]

Q. FINAL MAP - CONDITIONS TO APPROVAL - AMENDED
MAP

[Within text of this subsection change 101.0900
to 101.0901.]

R. CERTIFICATE OF OCCUPANCY

A certificate of occupancy shall not be issued
for any structure in a Planned Residential Development
until all improvements required by the permit have
been completed to the satisfaction of the City
Engineer, the Department of Building Inspection and
the Planning Department or a phasing plan has been
approved by the Planning Director.

S. [No change.]

Section 5. That Chapter X, Article 1, Division 9, of the San
Diego Municipal Code be and the same is hereby amended by
amending Sections 101.0910, 101.0920 and 101.0930 to read as
follows:

SEC. 101.0910 PLANNED COMMERCIAL DEVELOPMENTS

A. through D. [No change.]

E. MINIMUM DEVELOPMENTAL STANDARDS

A Planned Commercial Development shall comply
with the requirements of the underlying commercial
zone except as otherwise provided herein:

1. through 9. [No change.]

10. All areas within the boundaries of the Planned Commercial Development which are required to be landscaped shall be landscaped and provided with a permanent underground watering system. All landscaping shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

11. through 18. [No change.]

F. and G. [No change.]

H. APPLICATION

Applications for a permit for a Planned Commercial Development shall be made to the Planning Department in accordance with the procedures set forth in this section, as follows:

1. through 4. [No change.]

5. The application shall be accompanied by a plot plan showing the following:

a. and b. [No change.]

c. Concept Plan for proposed landscaping and irrigation system.

d. through h. [No change.]

6. through 9. [No change.]

I. through R. [No change.]

S. CERTIFICATE OF OCCUPANCY

A certificate of occupancy shall not be issued for any structure in a planned commercial development until all improvements required by the permit have been completed or bonded for to the satisfaction of the Department of Building Inspection and the Planning Department.

T. [No change.]

SEC. 101.0920 PLANNED INDUSTRIAL DEVELOPMENTS

A. through D. [No change.]

E. .MINIMUM DEVELOPMENTAL STANDARDS

A Planhed Industrial Development shall comply with the property development and other regulations of the underlying industrial zone except as otherwise provided herein:

1. through 8. [No change.]

9. All areas within the boundaries of the Planned Industrial Development which are required to be landscaped shall be provided with a permanent underground watering system. All landscaping shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

10. through 15. [No change.]

F. and G. [No change.]

H. APPLICATION

Application for a Planned Industrial Development Permit shall be made to the Planning Department in accordance with the procedures set forth in this section, as follows:

1. through 4. [No change.]

5. The application shall be accompanied by a plot plan showing the following:

a. and b. [No change.]

c. Concept Plan for proposed landscaping and irrigation system.

d. through h. [No change.]

6. through 8. [No change.]

I. through R. [No change.]

S. CERTIFICATE OF OCCUPANCY

A certificate of occupancy shall not be issued for any structure in a Planned Industrial Development until all improvements required by the permit have been completed or bonded to the satisfaction of the Department of Building Inspection and the Planning Department.

T. [No change.]

SEC. 101.0930 PLANNED INFILL RESIDENTIAL DEVELOPMENTS

A. through C. [No change.]

D. APPLICATION

Application for a permit for a Planned Infill Residential Development shall be made to the Planning Department in accordance with the procedures set forth below:

1. through 4. [No change.]

5. The application shall be accompanied by a plot plan showing the following:

a. and b. [No change.]

c. Concept Plan for proposed landscaping and permanent watering system. The landscape plan shall indicate if a neighborhood has a theme street tree or dominant landscape material which shall be incorporated and utilized in the proposed project.

d. through h. [No change.]

6. through 8. [No change.]

E. through L. [No change.]

M. MINIMUM DEVELOPMENT STANDARDS

A Planned Infill Residential Development shall comply with all the following developmental standards.

1. through 4. [No change.]

5. Landscaping. All usable open space not occupied by recreational facilities shall be landscaped and provided with a permanent underground

watering system. All landscaping shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

6. [No change.]

N. through R. [No change.]

S. CERTIFICATE OF OCCUPANCY

A certificate of occupancy shall not be issued for any structure in a Planned Infill Residential Development until all improvements required by the permit have been completed to the satisfaction of the City Engineer, the Department of Building Inspection and the Planning Department or a phasing plan has been approved by the Planning Director.

T. [No change.]

Section 6. That Chapter X, Article 1, Division 9, of the San Diego Municipal Code be and the same is hereby amended by reserving for future use Sections 101.0902 through 101.0904 and Sections 101.0906 through 101.0909 (these sections were previously repealed).

Section 7. That Chapter X, Article 3, Division 3, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 103.0304.1, 103.0304.2, 103.0304.3, 103.0304.6, 103.0304.7 and 103.0305 to read as follows:

SEC. 103.0304.1 SINGLE-FAMILY ZONE - PERMITTED USES

[No change in text of first paragraph.]

1. through 7. [No change.]

A. through E. [No change.]

F. LANDSCAPING REGULATIONS

1. In the Single-Family Zone designated on that certain map referenced in Section 103.0301 all of the property not used or occupied by structure, unplanted recreational areas, walks and driveways shall be landscaped which may include native materials, and in no case shall this landscaped area be less than thirty percent (30%) of the total parcel area. All landscaping and irrigation shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

2. and 3. [No change.]

G. and H. [No change.]

SEC. 103.0304.2 MULTI-FAMILY ZONES - PERMITTED USES

[No change in text of first paragraph.]

1. through 8. [No change.]

A. through D. [No change.]

E. LANDSCAPE REGULATIONS

1. In the MF areas, designated on that certain map referenced in section 103.0301, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped which may include native materials, and in no case shall this landscaped area be less than thirty percent (30%) of the total parcel area. All landscaping and irrigation shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

2. and 3. [No change.]

F. and G. [No change.]

SEC. 103.0304.3 VISITOR ZONE

[No change in text of first paragraph.]

1. through 5. [No change.]

A. through D. [No change.]

E. LANDSCAPE REGULATIONS

1. In the Visitor Zone, designated on that certain map referenced in section 103.0301, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped which may include native materials, and in no case shall this landscaped area be less than thirty

percent (30%) of the total parcel area. All landscaping and irrigation shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

2. and 3. [No change.]

F. and G. [No change.]

SEC. 103.0304.6 NORTHWEST YMCA

[No change in text of first paragraph.]

A. through C. [No change.]

D. LANDSCAPE REGULATIONS

1. All of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped which may include native materials, and in no case shall this landscaped area be less than twenty-five (25) percent of the total parcel area. All landscaping and irrigation shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

2. and 3. [No change.]

E. and F. [No change.]

SEC 103.0304.7 PRIVATE RECREATION FACILITY

[No change in text of first paragraph.]

1. and 2. [No change.]

A. through F. [No change.]

G. LANDSCAPE REGULATIONS

1. All of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped which may include native materials, and in no case shall this landscaped area be less than thirty percent (30%) of the total parcel area. All landscaping and irrigation shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

2. and 3. [No change.]

H. [No change.]

**SECTION 103.0305 OFF-STREET PARKING CONSTRUCTION,
MAINTENANCE AND OPERATION
REGULATIONS**

[No change to first paragraph.]

A. through O. [No change.]

P. Landscaping

A minimum area of ten percent of the interior of parking lots containing more than 20 parking spaces shall be landscaped and provided with a permanent underground watering system. This requirement is in

addition to planting used for screening as permitted above. Landscaping and required watering systems shall be installed prior to the use of the parking lot. All landscaping material shall be permanently maintained in a growing and healthy condition, including trimming as appropriate. All landscaping and irrigation shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

Section 8. That Chapter X, Article 3, Division 5, of the San Diego Municipal Code be and the same is hereby amended by amending Section 103.0526.13 to read as follows:

SEC. 103.0526.13 LANDSCAPING

[No change to first paragraph.]

Landscaping located within the required yards for Courts and Places shall protect pedestrian view corridors by emphasizing tall trees with canopy areas and groundcover. Landscaping materials shall not encroach or overhang into the Courts and Places rights-of-way below a height of eight (8) feet above the finish surface or finish grade, as measured at the trunk. All landscaping and irrigation within the public-right-of-way shall be developed in accordance

with standards adopted by the City Council and set forth in the document entitled, "City of San Diego Landscape Technical Manual" (Section 8) on file in the office of the City Clerk.

Section 9. That Chapter X, Article 3, Division 7, of the San Diego Municipal Code be and the same is hereby amended by amending Section 103.0708.2 to read as follows:

SEC. 103.0708.2 PROPERTY DEVELOPMENT REGULATIONS

[No change to first paragraph.]

A. through F. [No change.]

G. LANDSCAPING

1. Prior to the issuance of any building permits, a complete set of landscaping and irrigation plans shall be submitted to the Planning Director for approval; said landscaping and irrigation plans shall be in conformance with standards adopted by the Planning Commission as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. The required landscaping and 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.

2. through 4. [No change.]

H. [No change.]

Section 10. That Chapter X, Article 3, Division 9, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 103.0912, 103.0918, 103.0925 and 103.0931 to read as follows:

SEC. 103.0912 PROPERTY DEVELOPMENT REGULATIONS

[No change in text of first paragraph.]

1. through 5. [No change.]

6. Landscaping.

a. [No change.]

b. For any lot which is being developed with two or more dwelling units, or with a nonresidential use and prior to the issuance of any building permits, a complete set of landscaping and irrigation plans shall be submitted to the Zoning Administrator for approval; said landscaping and irrigation plans shall be in conformance with standards adopted by the Planning Commission as set forth in the document entitled "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. 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.

c. and d. [No change.]

7. [No change.]

SEC. 103.0918 PROPERTY DEVELOPMENT REGULATIONS

[No change in text in first paragraph.]

1. through 5. [No change.]

6. Landscaping.

a. [No change.]

b. Prior to the issuance of any building permit, a complete landscaping plan and irrigation plan shall be submitted to the Zoning Administrator for approval. This landscaping plan and irrigation plan shall be in conformance with the requirements of this section and with standards adopted by the Planning Commission as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. 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.

c. through e. [No change.]

7. [No change.]

SEC. 103.0925 PROPERTY DEVELOPMENT REGULATIONS

[No change in text of first paragraph.]

1. through 5. [No change.]

6. Landscaping Regulations.

a. [No change.]

b. For any lot which is being developed with two or more dwelling units, or with a nonresidential use, and prior to the issuance of any building permits, a complete set of landscaping and irrigation plans shall be submitted to the Zoning Administrator for approval; said landscaping and irrigation plans shall be in conformance with standards adopted by the Planning Commission as set forth in the document entitled "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. 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.

c. [No change.]

SEC. 103.0931 PROPERTY DEVELOPMENT REGULATIONS

[No change in text of first paragraph.]

1. through 5. [No change.]

6. Landscaping.

a. Prior to the use or occupancy of any lot or premises, a planting strip shall be required along those portions of the perimeter of the lot or premises adjoining street highways and public places except where driveways and sidewalks are located. The

planting strip shall have a depth of not less than ten (10) feet. Landscaping and irrigation shall be in conformance with the standards adopted by the Planning Commission as set forth in the document entitled "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. 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 this Code. Approved landscaping, including any required irrigation systems, shall be installed prior to the use or occupancy of any lot or premises shall be in conformance with the approved landscaping and irrigation plans. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this Paragraph.

b. [No change.]

Section 11. That Chapter X, Article 3, Division 10, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 103.1008, 103.1009 and 103.1010 to read as follows:

SEC. 103.1008 SUBDISTRICT I REGULATIONS

A. through D. [No change.]

E. PROPERTY DEVELOPMENT REGULATIONS

[No change in text of first paragraph.]

1. through 7. [No change.]

8. Landscaping Regulations:

a. Prior to the use or occupancy of any lot or 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 forty percent (40%) of the total area included in the required front and street side yards. Prior to the issuance of any building permits, a complete set of landscaping and irrigation plans shall be submitted to the Zoning Administrator for approval. The landscaping and irrigation plans shall be in conformance with the requirements of this section and with standards adopted by the Planning Commission as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. 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 irrigation systems 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.

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b. [No change.]

9. [No change.]

SEC. 103.1009 SUBDISTRICT II REGULATIONS

A. through D. [No change.]

E. OUTDOOR DISPLAY AND STORAGE REGULATIONS

1. through 3. [No change.]

4. When landscape screening is used to enclose areas used for outdoor display or storage, a landscape screening proposal shall be submitted to the Zoning Administrator for review and approval. The landscape screening shall be developed in conformance with standards adopted by the Planning Commission as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. 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. Landscape screening shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

F. PROPERTY DEVELOPMENT REGULATIONS

[No change in first paragraph.]

1. through 3. [No change.]

4. Landscaping:

Prior to the use or occupancy of any premises of twenty-five (25) feet in width or less, a minimum of two percent (2%) of the premises, which shall be visible from an immediate abutting public street right-of-way, shall be suitably landscaped with shrubs, trees, and ornamental groundcover. The minimum landscaping requirement shall increase one-half of one percent for each twenty-five (25) feet of parcel width but need not exceed a maximum of five percent (5%).

However, if a project contains a land area a minimum of fifty thousand (50,000) square feet or if the project land area is two hundred (200) feet in depth and bounded on three (3) sides by street, a strip of land within the premises which abuts public street rights-of-way shall be suitably landscaped with shrubs, trees and ornamental groundcover. This strip shall have a minimum depth of five (5) feet and an area equal in square feet to ten (10) times in length of the property line abutting public street rights-of-way. Any portion of this landscaped strip which exceeds twenty-five (25) feet in depth shall not be included in calculating the required area.

Prior to the issuance of any building permits, a complete set of landscaping and irrigation plans shall

be submitted to the Zoning Administrator for approval. The landscaping and irrigation plans shall be in conformance with the requirements of this section and with standards and specifications adopted by the Planning Commission as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Zoning Administrator; and that determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Landscaping and required irrigation systems shall be installed prior to the use of the premises. All landscaping material in required landscaped areas shall be permanently maintained in a growing and healthy condition, including trimming, as appropriate to the landscaping material in accordance with the "City of San Diego Landscape Technical Manual," referred to above.

A minimum of ten percent (10%) of the total gross area of all parking lots or areas, not including parking structures or underground parking facilities, shall be landscaped.

5. and 6. [No change.]

SEC. 103.1010 SUBDISTRICT III REGULATIONS

A. through D. [No change.]

E. PROPERTY DEVELOPMENT REGULATIONS

[No change in text of first paragraph.]

1. through 3. [No change.]

4. Landscaping:

Prior to the use or occupancy of any lot or premises, a minimum of ten percent (10%) of the entire area of the lot or premises shall be suitably landscaped, including a planting strip along those portions of the perimeter of the lot or premises adjoining streets, highways and public places except where driveways and sidewalks are located. The planting strip shall have a depth of not less than ten (10) feet. Landscaping shall be in conformance with the standards adopted by the Planning Commission as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. 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. Approved landscaping, including any required irrigation systems shall be installed prior to the use or occupancy of any lot or premises, and the landscaping and irrigation systems shall be in

conformance with the approved landscaping and irrigation plan. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

5. and 6. [No change.]

Section 12. That Chapter X, Article 3, Division 11, of the San Diego Municipal Code be and the same is hereby amended by amending Section 103.1107 to read as follows:

SEC. 103.1107 PROPERTY DEVELOPMENT REGULATIONS

[No change in text of first paragraph.]

A. [No change.]

B. LANDSCAPING

All landscaping shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

The following landscaping requirements shall apply:

1. through 6. [No change.]

7. The following application procedures

shall apply:

a. Permit applications shall be accompanied by a site plan and supplementary information required to establish that all landscaping shall

be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

b. At the time of an application for a certificate of occupancy, the applicant will provide verification that the landscape improvements are in conformance with the approved landscape plan and in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

c. [No change.]

C. through G. [No change.]

Section 13. That Chapter X, Article 3, Division 12, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 103.1206 and 103.1209 to read as follows:

SEC. 103.1206 PROPERTY DEVELOPMENT REGULATIONS

[No change in text of first two paragraphs.]

A. through D. [No change.]

E. LANDSCAPING

[No change in text of first two paragraphs.]

1. through 7. [No change.]

8. Landscaping Plans and Maintenance:

Prior to the issuance of any building permits, a complete set of landscaping and irrigation plans shall be submitted to the Planning Director for approval. The landscaping and irrigation plans shall be in conformance with the requirements of this section and with standards adopted by the Planning Commission as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

All required landscaped areas shall be permanently irrigated and maintained in accordance with the standards adopted by the Planning Commission as set forth in the document entitled "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk.

9. [No change.]

F. through N. [No change.]

**SEC. 103.1209 STREETScape DEVELOPMENT
REGULATIONS/ENCROACHMENT PERMITS**

[No change in text of first two paragraphs.]

A. through C. [No change.]

D. STREET TREES

1. through 5. [No change.]

6. Trees shall be planted in the ground. The minimum size tree shall be a standard 48-inch box. Trees with low spreading branch structure shall typically not be used in the street rights-of-way. Individual specimens shall be selected, planted, and pruned, if necessary, such that major scaffold branches are at least eight (8) feet above the finish surface or finish grade, as measured at the trunk.

Trees shall be positioned and kept maintained so that any branches that extend out over dedicated street rights-of-way have a minimum of fourteen (14) feet six (6) inches of clearance above the surface of the street.

7. through 10. [No change.]

E. through J. [No change.]

Section 14. That Chapter X, Article 3, Division 13, of the San Diego Municipal Code be and the same is hereby amended by amending Section 103.1306 to read as follows:

SEC. 103.1306 PROPERTY DEVELOPMENT REGULATIONS

A. [No change.]

B. Landscaping. Two percent (2%) of the lot area shall be suitably landscaped with shrubs, trees, or ornamental groundcover in accordance with standards adopted by the Planning Commission as set forth in the document entitled, "City of San Diego Landscape

Technical Manual," on file in the office of the City Clerk.

The landscaped area shall be visible from the street and may include planter boxes and potted plants.

C. through F. [No change.]

Section 15. That Chapter X, Article 3, Division 14, of the San Diego Municipal Code be and the same is hereby amended by amending Section 103.1424 to read as follows:

**SEC. 103.1424 STREETScape DEVELOPMENT
REGULATIONS/ENCROACHMENT PERMITS**

[No change in text of the first two paragraphs.]

A. through C. [No change.]

D. Parkway Landscaping and Street Trees

[No change in text of the first two paragraphs.]

Trees shall be planted in the ground between the sidewalk and the curb. The minimum size tree shall be a standard 24-inch box or fifteen (15) gallon size and a minimum of eight (8) feet high. Trees with a low spreading branch structure shall typically not be used in the street rights-of-way. Individual specimens shall be selected, planted, and pruned, if necessary, such that major scaffold branches are at least eight (8) feet above the finish surface or finish grade, as measured at the trunk.

Trees shall be positioned and kept maintained so that any branches that extend out over dedicated street rights-of-way have a minimum of fourteen (14) feet six (6) inches of clearance above the surface of the street.

1. through 4. [No change.]

E. through I. [No change.]

Section 16. That Chapter X, Article 3, Division 2, Section 103.0205, and Division 15, Sections 103.1503 and 103.1513, of the San Diego Municipal Code be and they are hereby amended by renumbering Section 101.0703 appearing within the text of those sections to read Section 101.0704.

Section 17. That the various sections list below in Chapter X, Articles 1, 2 and 3, of the San Diego Municipal Code be and they are hereby amended by renumbering Section 101.0900 appearing within the text of those sections to read Section 101.0901:

<u>Article</u>	<u>Division</u>	<u>Section(s)</u>
1	2	101.0245
1	4	101.0404
1	9	101.0900
1	10	101.1001
2	2	102.0201
3	3	103.0302.3, 103.0304.1
3	15	103.1504
3	17	103.1702

Section 18. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, however, the provisions of this ordinance shall not be applicable within the Coastal Zone until the thirtieth day following the date the California Coastal Commission unconditionally certifies this ordinance as a local coastal program amendment. If this ordinance is not certified, or is certified with suggested modifications by the California Coastal Commission, the provisions of this ordinance shall be null and void within the Coastal Zone.

Section 19. In areas of the City of San Diego other than the Coastal Zone no permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of adoption of this ordinance.

Section 20. Within the Coastal Zone no permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date the California Coastal Commission unconditionally certified this ordinance as a local coastal program amendment.

APPROVED: JOHN W. WITT, City Attorney

By *Frederick C. Conrad*
Frederick C. Conrad
Chief Deputy City Attorney

FCC:lc
07/25/89
09/24/89 COR.CORPY
Or.Dept:Plan.
O-90-11
Form=o.none

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OCT 16 1989

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 *Blenda R. Barnes*, 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

OCT 3 1989

OCT 16 1989

....., 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 *Blenda R. Barnes*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number 0-17363 Adopted OCT 16 1989

CERTIFICATE OF PUBLICATION

RECEIVED
CITY CLERK'S OFFICE
89 NOV-9 PM 3:40
SAN DIEGO, CALIF. *6*

OFFICE OF THE CITY CLERK
CITY ADMINISTRATION BLDG.
202 C STREET, SECOND FLOOR
SAN DIEGO, CA 92101
ATTN: R. BARNES

IN THE MATTER OF
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION
7, OF THE SAN DIEGO MUNICIPAL CODE BY RENUMBERING
SECTIONS 101.0700, 101.0702, 101.0703, 101.0704 AND
101.0705; ET AL . . .

NO.

ORDINANCE NUMBER 0-17363 (NEW SERIES)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 7, OF THE SAN DIEGO MUNICIPAL CODE BY RENUMBERING SECTIONS 101.0700, 101.0702, 101.0703, 101.0704 AND 101.0705; BY RENUMBERING AND AMENDING SECTIONS 101.0701, 101.0706, 101.0707 AND 0.0708; AMENDING CHAPTER X, ARTICLE 1, DIVISION 9, OF THE SAN DIEGO MUNICIPAL CODE BY RENUMBERING SECTION 101.0901; BY RENUMBERING AND AMENDING SECTION 101.0900; AND BY AMENDING SECTIONS 101.0910, 101.0920 AND 101.0930; AND RESERVE FOR FUTURE USE SECTIONS 101.0902 THROUGH 101.0904 AND SECTIONS 101.0906 THROUGH 101.0908; AMENDING CHAPTER X, ARTICLE 3, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING THE FOLLOWING DIVISIONS: DIVISION 3, SECTIONS 103.0304.1, 103.0304.2, 103.0304.3, 103.0304.6, 103.0304.7 AND 013.0305; DIVISION 5, SECTION 103.0526.13; DIVISION 7, SECTION 103.0708.2; DIVISION 9, SECTIONS 103.0912, 103.0918, 103.0925 AND 103.0931; DIVISION 10, SECTIONS 103.1010; DIVISION 11, SECTION 103.1107; DIVISION 12, SECTION 103.1206 AND 103.1208; DIVISION 13, SECTION 103.1306; DIVISION 14, SECTION 103.1424; AMENDING CHAPTER X, ARTICLE 3, DIVISION 2, SECTION 103.0205 AND DIVISION 15, SECTIONS 103.1503 AND 103.1513 TO REFLECT RENUMBERING OF SECTION 101.0793 TO 101.0704 WITHIN THE TEXT OF THOSE SECTIONS; AND AMENDING CHAPTER X, ARTICLE 1, DIVISION 2, SECTION 101.0245; DIVISION 4, SECTION 101.0404; DIVISION 10, SECTION 101.1001; ARTICLE 2, DIVISION 2, SECTION 102.0201; ARTICLE 3, DIVISION 3, SECTIONS 103.0302.3 AND 103.0304.1; DIVISION 15, SECTION 103.1504 AND DIVISION 17, SECTION 103.1702 TO REFLECT RENUMBERING OF SECTION 101.0900 TO 101.0901 WITHIN THE TEXT OF THOSE SECTIONS; ALL RELATING TO THE CITY OF SAN DIEGO LANDSCAPE TECHNICAL MANUAL.

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

ORDINANCE NUMBER 0-17363 (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:

NOV. 2

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

Dated at San Diego, California this 2 day of NOV., 1989.

Thomas D. Kelleher

(Signature)

This ordinance amends Chapter X (Planning and Zoning Regulations) of the San Diego Municipal Code by amending various sections for maintenance and installation criteria of citywide landscapes. This updates existing standards, introduces new standards, and prioritizes and consolidates these standards. Specifically, the revisions to the Landscape Ordinance updates standards to reflect current market conditions.

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 OCT 3 1989 Passed and Adopted by the Council of The City of San Diego on OCT 16 1989

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 (SEAL)

By RHONDA R. BARNES, Deputy.

Pub. Nov. 2

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