

ORDINANCE NUMBER O- 17726 (NEW SERIES)

ADOPTED ON JAN 06 1992

AN ORDINANCE AMENDING CHAPTER X OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING ARTICLE 1, DIVISION 1, BY AMENDING SECTION 101.0101.25, 101.0101.35, 101.0101.48, 101.0101.62, 101.0101.63, 101.0101.70, 101.0101.71 AND 101.0101.99; BY AMENDING ARTICLE 1, DIVISION 2, BY ADDING SECTIONS 101.0214, 101.0215 AND 101.0216, AND BY AMENDING 101.0245; BY AMENDING ARTICLE 1, DIVISION 4, BY AMENDING SECTIONS 101.0445 AND 101.0452, BY REPEALING SECTION 101.0452.1, BY AMENDING SECTION 101.0452.5, AND BY REPEALING SECTION 101.0452.17; BY AMENDING ARTICLE 1, DIVISION 6, BY AMENDING SECTIONS 101.0620 AND 101.0630; BY AMENDING ARTICLE 3, DIVISION 2, BY AMENDING SECTIONS 103.0202 AND 103.0205; BY AMENDING ARTICLE 3, DIVISION 3, BY AMENDING SECTIONS 103.0303.3, 103.0304.1, 103.0304.2, 103.0304.3 AND 103.0304.4; BY AMENDING ARTICLE 3, DIVISIONS 4, 5, 10, 12, 13, 15, 16, 17 AND 20, BY AMENDING SECTIONS 103.0407, 103.0526.12, 103.1008, 103.1203, 103.1206, 103.1306, 103.1503, 103.1606, 103.1705, 103.1706, 103.1708 AND 103.2007; ALL RELATING TO HEIGHT OF A STRUCTURE.

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

Section 1. That Chapter X, Article 1, Division 1, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 101.0101.25, 101.0101.35, 101.0101.48, 101.0101.62, 101.0101.63, 101.0101.70, 101.0101.71 and 101.0101.99; to read as follows:

**SEC. 101.0101.25 GROSS FLOOR AREA**

[No change in text of first paragraph.]

A. through I. [No changes.]

RECEIVED  
CITY CLERK'S OFFICE  
92 JAN -9 AM 9:35  
SAN DIEGO, CALIF.

J. Penthouses, except when meeting the following criteria:

1. The enclosure must be used exclusively for housing elevator mechanical equipment or stairs;

2. The height of enclosures above the roofline is no more than thirteen (13) feet for an elevator shaft nor more than nine (9) feet for a stairwell;

3. The total plan area of an enclosure or enclosures is not more than ten (10) percent of the roof plan area of the building.

K. through O. [No changes.]

[Insert corrected Illustrations A through H of Section 101.0101.25.]

**SEC. 101.0101.35 LOT COVERAGE**

That portion of the area of a lot, expressed as a percentage, occupied by all buildings or structures which are roofed or otherwise covered and which extend more than three (3) feet above grade; provided, however, that the following shall be exempted:

A. through E. [No changes.]

[No change in text of last paragraph of this section.]

**SEC. 101.0101.48 UNDERGROUND PARKING STRUCTURE**

[No changes in text of Section 101.0101.48; insert corrected Illustration A of Section 101.0101.48.]

**SEC. 101.0101.62 HEIGHT OF A BUILDING OR STRUCTURE**

"Height of a building" or "height of a structure" is the vertical distance measured from all points on top of the structure or any of its appurtenances to grade directly below.

**SEC. 101.0101.63 STORY**

[No change in text of first 2 paragraphs.]

Story shall include:

A. and B. [No changes.]

C. PENTHOUSE, except when meeting the following criteria:

1. The enclosure must be used exclusively for housing elevator mechanical equipment or stairs;

2. The height of enclosures above the roofline is no more than thirteen (13) feet for an elevator shaft nor more than nine (9) feet for a stairwell;

3. The total plan area of an enclosure or enclosures is not more than ten (10) percent of the roof plan area of the building.

D. and E. [No changes.]

[No change in text of last paragraph of this section.]

[Insert corrected Illustration A (3 diagrams) of Section 101.0101.63.]

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**SEC. 101.0101.70 INCREMENTAL YARDS**

[No change in text of first 2 paragraphs of this section.]

The following shall be considered to be a story for purposes of computing incremental yard requirements:

A. A HALF-STORY not in compliance with the provisions of Section 101.0101.65 .

B. An UNDERGROUND PARKING STRUCTURE and BASEMENT when any portion exceeds a vertical height of six (6) feet measured on the exterior of the building from grade to finished floor immediately above. An opening for vehicular access not to exceed a maximum width of sixteen (16) feet for single-family residential zones, eighteen (18) feet for multi-family residential zones, twenty (20) feet for commercial zones, and twenty-five (25) feet for industrial zones is excepted from the determination of grade, provided there is a maximum of two (2) such openings per premises and provided there is not more than one (1) such opening per fifty (50) feet of lot frontage.

C. A PENTHOUSE , except when meeting the following criteria:

1. The enclosure must be used exclusively for housing elevator mechanical equipment or stairs;

2. The height of enclosures above the roofline is no more than thirteen (13) feet for an

elevator shaft nor more than nine (9) feet for a stairwell;

3. The total plan area of an enclosure or enclosures is not more than ten (10) percent of the roof plan area of the building.

D. Those areas on roofs (roof decks), which are enclosed by wall, fence or guard rail (open or solid) in excess of an average of forty-two (42) inches in height, or exceeds fifty-four (54) inches in height at any point, except as provided in Municipal Code section 101.0101.99.

**SEC. 101.0101.71 PENTHOUSE**

A structure located upon the roof of a multi-story building or structure and which is set back from the vertical projections of the main wall of the building or structure or that portion of the building or structure upon which the penthouse is located. Any such structure shall be considered to be gross floor area and to be a story, except when meeting the following criteria:

1. The enclosure must be used exclusively for housing elevator mechanical equipment or stairs;

2. The height of enclosures above the roofline is no more than thirteen (13) feet for an elevator shaft nor more than nine (9) feet for a stairwell;

3. The total plan area of an enclosure or enclosures is not more than ten (10) percent of the roof plan area of the building.

**SEC. 101.0101.99 ROOF DECK**

[No changes in text of Section 101.0101.99; insert corrected Illustration A of Section 101.0101.99.]

Section 2. That Chapter X, Article 1, Division 2, of the San Diego Municipal Code be and the same is hereby amended by adding Sections 101.0214, 101.0215 and 101.0216, and by amending Section 101.0245, to read as follows:

**SEC. 101.0214 MAXIMUM HEIGHT OF A BUILDING OR STRUCTURE**

The maximum height of a building or structure shall not exceed the permitted height limit of the applicable zone or district (see Illustration A of Section 101.0214) as calculated in accordance with the definition of Height of a Building or Structure and the provisions of subsections A, B and C of this Section.

A. Where a basement, underground parking structure, interior court or other similar interior area is proposed to be completely within the perimeter of a structure or completely below grade, preexisting grade for that portion of the structure, shall be used to measure the height of a building or structure.

B. Where there is an extreme topographic variation from the general surface of the premises, which is ten (10) percent or less of the structure's footprint, such variation shall not be included in the

determination of the measurement of height. Height shall be measured from an imaginary plane made by connecting the perimeter points of the topographic variation (see Illustration B of Section 101.0214).

C. The height of a building or structure, measured from the lowest point of grade within five (5) feet of the building or structure's perimeter (building wall, balcony, bay window or similar architectural projection) or at the property line, whichever is closer, to the highest point of the building, structure or appurtenance, shall not exceed the permitted height limit plus either the maximum grade differential within the structure's footprint or ten (10) feet, whichever is less (see Illustration C of Section 101.0214).

**SEC. 101.0215 PROCEDURAL REQUIREMENTS FOR  
DETERMINATION OF STRUCTURE HEIGHT**

The applicant shall provide adequately dimensioned plans showing preexisting and finished grade(s), their relationship to height of a structure and any other information the permit issuing authority deems necessary to judge whether the proposed development complies with the regulations. The permit issuing authority may require the following:

A. A topographical survey of the area upon which the development will have an effect as required by Municipal Code section 101.0216.

B. Drawings including a point (datum) on the subject property from which height of the structure and



topographical surveys are determined. This information shall include the location and relationship of the datum point to the nearest city public improvements.

**SEC. 101.0216 TOPOGRAPHICAL SURVEY REQUIREMENTS**

A topographical survey of the area affected by a proposed development, indicating preexisting grade at two (2) foot contour intervals, and indicating spot elevations at all high and low points, may be required by the permit issuing authority.

The topographical survey shall be prepared under the supervision of either a licensed land surveyor or a registered civil engineer authorized to practice land surveying and accompanied by a letter, signed by the surveyor or the engineer who prepared the survey, describing any land form alteration, including clearing or grubbing of the subject property, observed at the time of the survey.

**SEC. 101.0245 RECORDATION OF VARIANCES, PERMITS OR ENTITLEMENTS**

[No change in text of first paragraph of this section.]

- A. and B. [No changes.]
- C. [No change in text.]
- D. [No change in text.]
- E. [No change in text.]
- F. [No change in text.]
- G. [No change in text.]

- H. [No change in text.]
- I. [No change in text.]
- J. [No change in text.]
- K. [No change in text.]
- L. [No change in text.]
- M. [No change in text.]
- N. [No change in text.]

Section 3. That Chapter X, Article 1, Division 4, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 101.0445 and 101.0452, by repealing Section 101.0452.1, by amending Section 101.0452.5 and by repealing Section 101.0452.17, to read as follows:

**SEC. 101.0445 AIRPORT APPROACH OVERLAY ZONE**

A. and B. [No changes.]

**C. PERMITTED BUILDINGS, STRUCTURES AND USES**

Buildings, structures and uses shall be those permitted by the underlying zone, any approved discretionary permit, any overlay zone which may be on the property, and shall be subject to the provisions of this overlay zone.

Buildings, structures or uses not exceeding thirty (30) feet in height shall be exempt from the procedures of this overlay zone, except that area located west of Interstate 5, north of Ivy Street, and south of Nutmeg Street, where no buildings, structures or uses shall be exempt. Height shall be measured from grade in accordance with Municipal Code section 101.0214.

Nothing herein shall apply to interior modifications of existing structures which do not increase the height of the existing structure.

D. through F. [No changes.]

**SEC. 101.0452 HEIGHT LIMITATION ZONES - ESTABLISHMENT OF**

Height Limitation Zones may be established by the City Council in accordance with the authority and procedures set forth in Municipal Code, Chapter X, Article 1, Division 2.

In a height limitation zone, no building or structure shall be erected, constructed, moved in or enlarged to a greater height than is permitted in said zone.

**SEC. 101.0452.1 HEIGHT LIMITATION ZONE - LA JOLLA**

[Repealed.]

**SEC. 101.0452.5 HEIGHT LIMITATION ZONE - CLAIREMONT MESA**

**A. PURPOSE AND INTENT**

The purpose of this section is to limit the height of buildings or structures to thirty feet (30') within the Clairemont Mesa Community, except as described in Section 101.0452.5(B). "Height" shall be determined in accordance with Municipal Code section 101.0214.

[No change in text of second paragraph of Section 101.0452.5(A).]

B. [No changes.]

C. EXCEPTION FOR EXISTING STRUCTURES

Buildings or structures exceeding thirty feet (30') in height that existed on November 1, 1989, may be repaired, altered or modified, provided such repairs, alterations or modifications do not increase the height of such building or structure.

D. through E. [No changes.]

**SEC. 101.0452.17 HEIGHT LIMITATION ZONE - UPTOWN**

[Repealed.]

Section 4. That Chapter X, Article 1, Division 6, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 101.0620 and 101.0630, to read as follows:

**SEC. 101.0620 FENCES**

[No changes to text of Section 101.0620; insert corrected Illustrations A and D of Section 101.0620.]

**SEC. 101.0630 SATELLITE ANTENNA**

Satellite Antennas are permitted in all zones as accessory uses. If the satellite antenna is generally circular and reflective and has a diameter (or its equivalent) of less than five (5) feet, the antenna is not subject to these requirements. A satellite antenna that exceeds the equivalent of five (5) feet but has the equivalent of a diameter of less than ten (10) feet, is permitted in all zones subject to the provisions of this section and the provisions of the underlying zone. Satellite antennas are permitted by right in industrial and Scientific Research (SR) zones as accessory uses, subject to yard provisions, except

when located in the Coastal Zone or two hundred (200) feet from residential zone designation.

Any deviations from the following regulations may be permitted by a Satellite Antenna Permit in accordance with Municipal Code section 101.0502.

A. through E. [No changes.]

F. Ground mounted satellite antenna height shall not exceed fifteen (15) feet in height measured from grade.

G. through L. [No changes.]

Section 5. That Chapter X, Article 3, Division 2, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 103.0202 and 103.0205, to read as follows:

**SEC. 103.0202 ADMINISTRATIVE REGULATIONS (OLD TOWN SAN DIEGO PLANNED DISTRICT)**

[No change in text of first paragraph.]

A. and B. [No changes.]

**C. PROJECT REVIEW ADMINISTRATION**

1. Application. Application shall be made to the Planning Director prior to commencement of any work in the erection of any new building or structure, or repainting of exterior surfaces, remodeling or repair, alteration, addition to or demolition of any existing building or structure within the Planned District or any building which is relocated into the Planned District. Said application shall include the following:

a. [No changes.]

b. All submittals shall illustrate the following:

(1) [No changes.]

(2) Site plans, floor plans, elevations and sections including datum points indicating grade and measurements of dwelling unit density, number of bedrooms (floor plan), lot area, lot coverage, floor area ratio, setbacks, height (elevations), off-street parking and landscaping;

(3) through (5) [No changes.]

2. [No changes.]

D. through G. [No changes.]

**SEC. 103.0205 PROPERTY DEVELOPMENT REGULATIONS**

A. through D. [No Changes.]

**E. MAXIMUM HEIGHT**

The maximum height of any building or structure shall be as follows:

<b>Subarea</b>	<b>Height (linear feet)</b>
Single-Family, Multiple-Family	30
Rosecrans	30(a)
Jefferson, Hortensia	30(a)(b)
Core	24(a)

**NOTES:**

(a) An additional six (6) feet in height is permitted for uninhabitable space necessary for a pitched roof, towers, or other architectural

appurtenances, provided however, that the additional area of height does not exceed ten (10) percent of the total building footprint, measured in plan view.

(b) No more than twenty-five (25) percent of the site area, measured in plan view, may be covered by building which exceeds twenty-six (26) feet in height.

F. through H. [No changes.]

Section 6. That Chapter X, Article 3, Division 3, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 103.0303.3, 103.0304.1, 103.0304.2, 103.0304.3 and 103.0304.4, to read as follows:

**SEC. 103.0303.3 HEIGHT LIMITATION - MEASUREMENT OF**

The height of the building or structure, and measurement thereof shall be in accordance with this Division and Municipal Code sections 101.0214, 101.0215 and 101.0216.

**SEC. 103.0304.1 SINGLE-FAMILY ZONE -- PERMITTED USES**

[No change to text of first paragraph.]

1. through 7. [No changes.]

A. through C. [No changes.]

**D. MAXIMUM BUILDING HEIGHT**

No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than thirty (30) feet.

E. through H. [No changes.]





D. through G. [No changes.]

**SEC. 103.0304.4 COMMERCIAL CENTER**

[No change to text of first paragraph.]

1. through 4. [No changes.]

A. [No changes.]

**B. BUILDING HEIGHTS**

In the Commercial Center Zone, designated on that certain map referenced in Section 103.0301, unless specified otherwise, no building or structure shall be erected, constructed, altered, moved in or enlarged to a greater height than thirty (30) feet.

C. through F. [No changes.]

Section 7. That Chapter X, Article 3, Divisions 4, 5, 10, 12, 13, 15, 16, 17 and 20, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 103.0407, 103.0526.12, 103.1008, 103.1203, 103.1206, 103.1306, 103.1503, 103.1606, 103.1705, 103.1706, 103.1708 and 103.2007, to read as follows:

**SEC. 103.0407 GENERAL DESIGN REGULATIONS**

[No change in text of first paragraph.]

**A. BUILDING HEIGHT REGULATIONS**

1. BASIC BUILDING HEIGHT LIMIT (60 FOOT HEIGHT LIMIT)

a. through f. [No changes.]

2. MAXIMUM BUILDING HEIGHT (75 FOOT HEIGHT LIMIT)

[No change in text of first paragraph.]

a. through g. [No changes.]

B. through I. [No changes.]

**SEC. 103.0526.12 HEIGHT**

The maximum height of a building or structure shall be thirty (30) feet.

If the 30-foot height limitation of Ordinance No. 10960 (N.S.) is removed from Mission Beach, the building height limit shall be 35 feet.

**SEC. 103.1008 SUBDISTRICT I REGULATIONS**

A. through D. [No changes.]

**E. PROPERTY DEVELOPMENT REGULATIONS**

[No change in text of first paragraph.]

1. through 5. [No changes.]

**6. Maximum Building Height:**

The maximum building height shall be thirty (30) feet where there is a flat roof, or forty (40) feet in height where the roof is sloped toward the interior and/or street side yards and no plane of the sloped roof shall have a slope exceeding forty-five (45) degrees from the horizontal. Dormers that are set into roof planes sloping toward interior or street side yards and that, in whole or in part, exceed thirty (30) feet in height shall have an aggregate width not exceeding twenty (20) percent of the length of the roof plane in which located, measured at the eaves. Dormers that do not exceed thirty (30) feet in height or that are located in roof planes

sloped toward the front or rear yards are not restricted in width.

[No change in text of second paragraph of Section 101.1008(E)(6).]

**SEC. 103.1203 APPLICABLE REGULATIONS AND DEFINITIONS**

A. [No changes.]

B. DEFINITIONS

[No change in text of first two paragraphs of Section 103.1203(B).]

1. through 13. [No changes.]

14. Gross Floor Area

[No change in text of first 2 paragraphs.]

Gross area shall include:

a. through c. [No changes.]

d. Penthouses (Section 101.0101.71 of the San Diego Municipal Code) shall be included in gross floor area, except when meeting the following criteria:

(1) The enclosure must be used exclusively for housing elevator mechanical equipment or stairs;

(2) The height of enclosures above the roofline is no more than thirteen (13) feet for an elevator shaft nor more than nine (9) feet for a stairwell;

(3) The total plan area of an enclosure or enclosures is not more than

ten (10) percent of the roof plan area of the building.

e. [No change.]

15. [No change.]

16. Height

Notwithstanding the definition of "height" in Municipal Code section 101.0101.62, the term "height" means the vertical distance between any point on any structure and the preexisting grade or finished grade, whichever is lower, directly below it.

"Preexisting grade" means that grade level which existed prior to the start of any site preparation, grading or construction related to the project being proposed. See Appendix B of Municipal Code Chapter X, Article 3, Division 12.

17. through 34. [No changes.]

**SEC. 103.1206 PROPERTY DEVELOPMENT REGULATIONS**

[No change in text of first two paragraphs of this section.]

A. and B. [No changes.]

C. MAXIMUM HEIGHT

The maximum height of any point on any structure shall be thirty (30) feet. Height shall be measured in accordance with Municipal Code section 101.0214(A) and (B) but not Section 101.0214(C).

See Appendix B of Municipal Code Chapter X, Article 3, Division 12.

In addition to the height limit criteria above, the following areas within the planned district, as graphically depicted on Drawing No. C-766 on file in the office of the City Clerk, shall be limited to structures containing a maximum of two stories:

1. through 5. [No changes.]

D. through N. [No changes.]

**SEC. 103.1306 PROPERTY DEVELOPMENT REGULATIONS**

A. through B. [No changes.]

C. Height Limit. The maximum height limit shall be thirty (30) feet.

D. through F. [No changes.]

**SEC. 103.1503 DEFINITIONS**

[No change in text of first paragraph.]

A. [No change.]

B. GROSS FLOOR AREA

[No change in text of first paragraph.]

Gross floor area shall include:

1. through 4. [No changes.]

5. Penthouses shall be included in gross floor area, except when meeting the following criteria:

a. The enclosure must be used exclusively for housing elevator mechanical equipment or stairs;

b. The height of enclosures above the roofline is no more than thirteen (13) feet

for an elevator shaft nor more than nine (9) feet for a stairwell;

c. The total plan area of an enclosure or enclosures is not more than ten (10) percent of the roof plan area of the building.

**SEC. 103.1606 PROPERTY DEVELOPMENT REGULATIONS**

[No change in text of first paragraph.]

A. and B. [No change.]

**C. MAXIMUM HEIGHT**

1. Building height shall be measured under the provisions of Municipal Code section 101.0214.

2. through 5. [No changes.]

D. through J. [No changes.]

**SEC. 103.1705 SINGLE-FAMILY RESIDENTIAL DEVELOPMENT CRITERIA --SF-40,000, SF-20,000, SF-15,000, SF-10,000, SF-8,000, SF-6,000, SF-5,000**

A. through C. [No changes.]

**D. PROPERTY DEVELOPMENT REGULATIONS**

[No change in text of first paragraph.]

1. through 3. [No changes.]

4. Maximum Building Height.

No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than twenty-four (24) feet for structures with a flat roof nor greater than thirty (30) feet measured to the ridge line on structures with roofs having a pitch of 3:12 or

steeper. All buildings in the SF zones shall be limited to two (2) stories.

5. through 9. [No changes.]

**SEC. 103.1706 MULTIPLE-FAMILY RESIDENTIAL ZONE REGULATIONS -- MF-3000, MF-2500, MF-2000, MF-1750, MF-1500, MF-1250, MF-1000**

A. through F. [No changes.]

**G. MAXIMUM BUILDING HEIGHTS**

The maximum building height permitted in the MF-3000 zone shall be twenty-four (24) feet for buildings with flat roofs or thirty (30) feet measured to the ridge line on structures having roofs with a pitch of 3:12 or steeper. All buildings in the MF-3000 zone shall be limited to two (2) stories.

H. through M. [No changes.]

**SEC. 103.1708 INDUSTRIAL ZONE REGULATIONS - I-1 and I-2**

[No change in text of first paragraph.]

A. through D. [No changes.]

**E. MAXIMUM BUILDING HEIGHT, LOT COVERAGE, AND FLOOR AREA RATIOS**

The maximum lot coverages, building heights and floor area ratios permitted in the industrial zones shall be as shown on Table III.

TABLE III OF SECTION 103.1708

INDUSTRIAL ZONES  
LOT COVERAGE, BUILDING HEIGHTS, F.A.R.

Zone	Coverage	Building Height (1)	F.A.R.
I-1	50%	---	1.5
I-2	40%	---	2.0

NOTE: (1) Any portion of a building on-site within 200 feet of residentially zoned property shall not exceed 30 feet in height.

F. through N. [No changes.]

**SEC. 103.2007 GLOSSARY**

ATRIUM: [No changes.]

BUILDING HEIGHTS: [Deleted.]

BUILDING MATERIALS through TOWER: [No changes.]

Section 8. 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 9. In areas of the City of San Diego other than the Coastal Zone, any project, meeting any one of the criteria set forth below, and submitted prior to January 1, 1992, shall be exempt from the provisions of this ordinance.



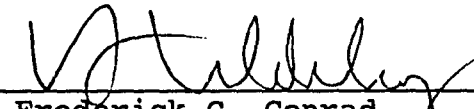
A. Any project for which plans have been submitted to the Building Inspection Department of The City of San Diego, which plans comply with the minimum requirement as established by the Building Inspection Department.

B. Any project for which plans have been submitted for a discretionary permit (or permits) subject to Chapter X of this Code; provided, however, that all plans submitted to the Building Inspection Department shall be consistent with the approved discretionary permit or permits.

Section 10. Within the Coastal Zone, no permits for development inconsistent with the provisions of this ordinance shall be issued after the date on which this ordinance becomes effective within the Coastal Zone, as specified in Section 4 of this ordinance, unless an application for a Coastal Development Permit was made prior to January 1, 1992.

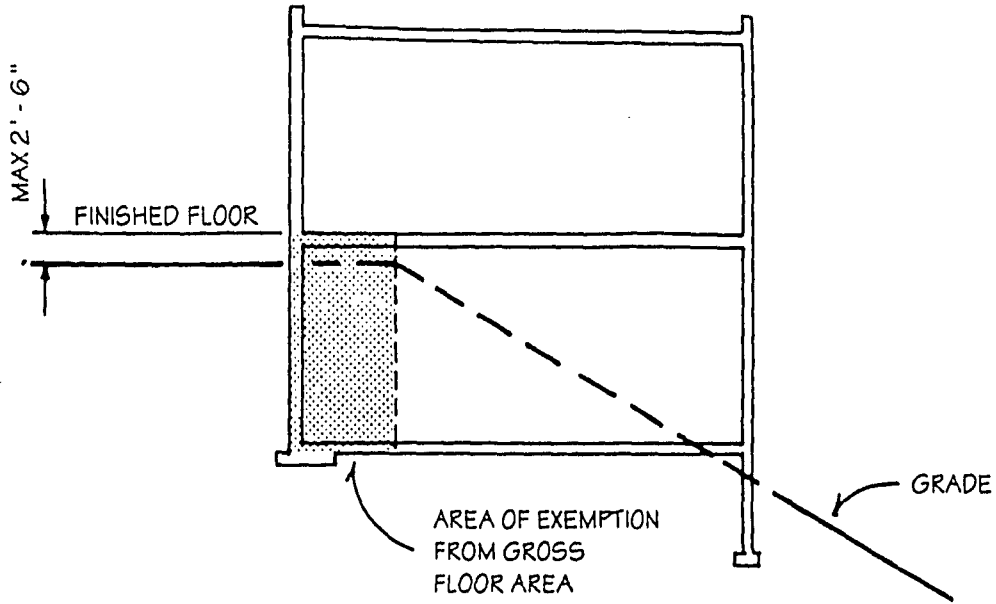
APPROVED: JOHN W. WITT, City Attorney

By

  
for Frederick C. Conrad  
Chief Deputy City Attorney

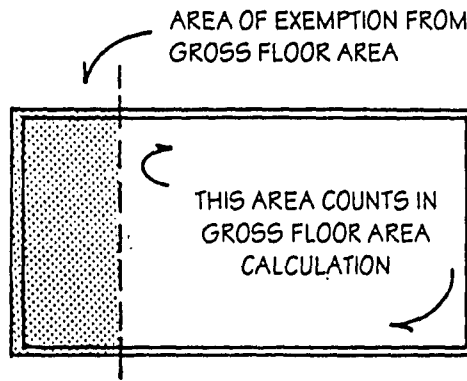
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ILLUSTRATION "A" of Section 101.0101.25 Paragraph B  
GROSS FLOOR AREA

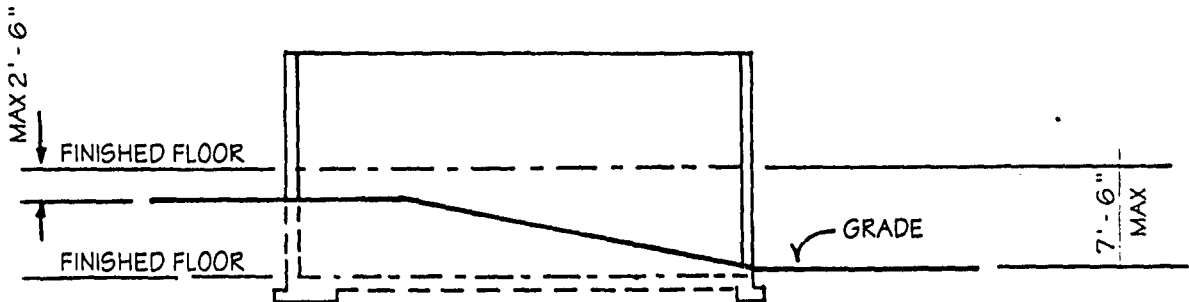


SECTION

ILLUSTRATION "B" of Section 101.0101.25 Paragraph B  
BASEMENT/GROSS FLOOR AREA



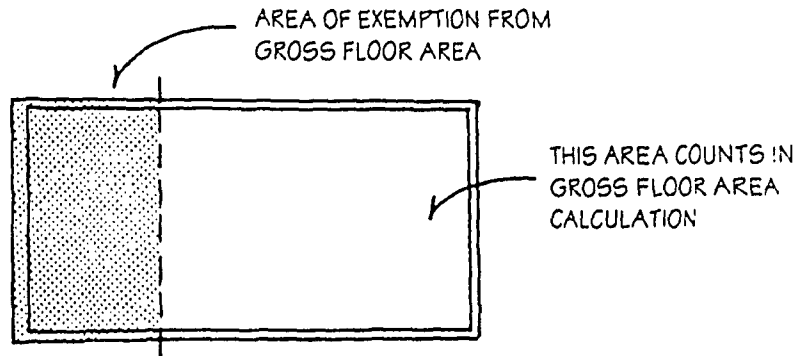
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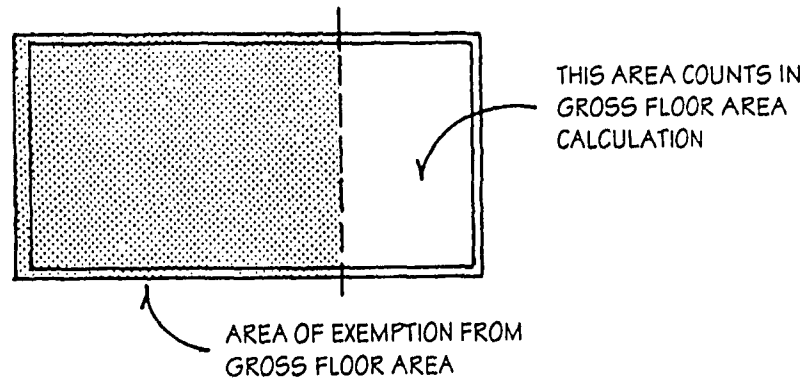
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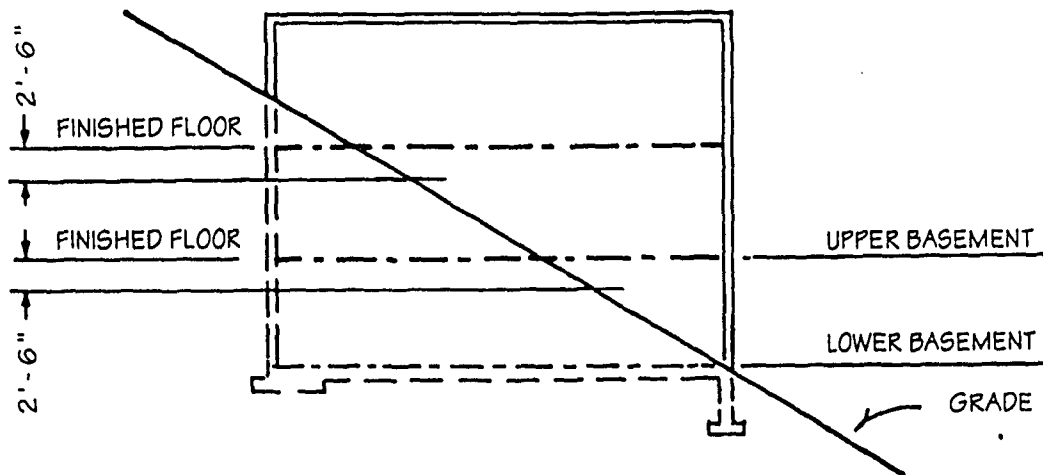
ILLUSTRATION "C" of Section 101.0101.25 Paragraph B  
DOUBLE BASEMENTS



UPPER BASEMENT PLAN



LOWER BASEMENT PLAN

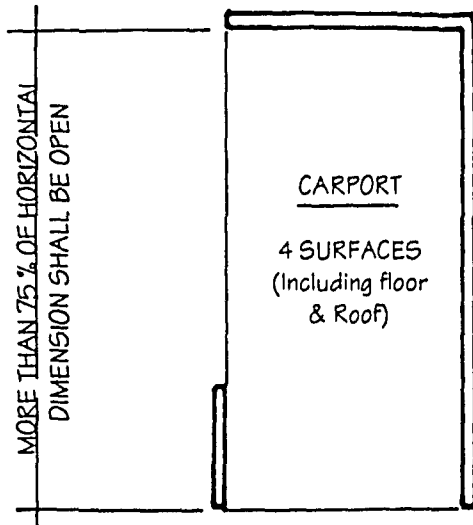


ELEVATION

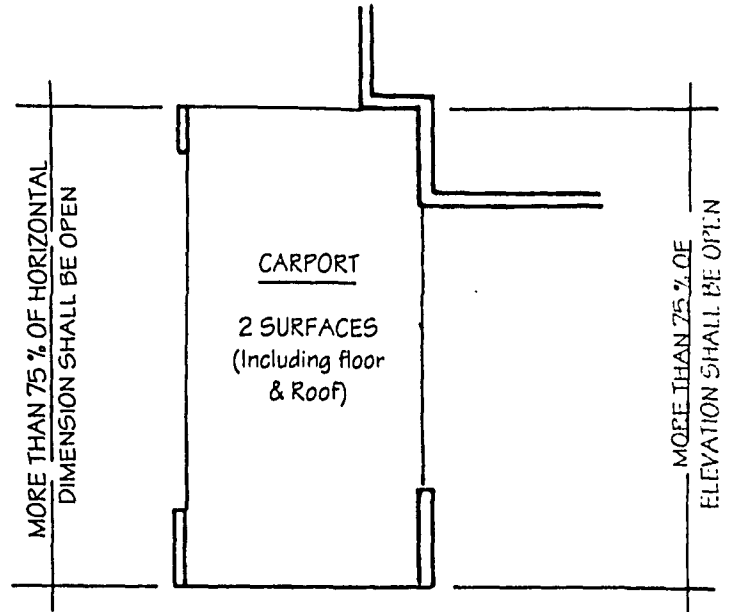
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ILLUSTRATION "D" of Section 101.0101.25 Paragraph H:  
CARPORTS

PLOT PLAN

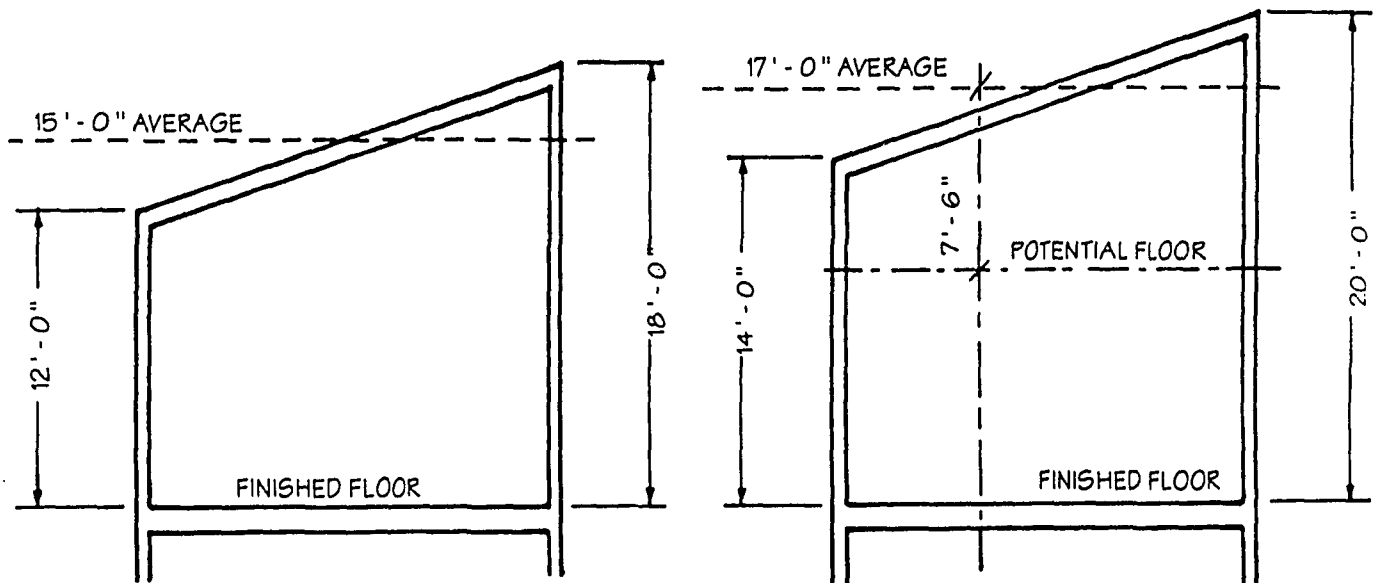


This Counts in FAR



This Doesn't Count in FAR

ILLUSTRATION "E" of Section 101.0101.25 Paragraph I.1  
POTENTIAL FLOOR



ONE FLOOR

TWO FLOORS

ILLUSTRATION "F" of Section 101.0101.25 Paragraph 1.1  
POTENTIAL FLOOR

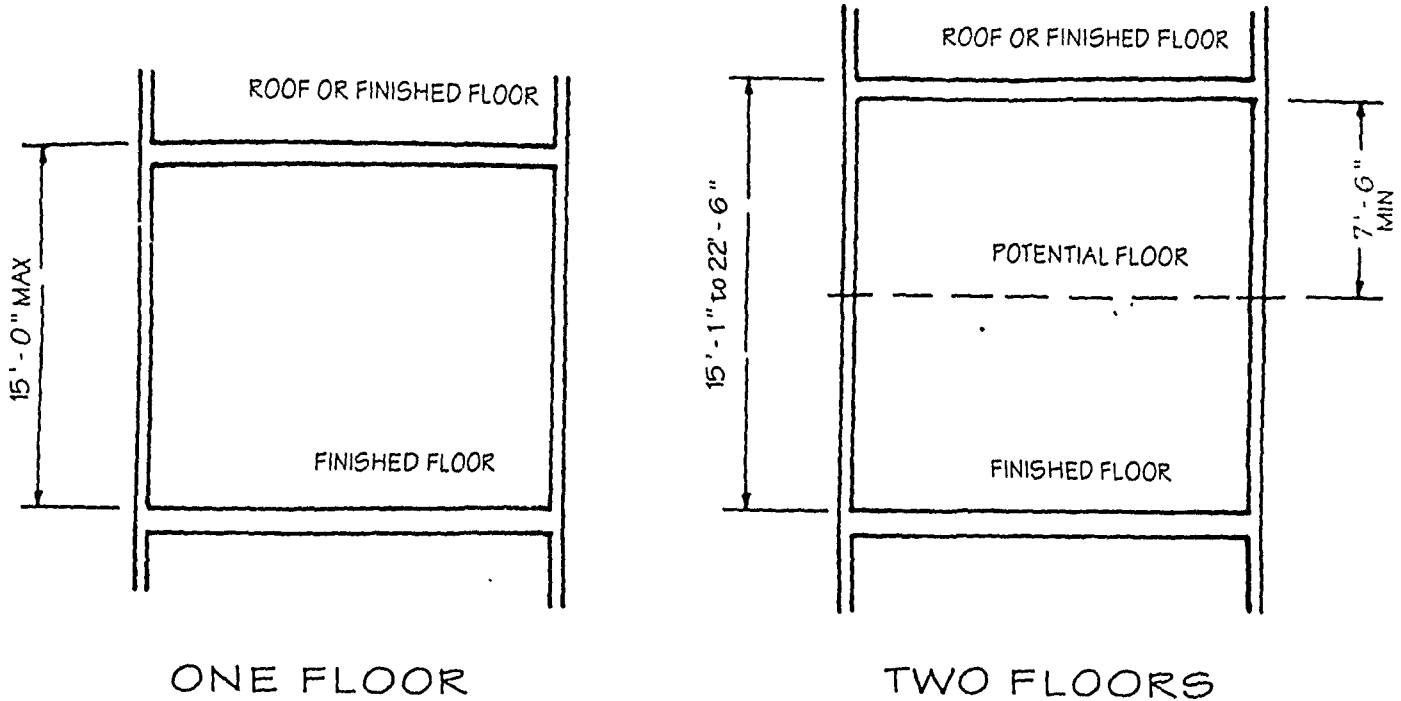


ILLUSTRATION "G" of Section 101.0101.25 Paragraph 1.1  
POTENTIAL FLOOR

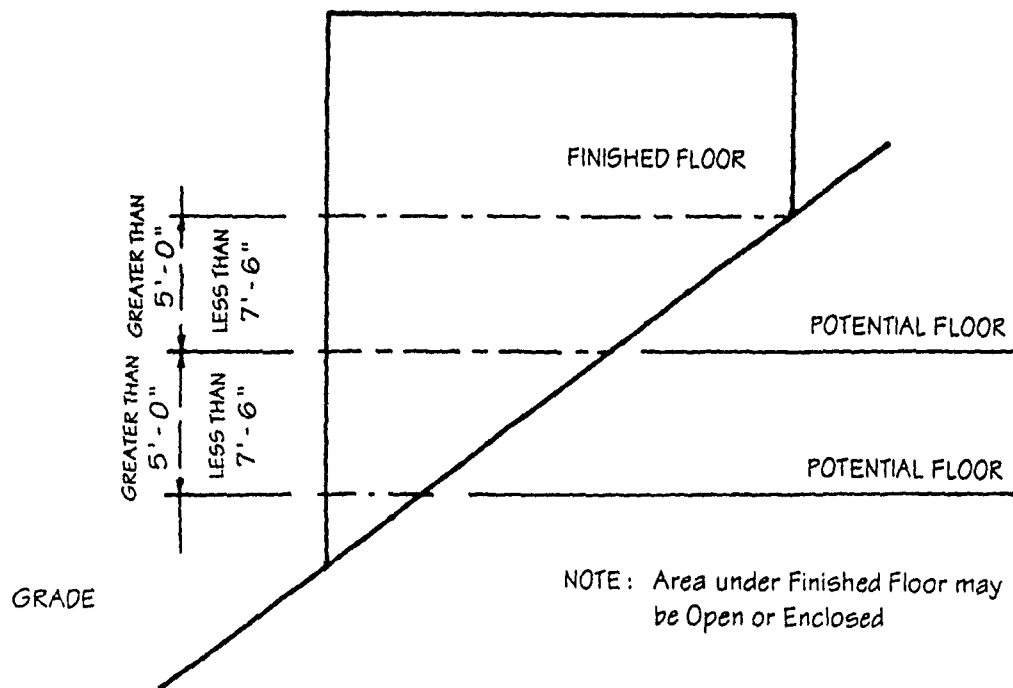
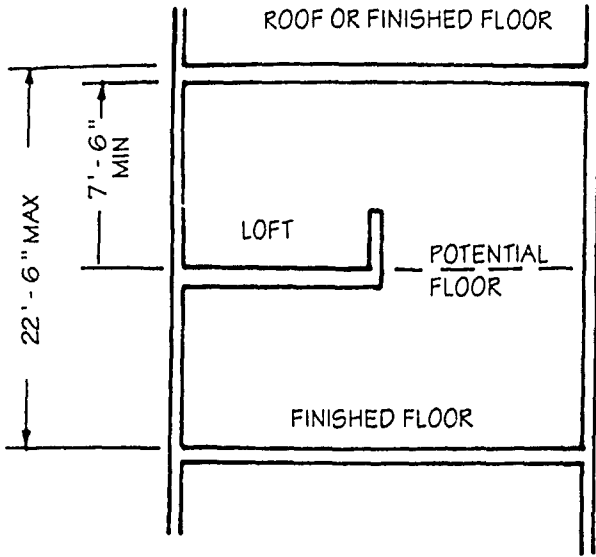
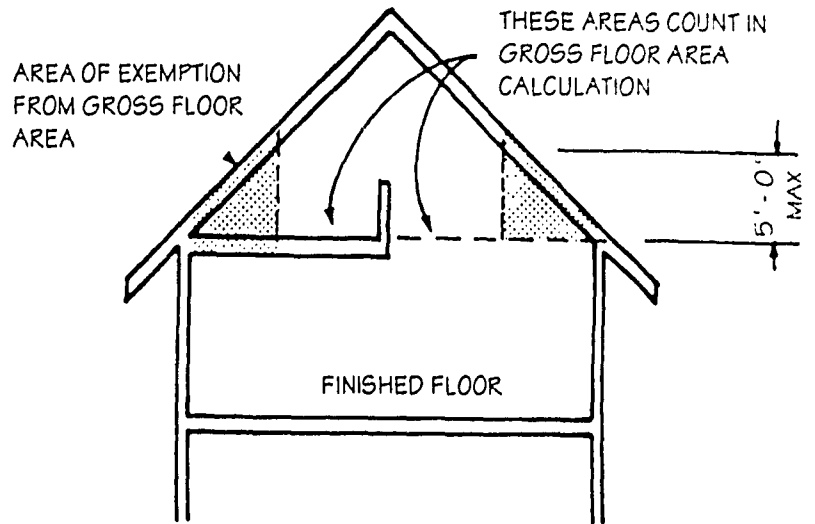


ILLUSTRATION "H" of Section 101.0101.25 Paragraph 1.5  
INTERIOR BALCONIES, MEZZANINES & LOFTS

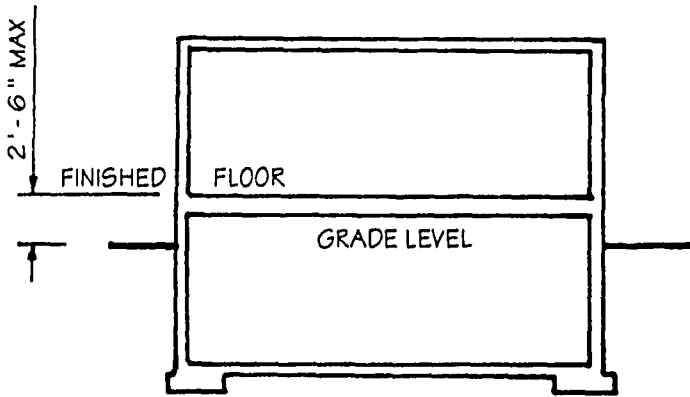


TWO FLOORS

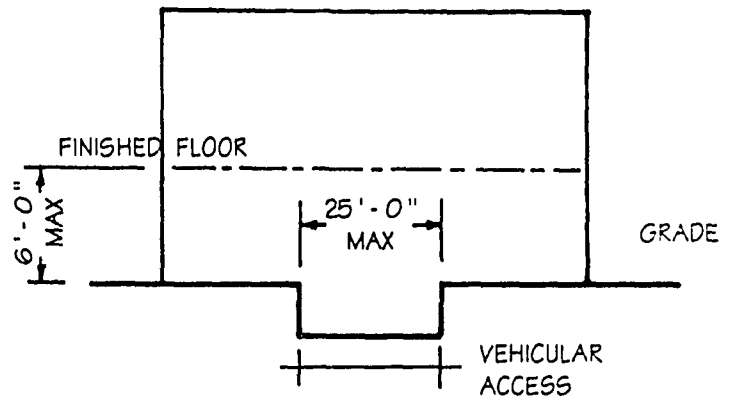


LOFT MEZZANINE

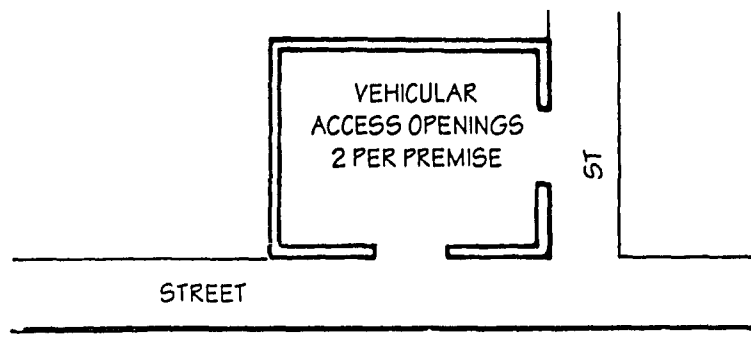
ILLUSTRATION "A" of Section 101.0101.48  
UNDERGROUND PARKING STRUCTURE



FOR GROSS FLOOR AREA



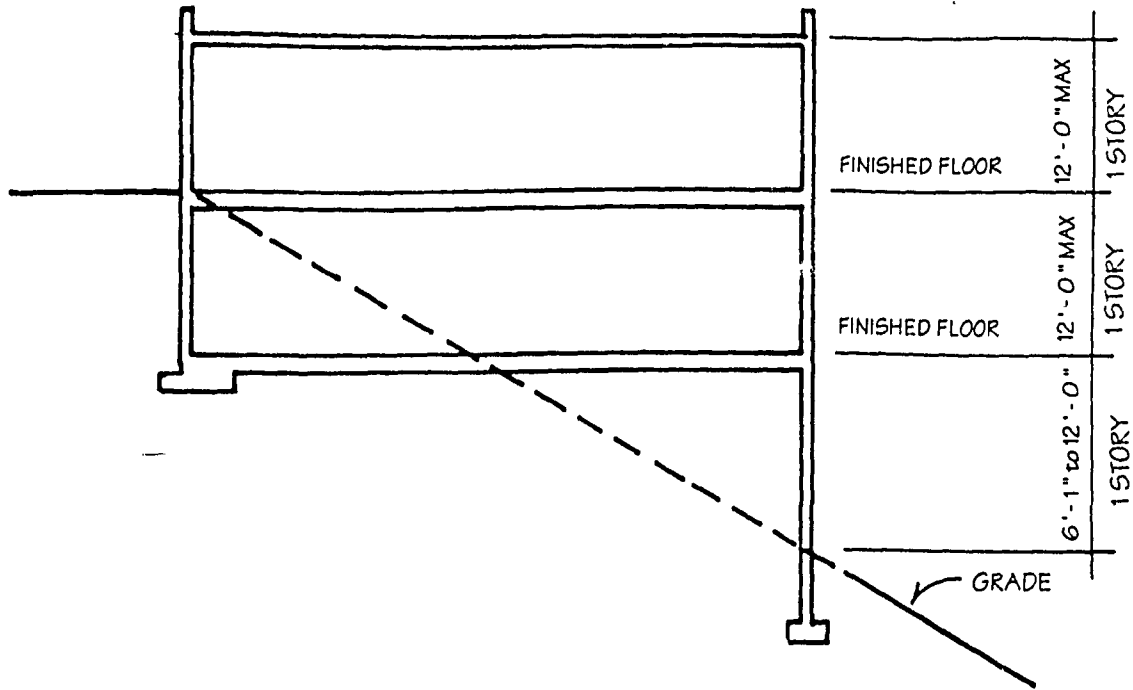
FOR STORY ON SLOPING LOT



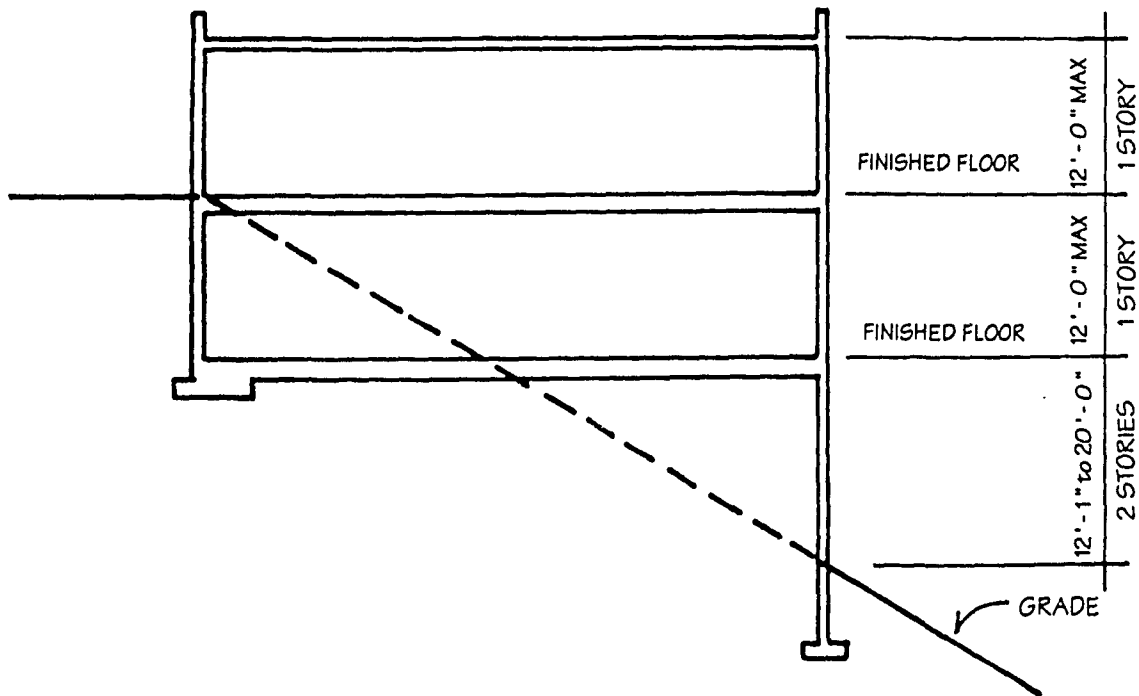
PLAN

O-17726

ILLUSTRATION "A" of Section 101.0101.63  
STORY

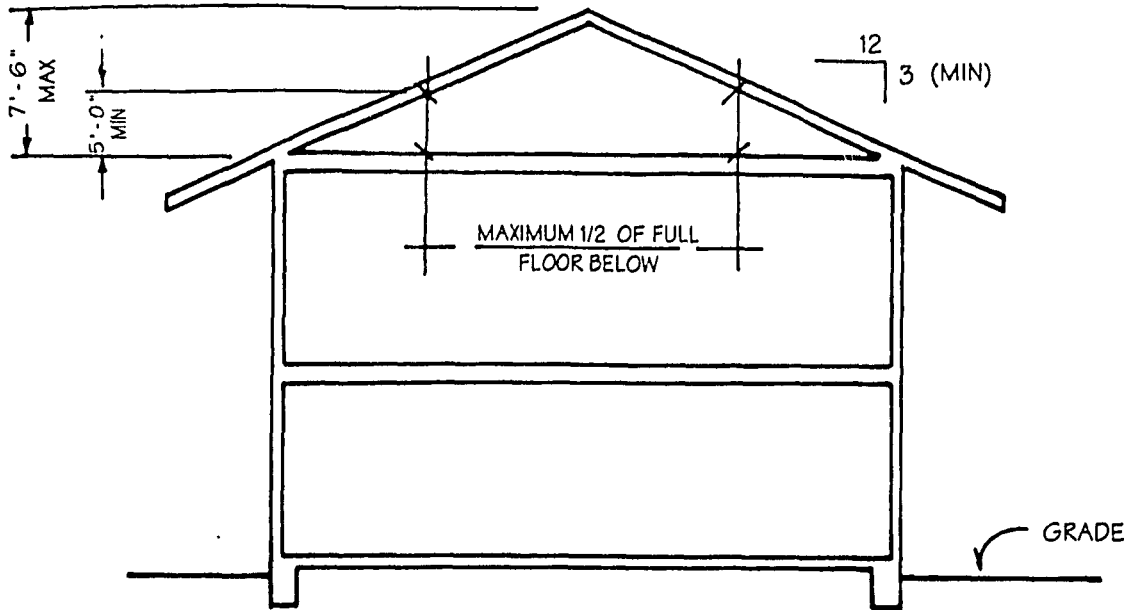


THIS IS A THREE STORY BUILDING



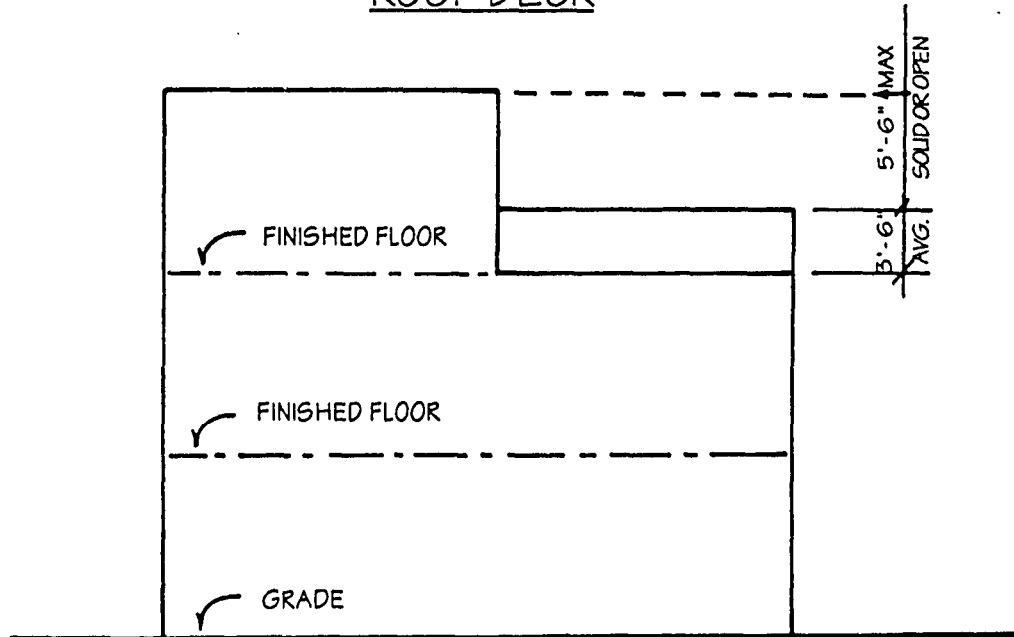
THIS IS A FOUR STORY BUILDING

ILLUSTRATION "A" of Section 101.0101.63  
STORY



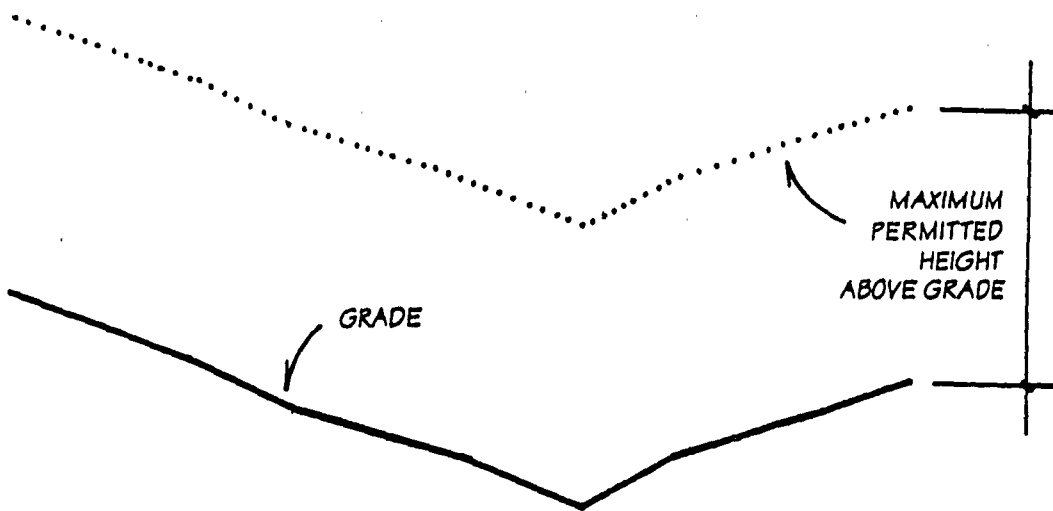
HALF STORY

ILLUSTRATION "A" of Section 101.0101.99  
ROOF DECK



ELEVATION - ROOF DECK





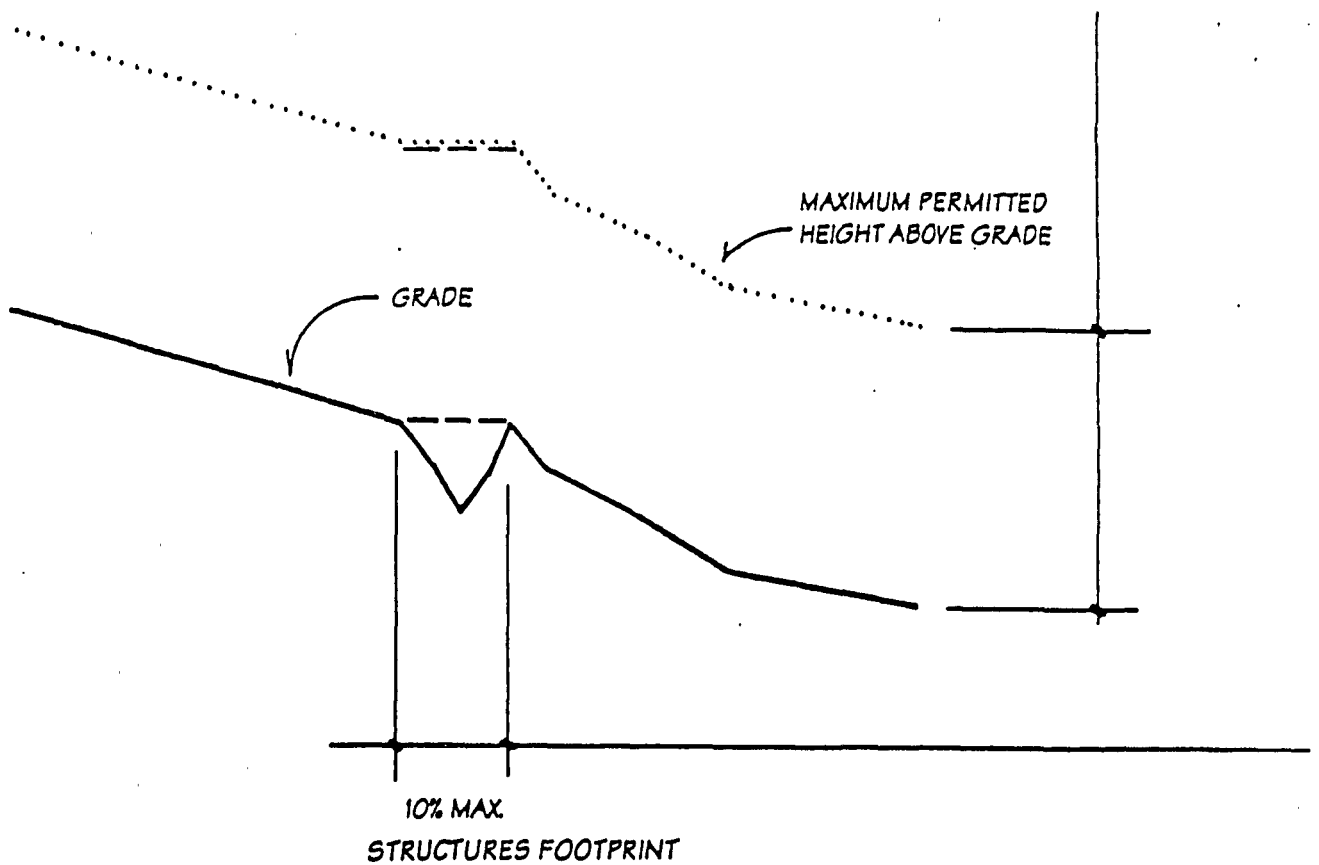
# MAXIMUM PERMITTED HEIGHT

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ILLUSTRATION "A"

of Section 101.0214

O-17726

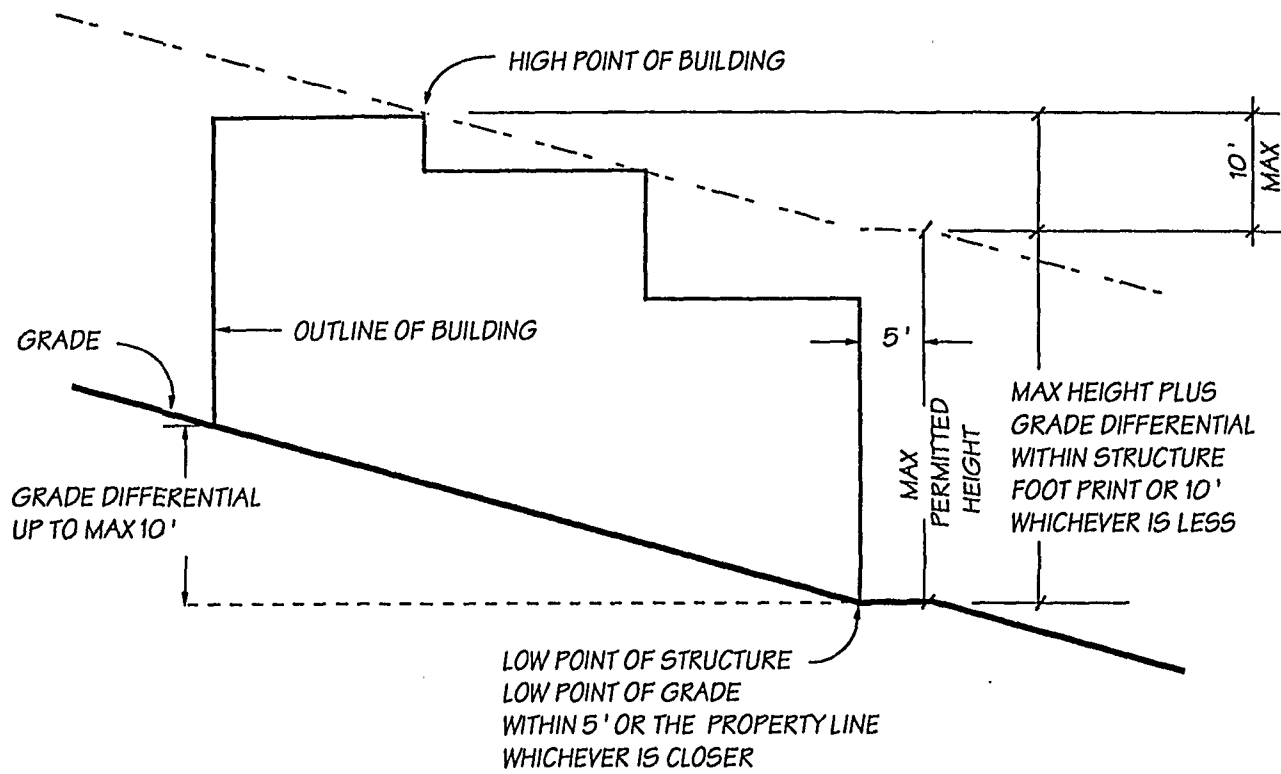


EXTREME TOPOGRAPHICAL VARIATION

ILLUSTRATION "B"

of Section 101.0214

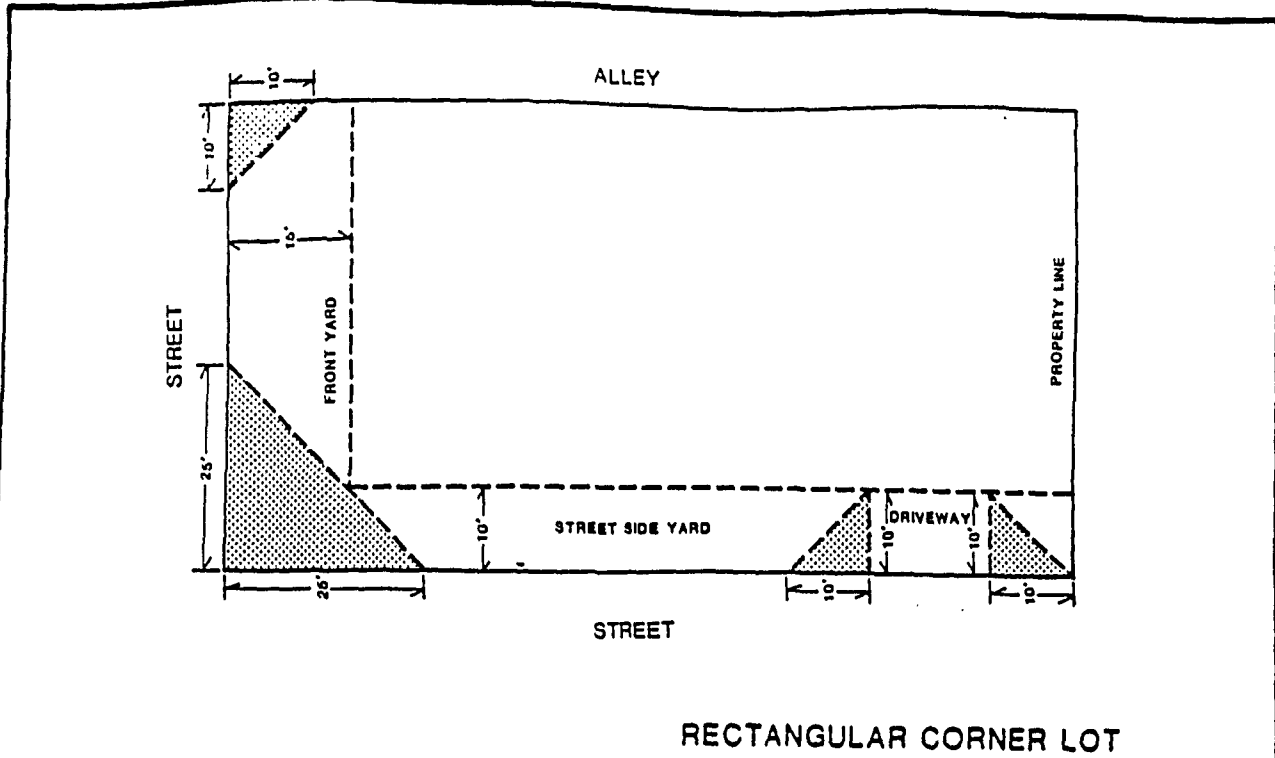
0-17726



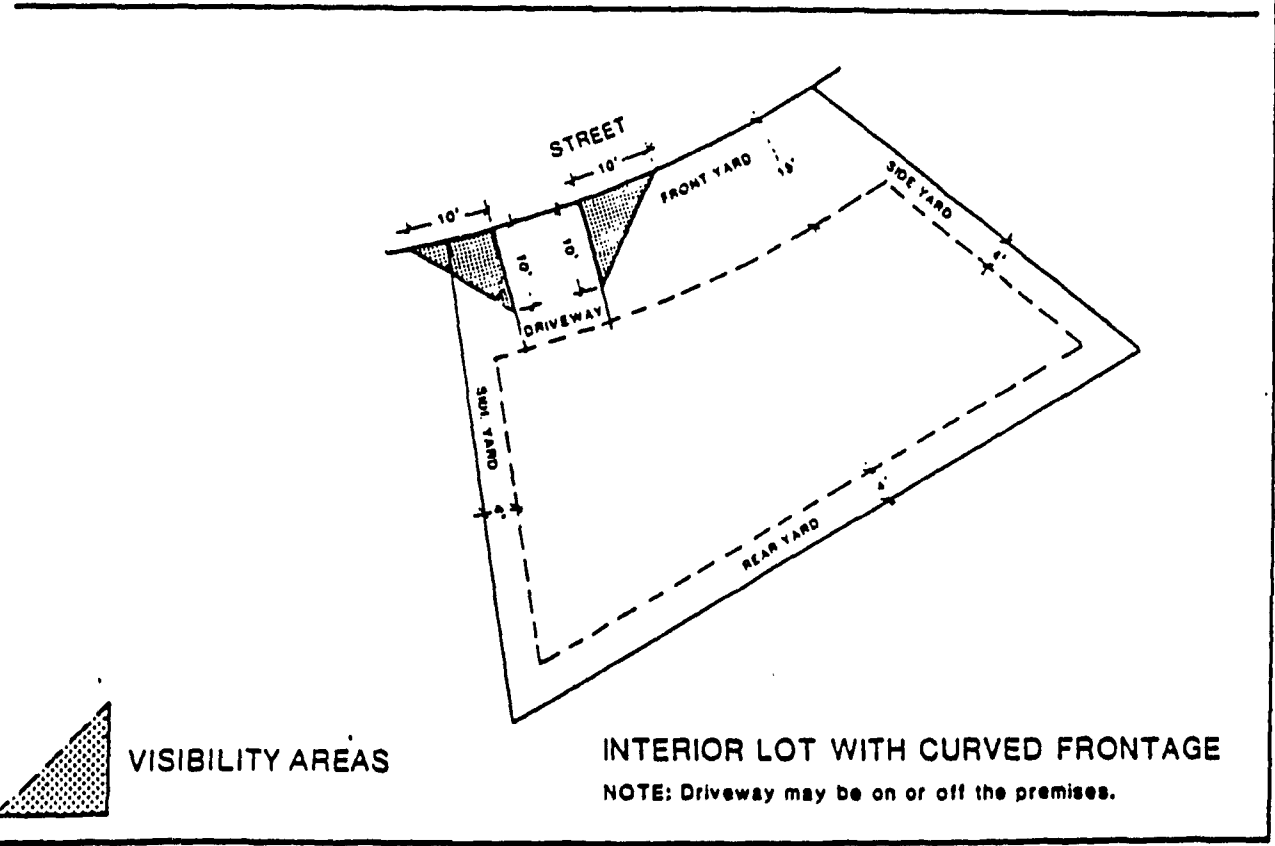
## MAXIMUM PERMITTED BUILDING HEIGHT

ILLUSTRATION "C"  
of Section 101.0214

0-17726



RECTANGULAR CORNER LOT



 VISIBILITY AREAS

INTERIOR LOT WITH CURVED FRONTAGE  
NOTE: Driveway may be on or off the premises.

**ILLUSTRATION A** of Section 101.0620  
**VISIBILITY AREAS**

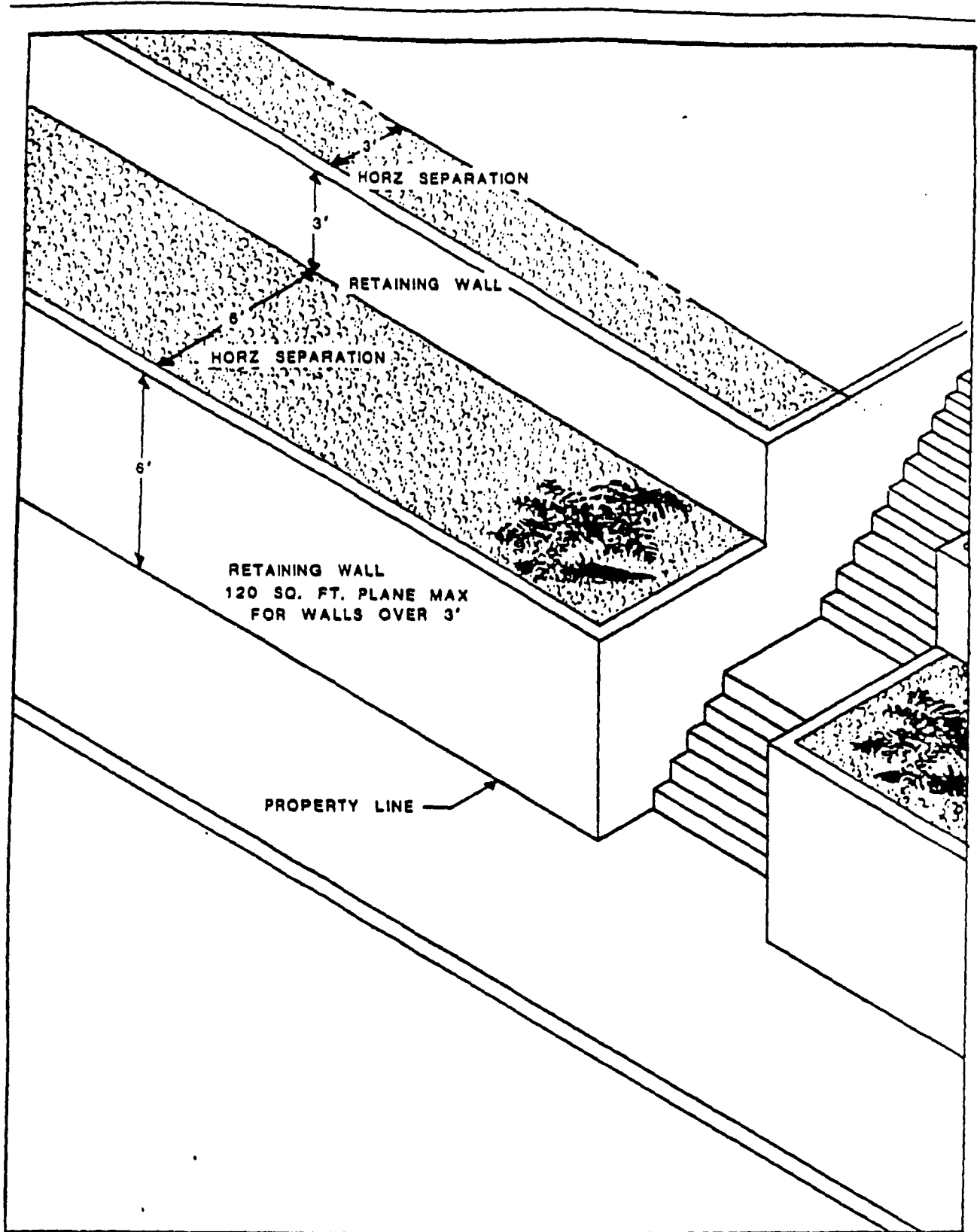


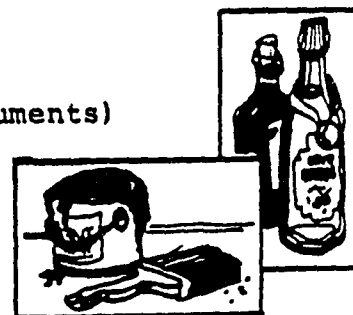
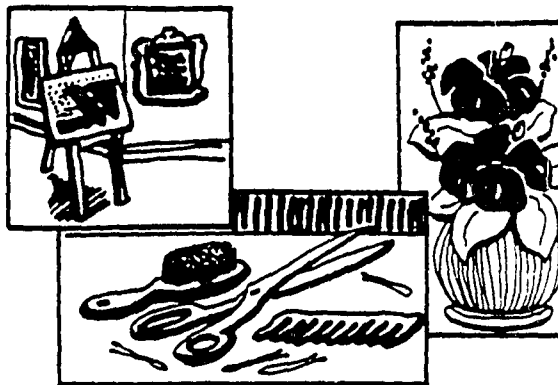
ILLUSTRATION D of Section 101.0620  
RETAINING WALL REQUIREMENTS

D-17726

**APPENDIX A**  
**RETAIL ESTABLISHMENT TYPES**

In Zones 1,2,3, and 4 - Only retail establishments engaged in the following business shall be permitted:

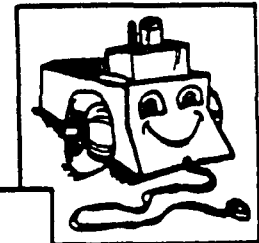
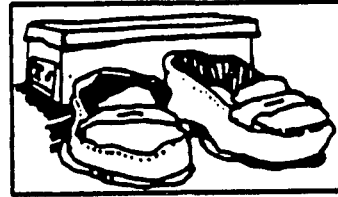
- 1) Antique Shops
- 2) Apparel Shops
- 3) Art Stores and Art Galleries
- 4) Automobile Dealers
- 5) Auto Repair Shops
- 6) Auto Supply Stores
- 7) Bakeries
- 8) Barber Shops
- 9) Beauty Shops
- 10) Bicycle Shops
- 11) Book Stores
- 12) Boutiques
- 13) Car Washes
- 14) Camera and Photo Supply Stores
- 15) Cocktail Lounges and Similar Establishments
- 16) Computer Stores
- 17) Copying, Printing and Blueprint Services
- 18) Confectionaries (candy stores)
- 19) Curtain and Drapery Shops
- 20) Delicatessens
- 21) Department Stores
- 22) Drug Stores
- 23) Dry Cleaning, Laundry Establishments and Agencies and Self-service Dry Cleaning and Laundry Establishments
- 24) Electronic Supply Stores
- 25) Eyeglass Dispensing Stores
- 26) Florists
- 27) Food Stores
- 28) Gyms, when equipped for physical fitness activities and athletic training programs
- 29) Hardware Stores
- 30) Hobby Shops
- 31) Home Furnishings and Accessories Stores
- 32) Jewelry Stores
- 33) Liquor Stores
- 34) Luggage and Leather Goods Stores
- 35) Marine Supply Stores
- 36) Music Stores (records and musical instruments)
- 37) Newsstands
- 38) Nurseries and Plant Stores
- 39) Paint and Wallpaper Stores
- 40) Pet Shops
- 41) Photographic Studios
- 42) Picture Framing Stores



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## RETAIL ESTABLISHMENT TYPES (Continued)

- 43) Radio, Television, Electronics and Home Appliance  
Sales and Repair Stores
- 44) Restaurants
- 45) Rug and Carpet Stores
- 46) Service Stations
- 47) Shoe Stores
- 48) Sporting Good Stores
- 49) Stamp and Coin Dealers
- 50) Stationers and Card Shops
- 51) Studios for Teaching of Art, Dance and Music
- 52) Tailor and Clothing Alteration Shops
- 53) Toy Stores
- 54) Travel Agencies
- 55) Theaters (indoor-only)
- 56) Variety Stores
- 57) Veterinarians
- 58) Video Stores (sales and rental)
- 59) Yardage and Sewing Stores



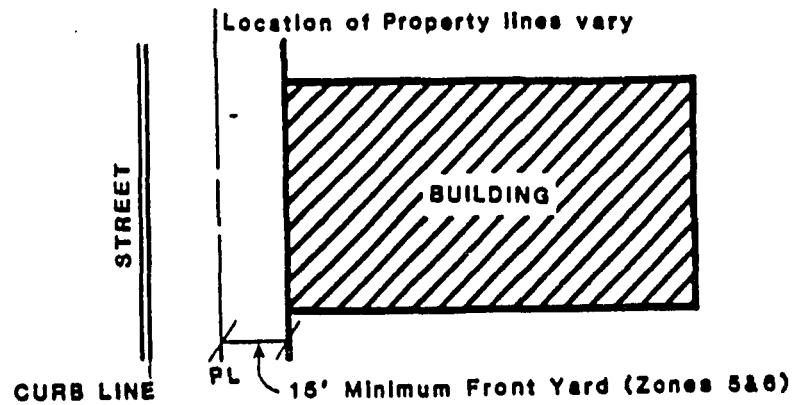
O-17726

**APPENDIX B  
PROPERTY DEVELOPMENT STANDARDS  
MINIMUM YARDS**

**FRONT YARDS**

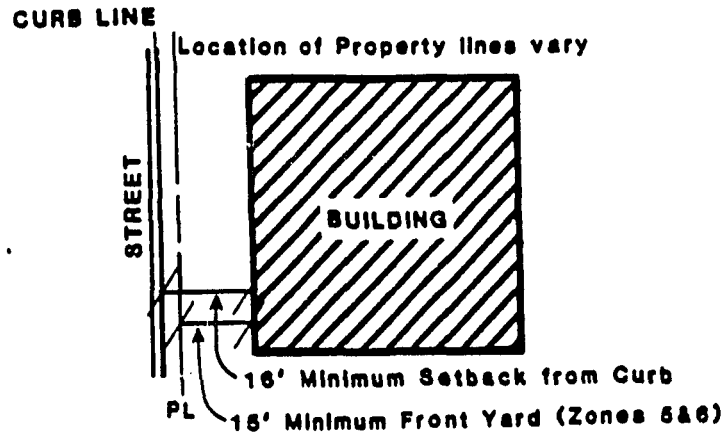
Zones 1, 2, 3 and 4 - No requirement.

Zones 5 and 6 - A 15-foot minimum front yard is required, measured from the front property line\* to the building.



**STREET FRONTAGE SETBACK**

All Zones - A minimum 16-foot street front setback, measured from the curb to the building is required. This is a separate requirement that must be met in addition to the front yard requirement.

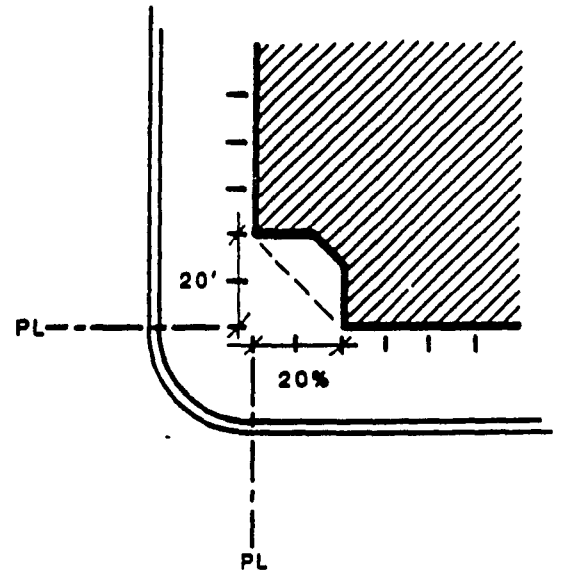
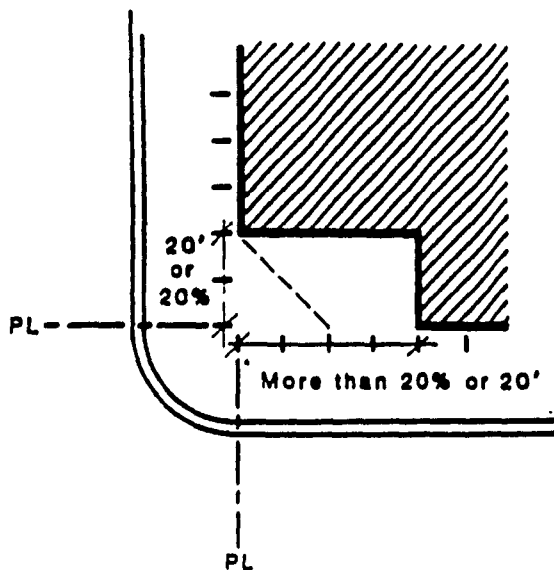
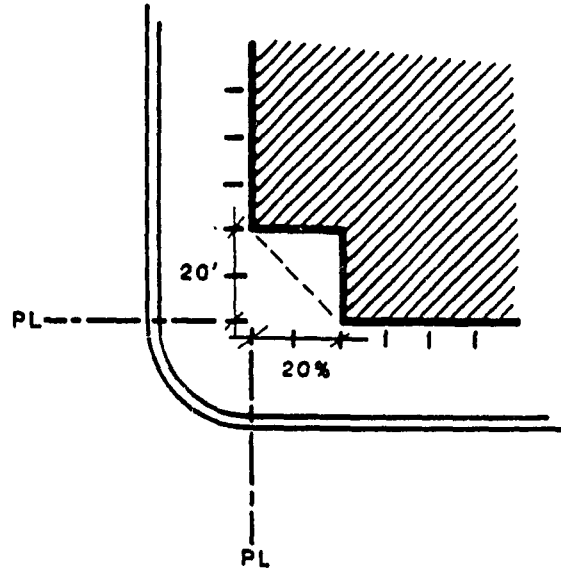
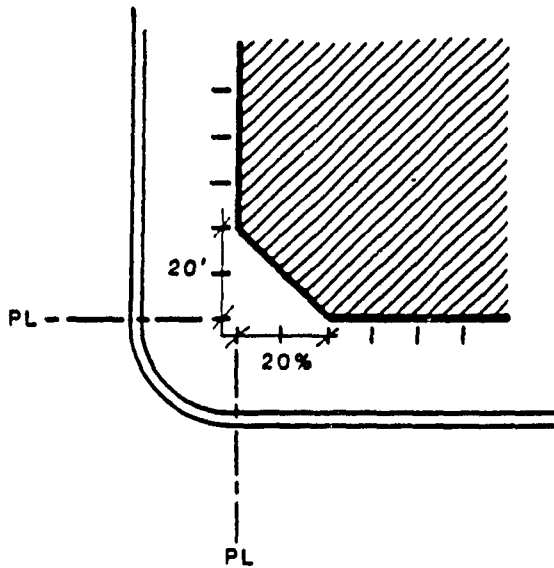


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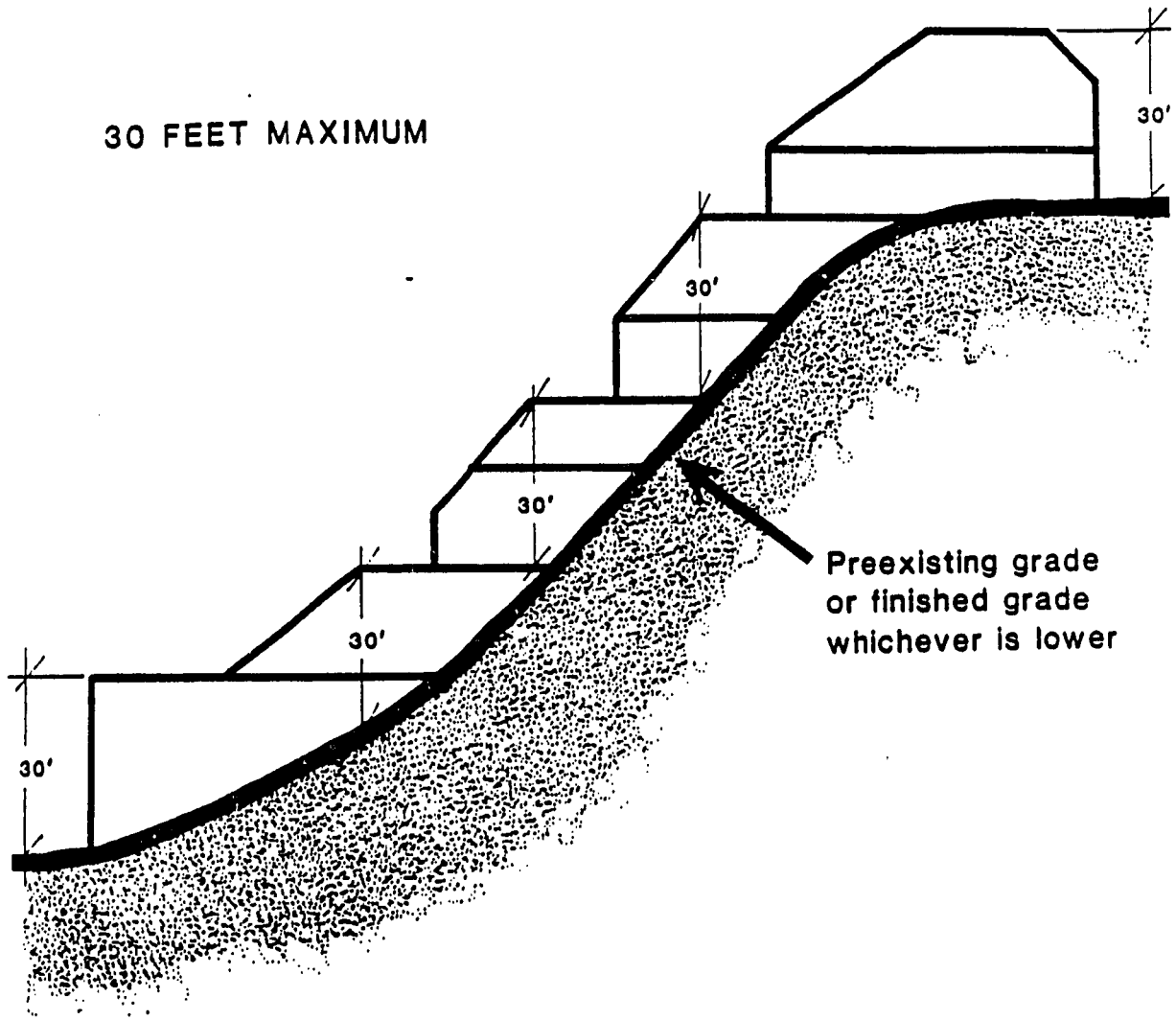
### STREET CORNER LOT SETBACK.

4. Corner lot setback - Zones 1, 2, 3 and 4 require 20 feet or 20% whichever is less (Note: 20% deviation permitted).  
Some examples are as follows:



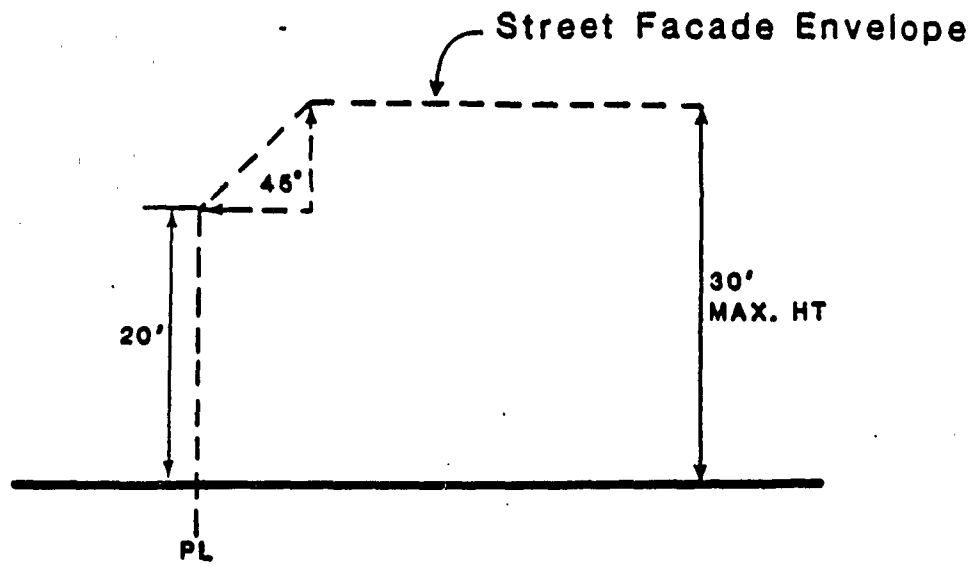
0-17726

# MAXIMUM BUILDING HEIGHT



0-17726

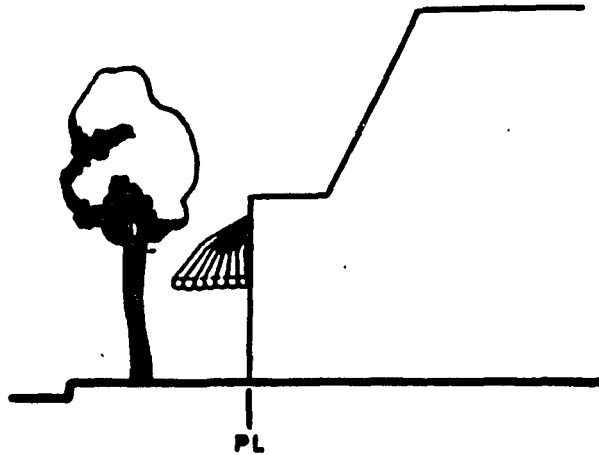
# STREET FACADE ENVELOPE



0-17726

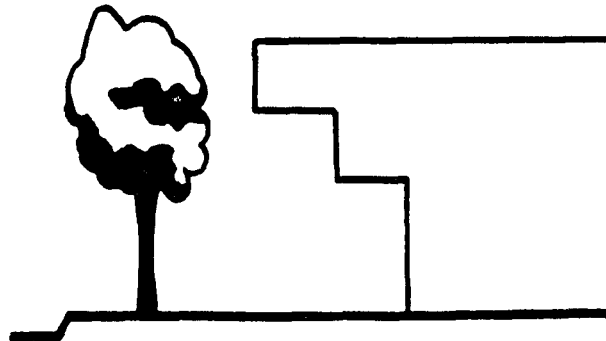
## STREET ENCROACHMENTS

No building or portion thereof shall project over the public right-of-way above ground level (see SEC. 103.1206, Paragraph D.3).



## STREET OVERHANGS

Within the street facade envelope, no story or floor level or portion thereof, will overhang any floor level below (see SEC. 103.1206, Paragraph D.2.).



0-17726

## LANDSCAPING

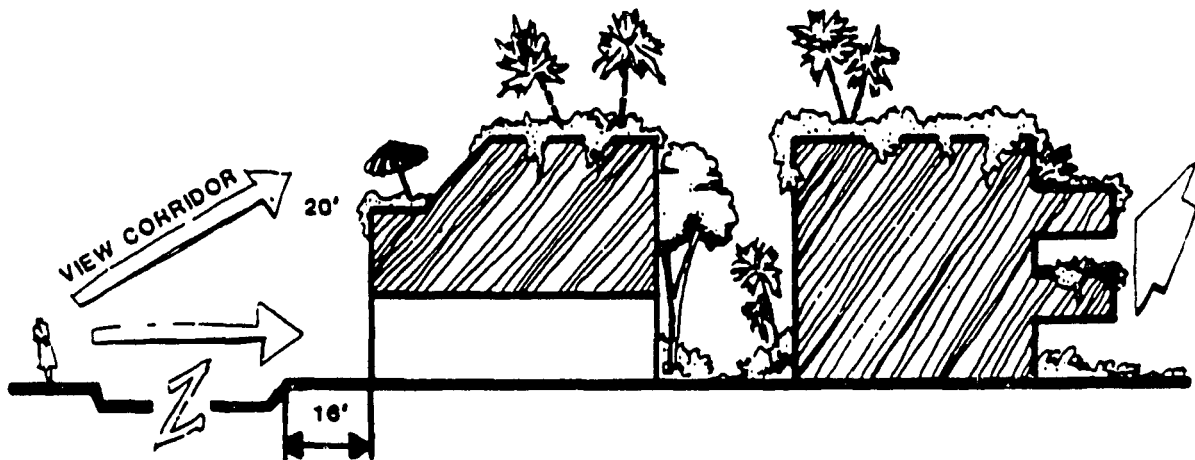
Landscape area is defined as an area made up of landscape areas such as pedestrian paved areas; man-made sculptural elements such as fountains or sculpture; and vegetated areas containing groundcover, vines, shrubs, trees and/or potted plants. All such areas shall be opened to the sky.

### OPTION A:

#### Combination (Ground and Above Ground) Levels

Zones 1, 2, 3 and 4 - A combination of landscaping at the ground and above ground levels shall be equal to 25 percent of the total lot area.

Zone 5 - A combination of landscaping at the ground and above ground levels shall equal 50 percent of the total lot area, provided it is visible from the opposite side of adjacent public rights-of-way (streets).



Zone 6 - All required yards shall be fully landscaped.

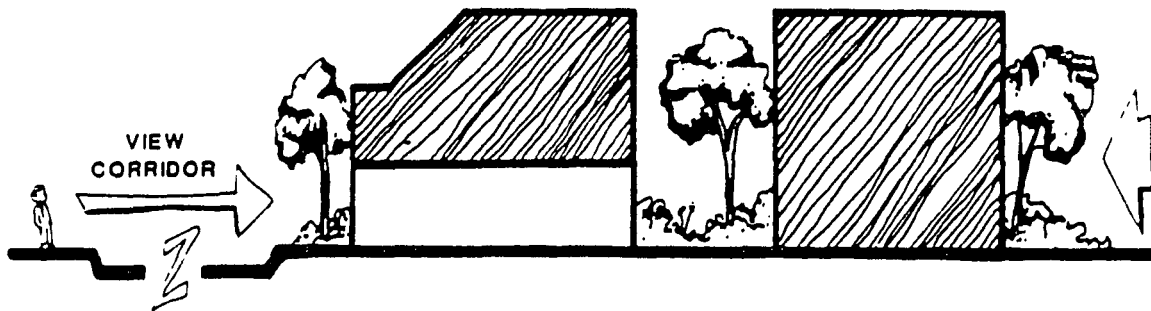
0-17726

OPTION B:

Ground Floor or Street Level

Zones 1,2,3 and 4 - At the ground floor or street level the total area landscaping shall equal 15 percent of the total lot area.

Zone 5 - At the ground floor or street level the total area of landscaping shall equal 30 percent of the total lot area, provided it is visible from the opposite side of adjacent public rights-of-way (streets).

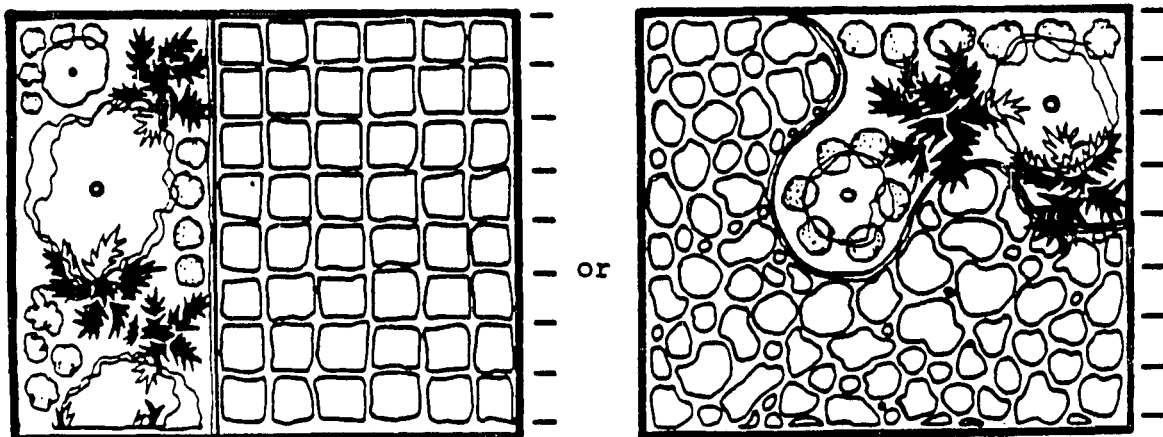


Alternative: for landscaped areas designed as visual buffers, backdrops or setback areas in Zone 5, 50% of the landscaped area shall be vegetated with a combination of groundcover, vines, shrubs and trees.

Alternative: for large paved pedestrian spaces (plazas, courtyards) one 48-inch box tree shall be provided for every 200 square feet of paved area.

Alternative: for narrow pedestrian areas (malls) where trees may not be appropriate, 40% of the ground plane shall be vegetated with potted plants, groundcover, shrubs, and vines.

Alternative: for landscaped areas designed as visual buffers, backdrops or setback areas in Zones 1, 2, 3 and 4, 40% of the landscaped area shall be vegetated with a combination of groundcover, vines, shrubs and trees.



## TYPES OF LANDSCAPED AREAS

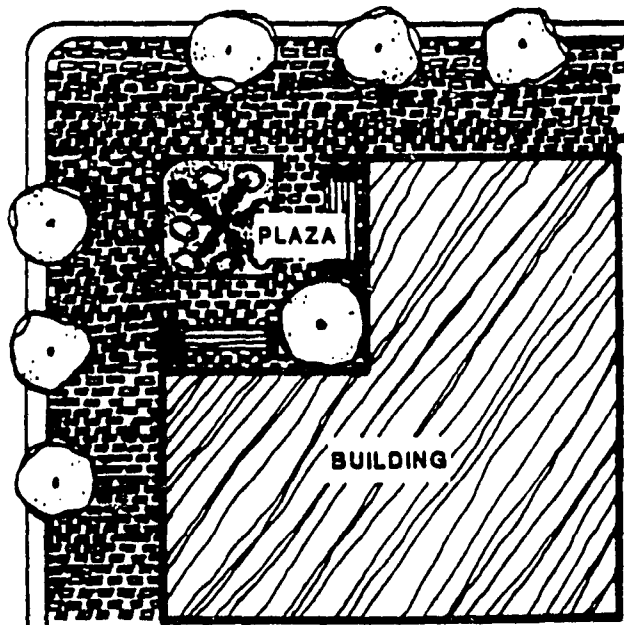
### PLAZA:

Landscaped area readily adjacent to a street.

In order to provide amenities within a project, plazas may be provided, particularly where corner lots allow placement of plazas adjacent to the public right-of-way.

In order for a plaza to be used when calculating required project landscaping, it must be open to the sky at street level and visually and physically accessible from the public right-of-way. Enclosed plazas or gardens may be provided, but cannot be used in calculating requirement.

Plazas should have a focal point such as a grove of trees or a fountain.



0-17726

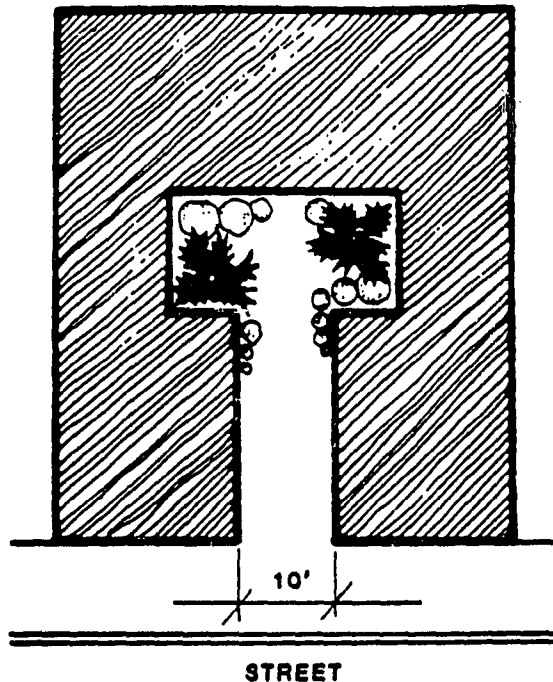
## TYPE OF LANDSCAPED AREAS

### PATIO OR COURTYARD:

A landscaped area surrounded by a building.

In order to provide pedestrian amenities within a project, patios and courtyards may be developed, particularly on mid-block lots.

In order for patios and courtyards to be included in calculating required project landscaping, they must be open to the sky and visually and physically accessible from the public right-of-way.



Access corridors must be a minimum 10 feet wide and open to the public from no later than 8:00 a.m. to no earlier than 8:00 p.m., seven days per week. Enclosed patios and courtyards may be provided, but will not be used in calculating required project landscaping.

Patios and courtyards should have a focal feature such as a fountain, sculpture, garden, etc.

0-17726



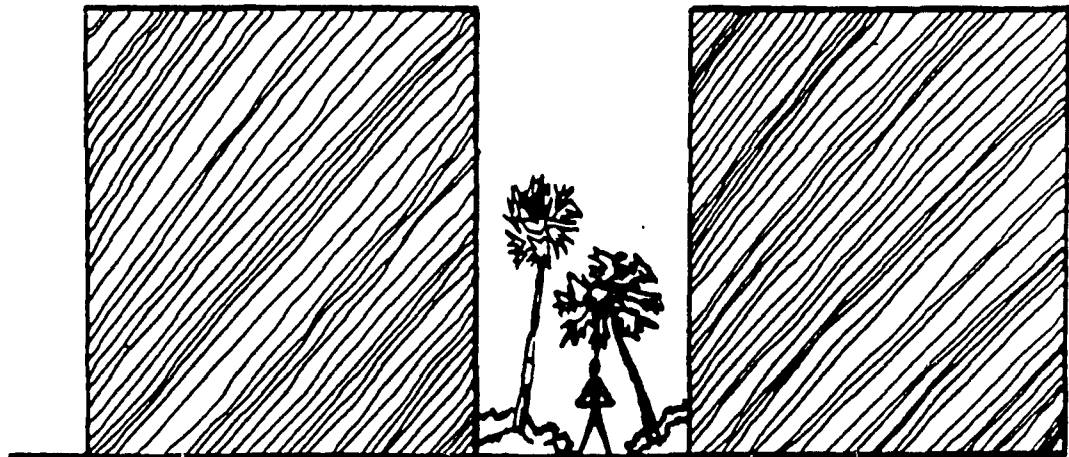
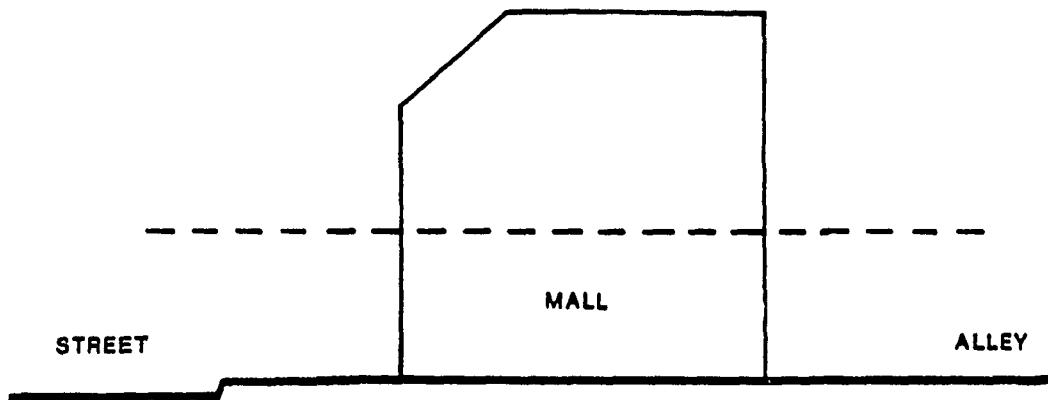
## TYPES OF LANDSCAPED AREAS

### MALL:

A narrow pedestrian area (minimum of 8 feet wide) linking a street to an alley and bordered on parallel sides by buildings.

In order to provide pedestrian amenities within a project, malls and pedestrian paths may be developed linking a street and an alley or linking two streets. Mid-block lots are particularly suited to this type of amenity.

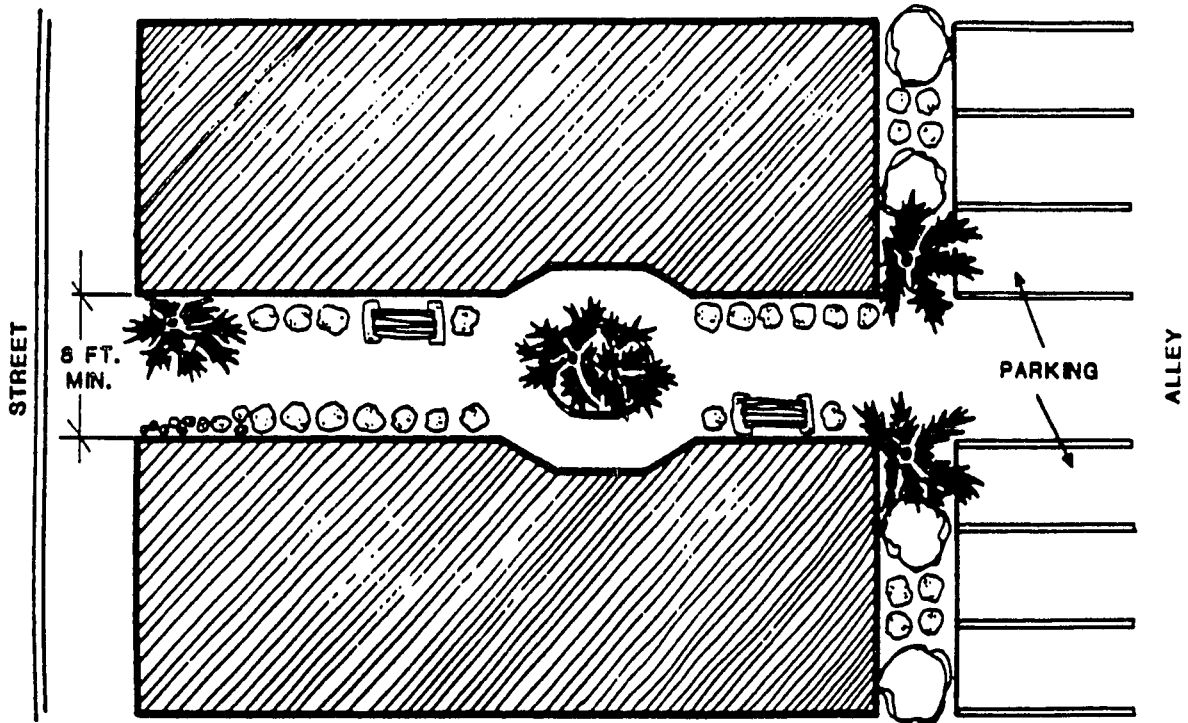
Pedestrian malls and paths can provide additional access to alley parking and service areas, all may be shared by two lots or two projects which are developing simultaneously side by side.



0-17725

## TYPES OF LANDSCAPED MALLS

In order for malls and pedestrian paths to be used in calculating required project landscaping, they must be open to the sky and visually and physically accessible from the public right-of-way. Access corridors must be a minimum width of 8 feet and open to the public from no later than 8:00 a.m. to no earlier than 8:00 p.m., seven days per week. Enclosed malls and pedestrian paths may be provided, but may not be used in calculating required project landscaping.



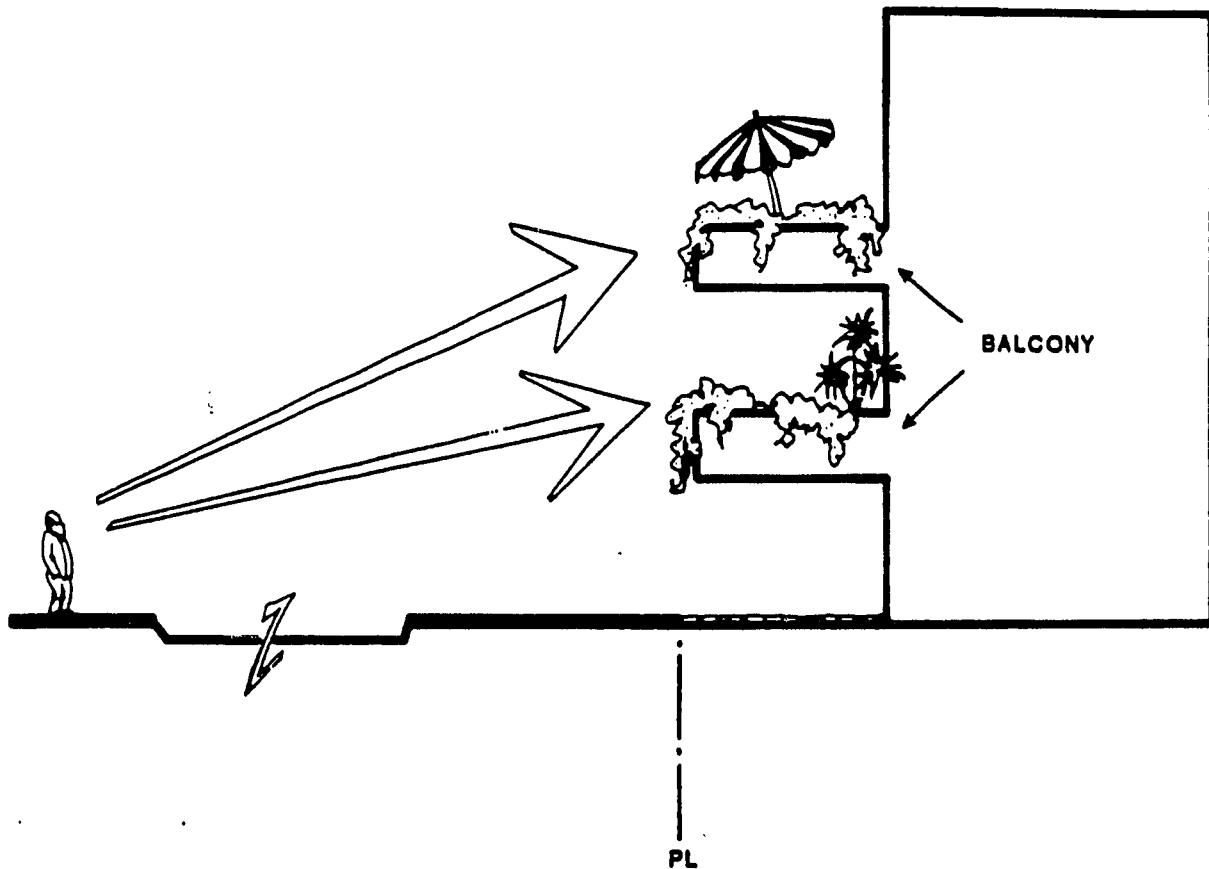
0-17726

## TYPES OF LANDSCAPED AREAS

### BALCONY:

A small above ground landscaped area open to the sky.

In order for balconies to be included in calculating required project landscaping, they must be visually accessible from a public right-of-way. Balconies not visible from the public right-of-way may be provided, but will not be used in calculating required landscaping.



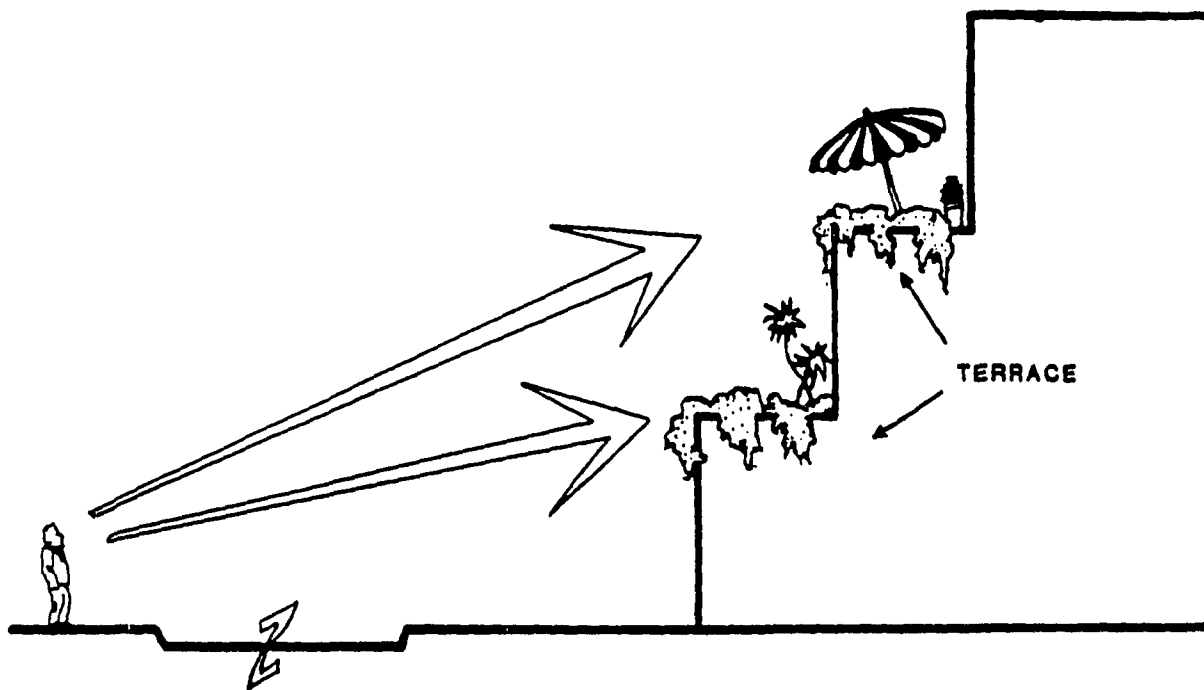
0-17726

## TYPES OF LANDSCAPED AREAS

### TERRACE:

A landscaped area on the roof of a building.

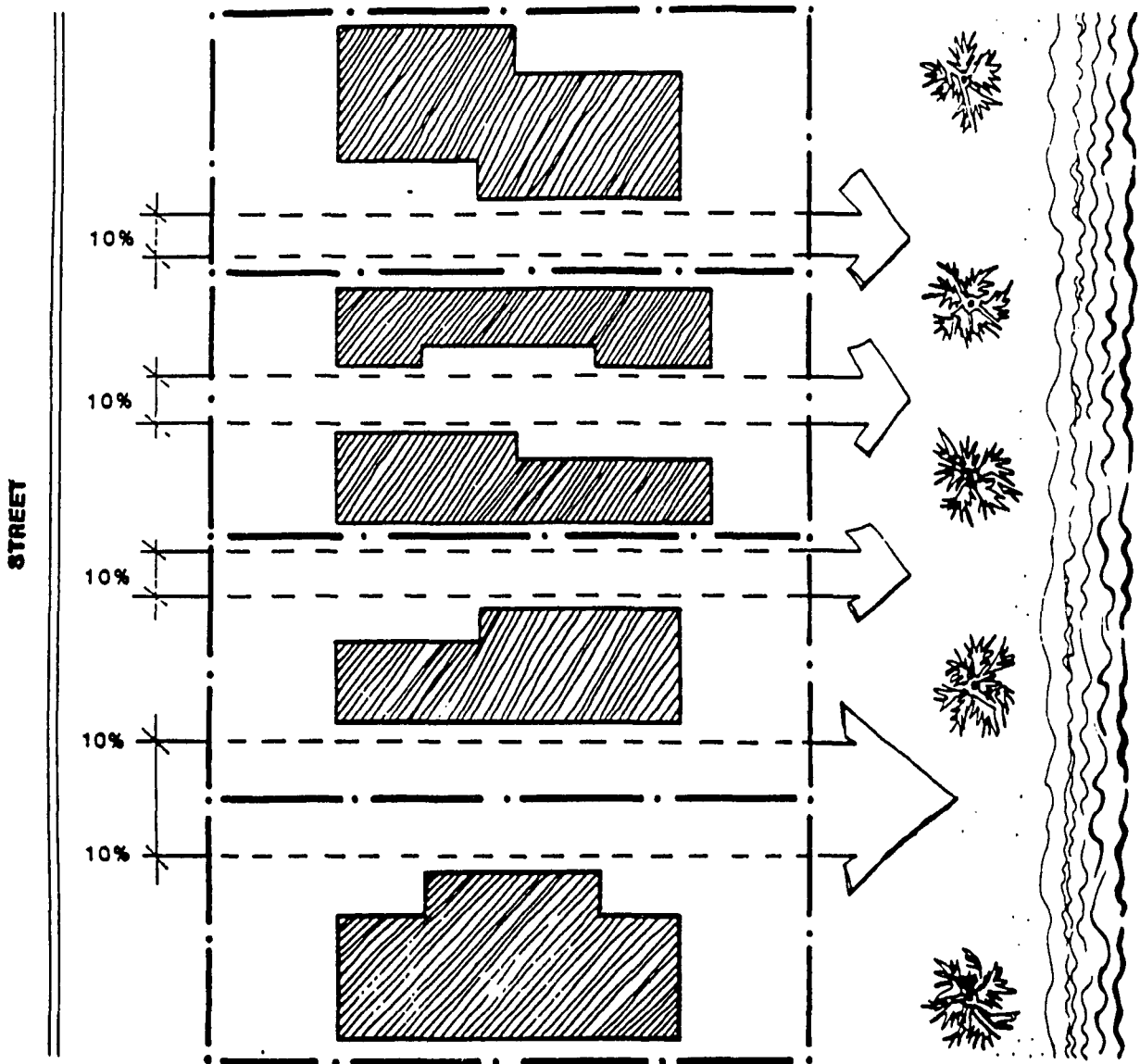
In order for terraces to be included in calculating required project landscaping, they must be visually accessible from the public right-of-way. Terraces not visible from the public right-of-way may be provided, but will not be used in calculating required landscaping.



0-17726

## OCEAN VIEW - CORRIDORS

lots in Zone 1A, 5A and 6A shall maintain an open view corridor from the street frontage through to the rear of the property. The view corridor shall be a minimum of ten percent of the total lot width. The corridor shall be maintained open to the sky and free from all visual obstructions.



0-17726

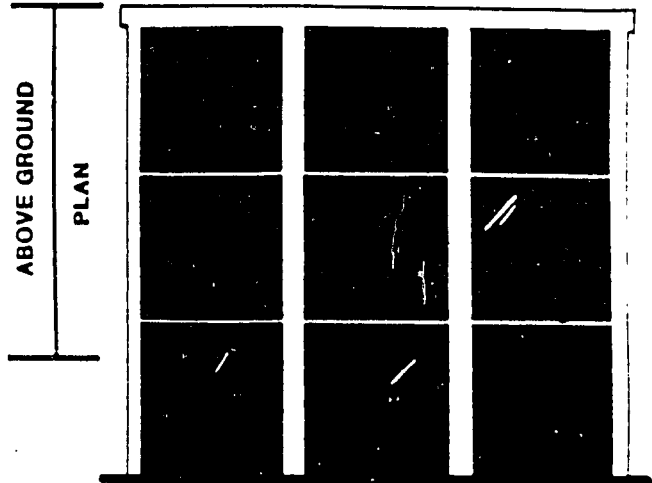
## BUILDING MATERIALS / COLORS

### GLASS

Not more than 40 percent of any exterior building elevation above the first story shall consist of glass or any other material that resembles glass (See SEC. 103.1206, Paragraph G.2).



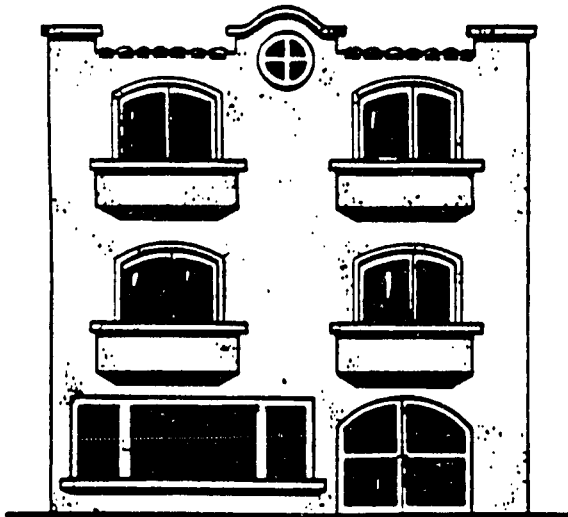
This



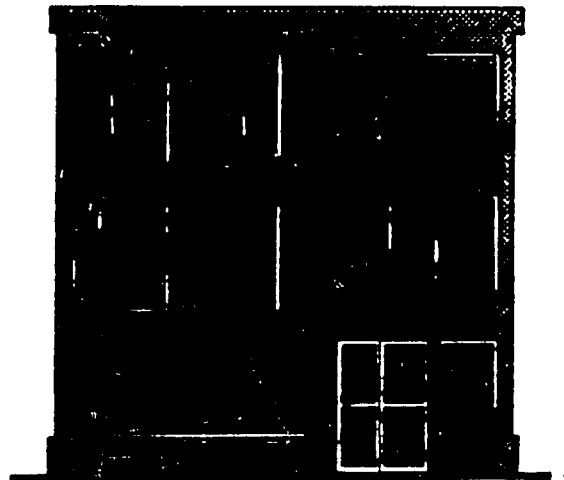
Not this

### COLORS

Light colors which enhances shadows and break up the building volume shall be used on facades (See SEC. 103.1206, Paragraph G.5).



This



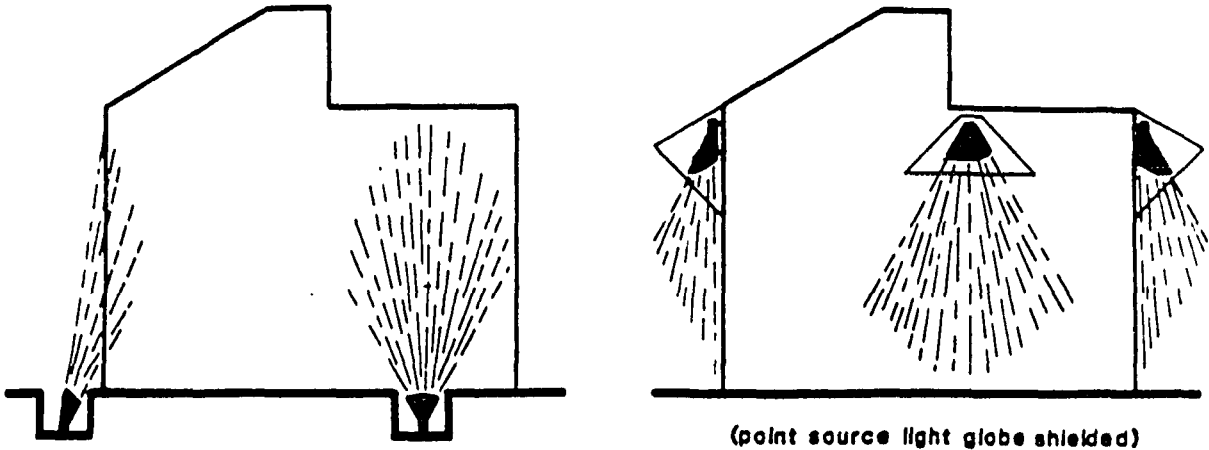
Not this

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## OTHER BUILDING DESIGN CONSIDERATIONS

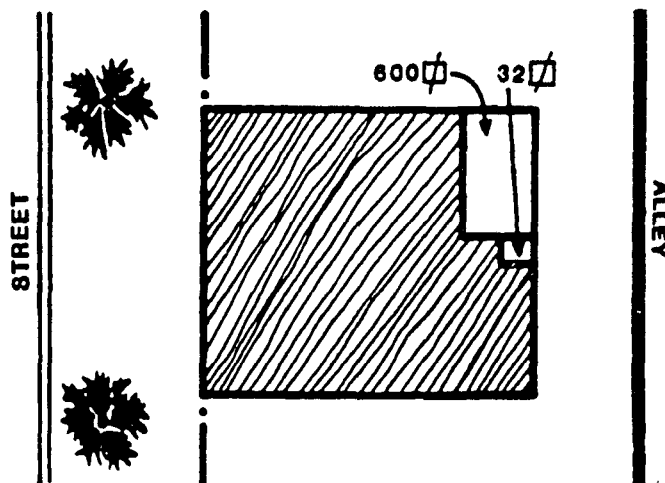
### ARTIFICIAL LIGHTING

Artificial lighting used to illuminate any premises shall be directed away from adjacent properties (See SEC. 103.1206, Paragraph H).



### LOADING/REFUSE COLLECTION AREAS

Zones 1, 2, 3 and 4 - Every building shall provide an on-site loading area containing a minimum of 600 square feet (See SEC. 103.1205, Paragraph J). A minimum of 32 square feet of on-site refuse collection area shall be provided on each lot or premises and shall not be located in any front or street side yard (See SEC. 103.1206, Paragraph K).

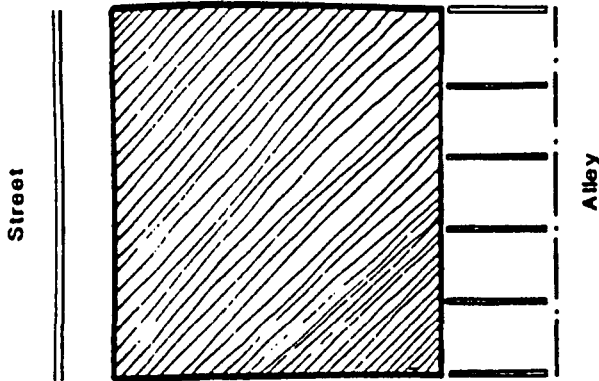


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## PARKING

### SMALL LOT AND REHABILITATION PARKING REQUIREMENTS

(See SEC. 103.1207, Paragraph C)



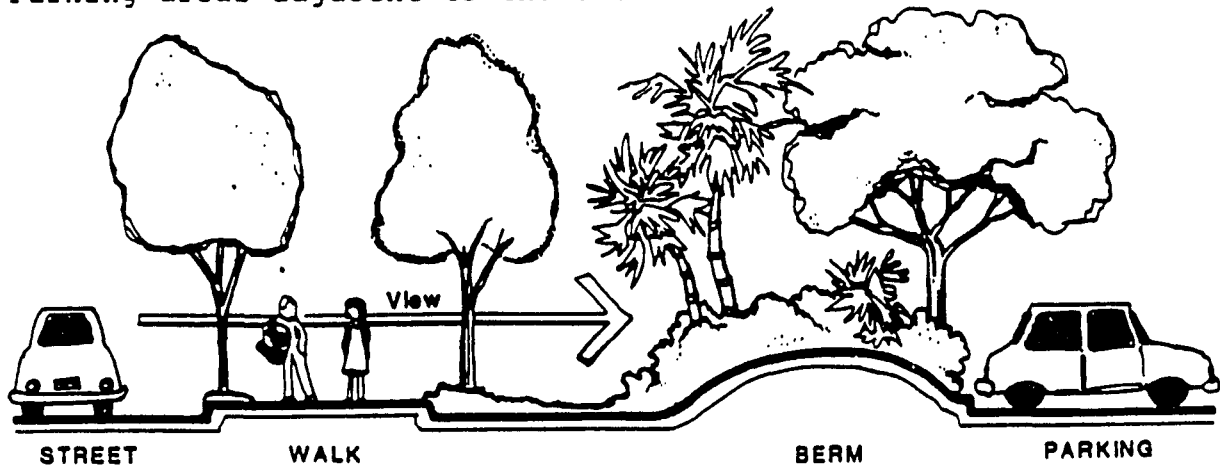
Alley parking: 1 space per 10 feet of alley frontage.

### PARKING LOT DESIGN

Broad headed trees shall be utilized in parking areas.



Parking areas adjacent to the street shall be screened.



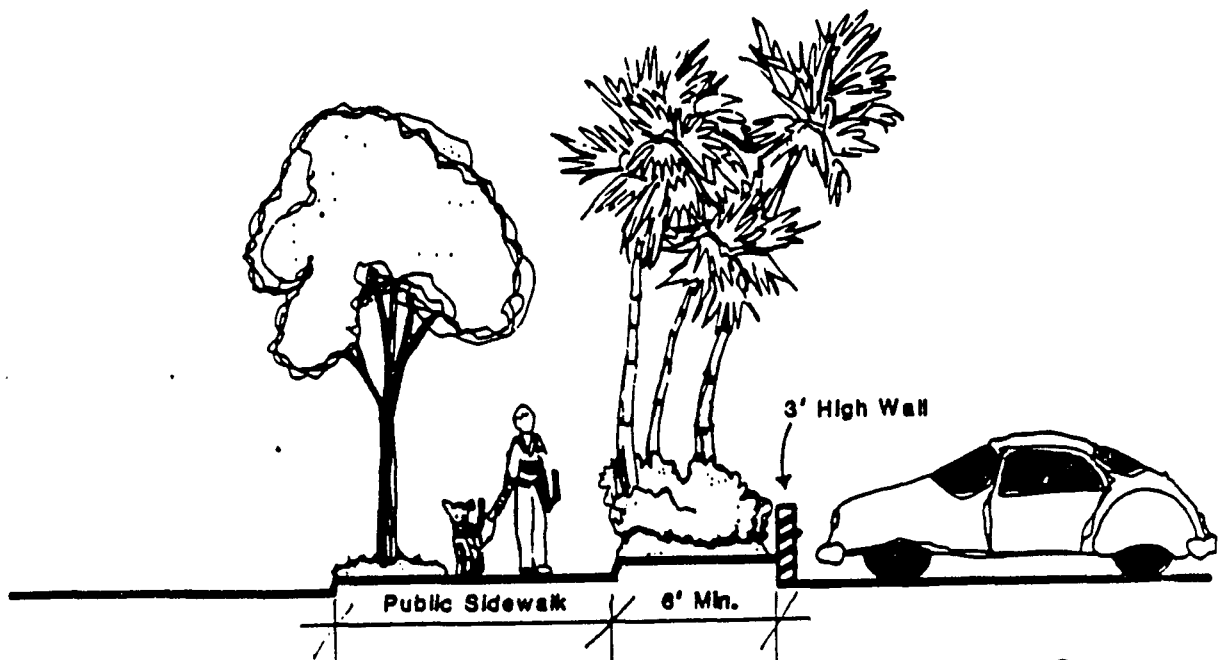
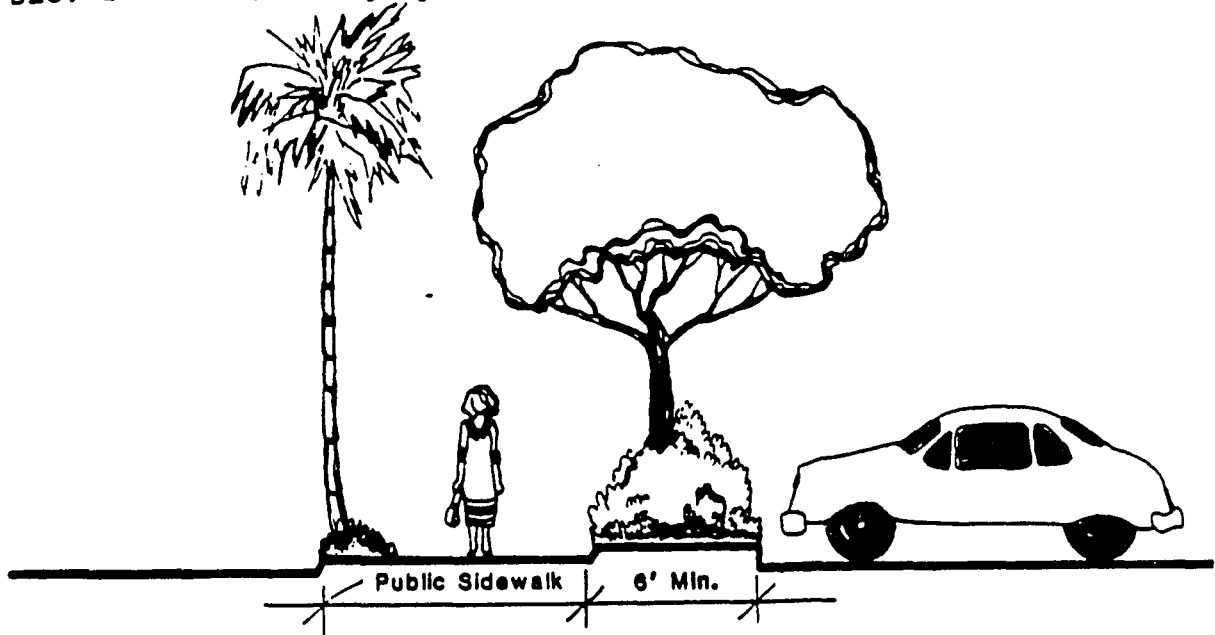
0-17726



## PARKING

### PARKING LOT/SIDEWALK VEGETATED STRIP

A minimum of a six-foot-wide vegetated strip shall be required between the sidewalk and surface parking areas; such a vegetated strip may serve as wheel stops for the parking area (See SEC. 103.1207, Paragraph H).

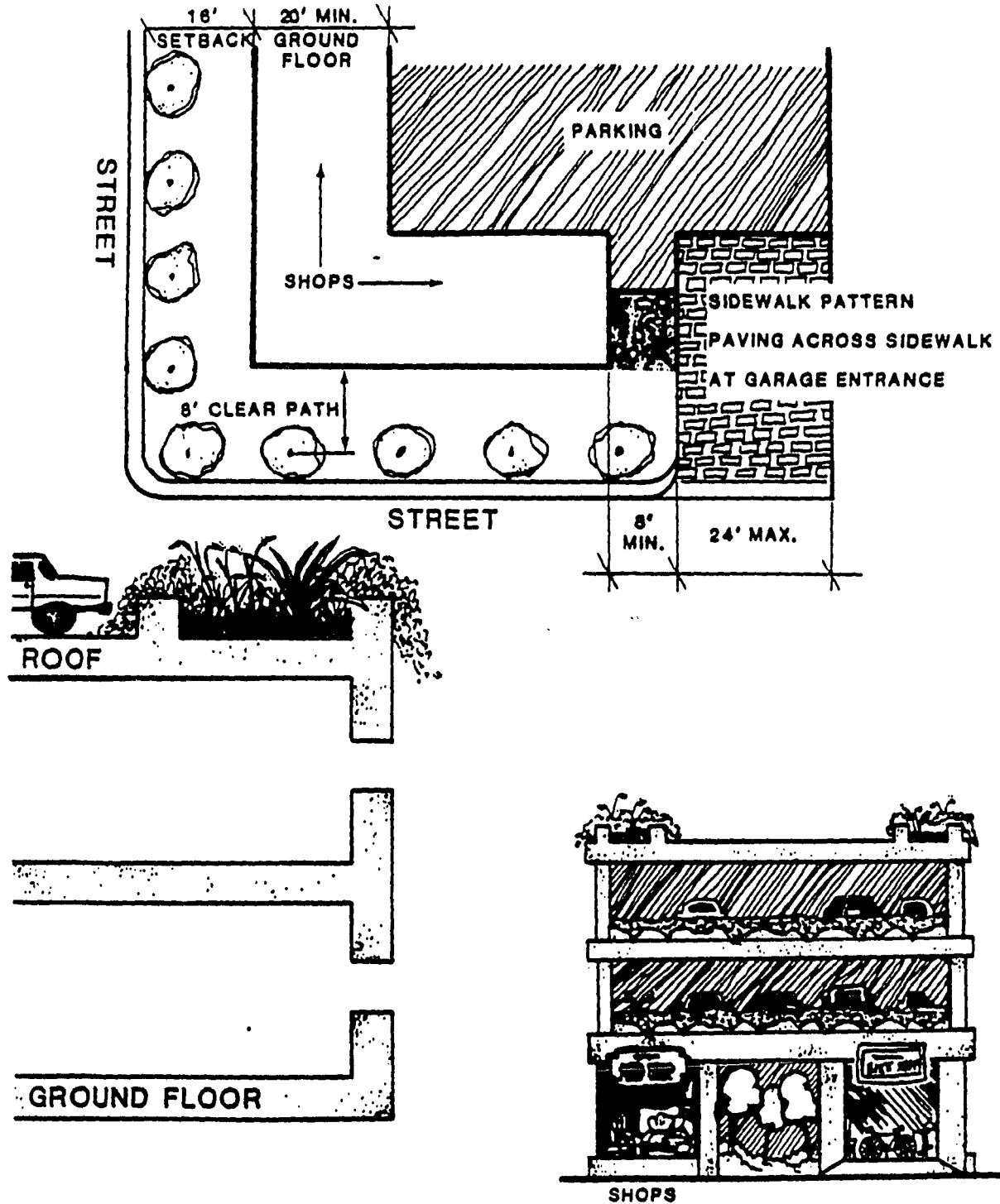


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# PARKING

## ABOVE GROUND PARKING STRUCTURES

(See SEC. 103.1208, Paragraph J.3)



O. 17726

## APPENDIX C COLOR PALETTE

### EXTERIOR BUILDING FACADE COLOR PALETTE

#### PURPOSE:

The purpose of this color palette and color standards is to ensure that new buildings in the La Jolla Planned District area will maintain the traditional color continuity unique to the La Jolla community.

#### APPLICABLE COLOR DEFINITIONS

##### Off-White:

A color without hue and tone. A light or comparably light color (off-white).

##### Natural Wood:

Any wood material that is maintained in its natural color. Wood preservatives are acceptable and do not constitute a change in color.

##### Red-Brick Tones:

Any natural brick materials with red or reddish color hues.

##### Pastel Tones:

Any color having a soft, subdued shade or color value.

##### Light Earth Tones:

Any or various pigments consisting chiefly of light iron oxides and tending to light brown hue.

#### BUILDING COLOR:

The established color palette shall be applicable to the building exterior elevations only, exclusive of building accents such as window and door frames, building trim, and other architectural detailing. Building accents may be finished in colors other than those specified in this Appendix; provided, however that such building accents shall not exceed 10 percent of any exterior building elevation.

Variations in hue, tone and intensity from the standards shown in this Appendix may be used with prior approval of the Planning Director, as long as these variations, generally fall within the color hue and tone guidelines of this Appendix.

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BUILDING COLOR GUIDE:

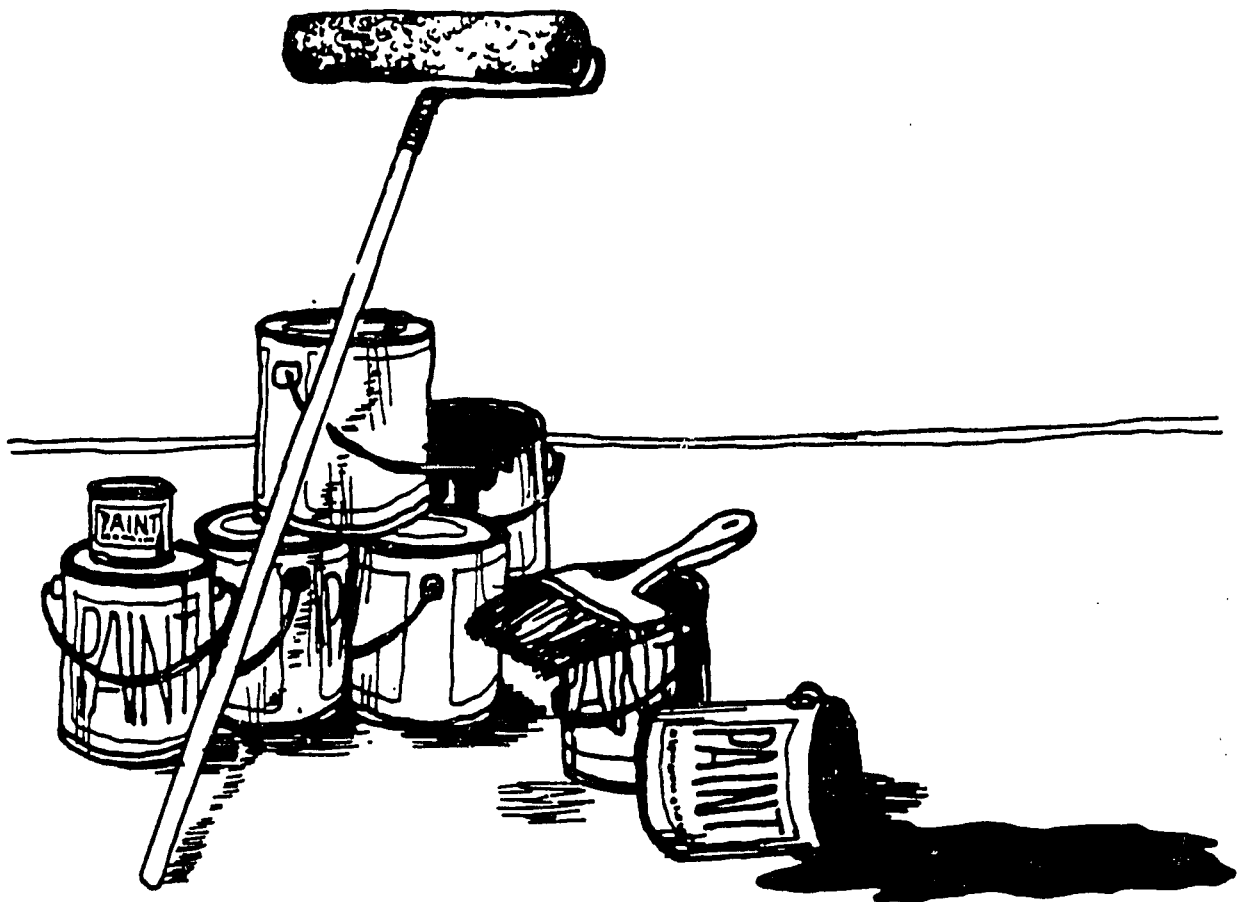
To more accurately define the earthtone and pastel colors noted in this Section, the following specific color ranges are given in three color systems.

Under the Hicketheir 1000 International Color System colors are specified very precisely by a specific numerical system. Further information is available in the book "Color Mixing by Numbers," by Alfred Hicketheir, Van Nostrand Reinhold Company, New York, available at graphics and art supply stores.

For the convenience of Applicants, equivalent colors are also specified under Ameritone and Frazee color designations because these paints are widely available in the San Diego area.

Equivalent colors by any other manufacturer are also acceptable upon prior approval by the Planning Director. In addition, colors similar in hue and tone to those designated may be used with the prior approval of the Planning Director.

The chart on the following page designates the range of earthtone and pastel colors which are acceptable.



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LIGHT EARTHTONE COLORS\*

Hicketheir

900  
903  
930  
933  
960

Frazee

2141W     2436W  
2142W     2437W  
2241W     2446W  
2242W     2447W  
2331W     2511W  
2322M     2531W  
2376M     2691W  
2376W     2786W  
2377W     2896W  
           2891M

Ameritone

1900G     277H     298E  
194H     281F     198G  
2840D     295E     197G  
289E     2960H     297H  
290E     295D     291H  
282D     269E     192H  
292F     195E     288F  
282G     2960E  
290G     297E  
292H

PASTEL COLORS\*

Hicketheir

003  
030  
300  
060  
600  
603  
303  
330  
333

Frazee

2051W     2137W  
2076W     2166W  
2077W     2167W  
2066W     2226W  
2067W     2227W  
2111W     2251W  
2112W     2252W  
2126W     2351W  
2127M     2351W  
2136W     2352W

Ameritone

150D     252E     264E  
254E     286F     178F  
250D     282E     175F  
150F     188C     179G  
254F     279C     170G  
250F     2730C     171F  
150H     187D     262E  
251F     178D     168F  
285E     177F     260G

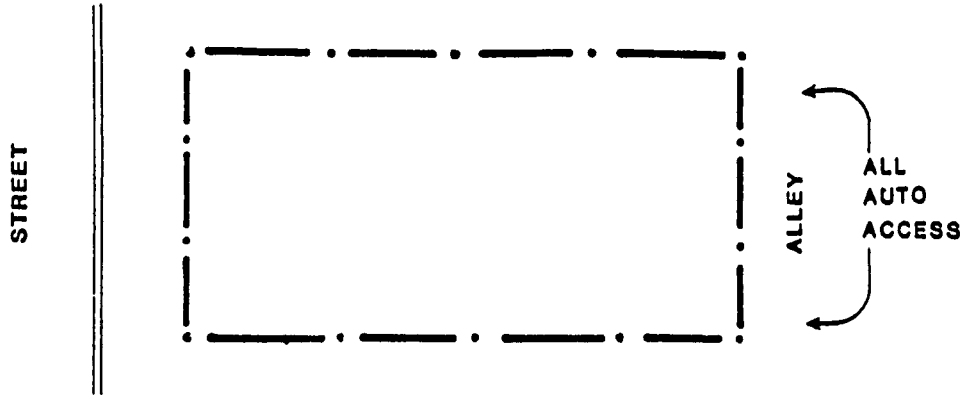
\*These numbers are based on 1983 color codes and the numbers may change over time, refer to La Jolla Planned District Color Chart in Planning Department for acceptable exterior building facade colors.

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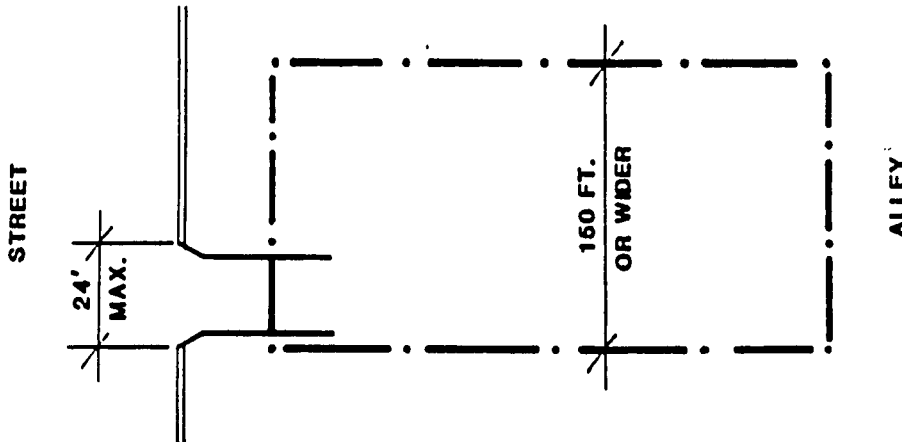
## APPENDIX D

### ENCROACHMENT PERMIT REGULATIONS

1. Lots less than 150 feet with alley access shall not be permitted new driveways or curb cuts from the street.

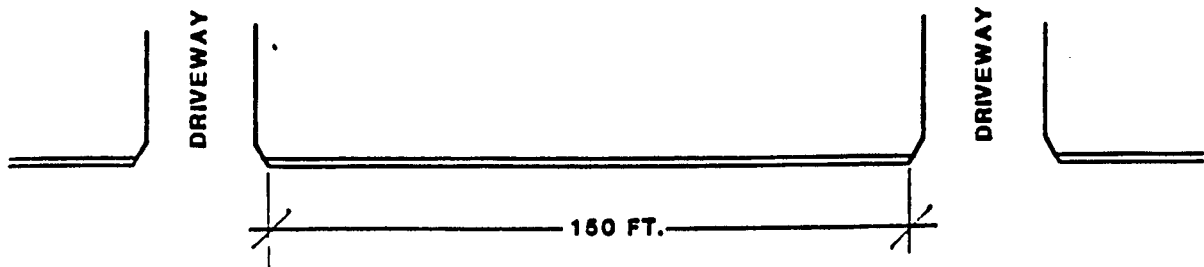


2. Lots of 150 feet or greater in width with alley access shall be permitted one driveway or curb cut from the street.



3. Driveways and curb cuts on the same lot shall be no closer than 150 feet.

\*See SEC. 103.1209, Paragraph A.



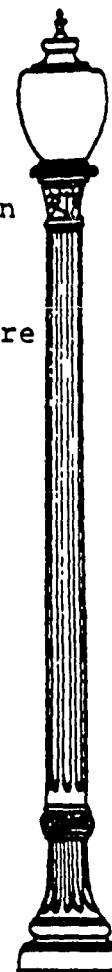
0 17726

## STREET FURNITURE

### LIGHT POLE STANDARD

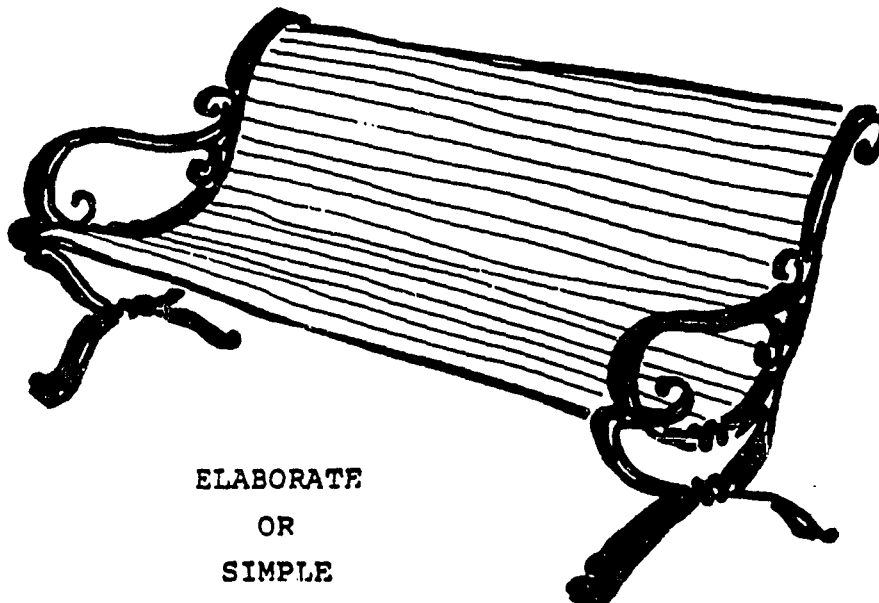
Complete assembly shall be equal to the specified product manufactured by Western Lighting Standards, 18060 Mt. Washington, Fountain Valley, CA. 92078. (Represented in San Diego by Total Lighting Dimensions, phone 619-425-1080).

This is used as a standard of design construction and quality. Minor variations in construction and dimensions are permissible. Shop drawings must be submitted for prior approval.

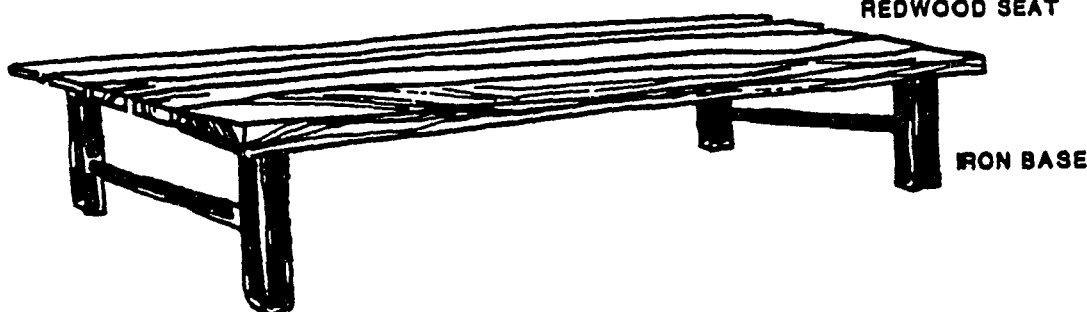


### BENCHES

Street benches shall be constructed of either wood or iron or a combination of the two. Design of street benches may be:



ELABORATE  
OR  
SIMPLE



REDWOOD SEAT

IRON BASE

0-17726

**APPENDIX E**  
**CULTURAL USES**  
**(ZONE 6)**

- 1) Churches, temples and religious facilities of a permanent nature used primarily for religious purposes.
- 2) Educational facilities limited to elementary, junior and senior high schools.
- 3) Private clubs and fraternal organizations.
- 4) Community centers and meeting halls.
- 5) Private and public recreational facilities.
- 6) Museums and exhibit halls.
- 7) Public and private libraries.
- 8) Theaters for the performing arts (400 seat maximum capacity).
- 9) Art galleries (not to exceed 5,000 sq. ft. per premises).
- 10) Art studios (not to exceed 3,000 sq. ft. per premises).
- 11) Art dealers.
- 12) Religious reading rooms and stores.
- 13) Schools for dance, music and the fine arts.
- 14) Art restoration studios.
- 15) Photographic portrait studios.
- 16) Ateliers (art printers, lithographers, engravers).
- 17) Civic associations and nonprofit associations.
- 18) Botanical gardens and arboretums.
- 19) Day care centers for not more than ten children.

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**CULTURAL ACCESSORY USES \***  
**(ZONE 6)**

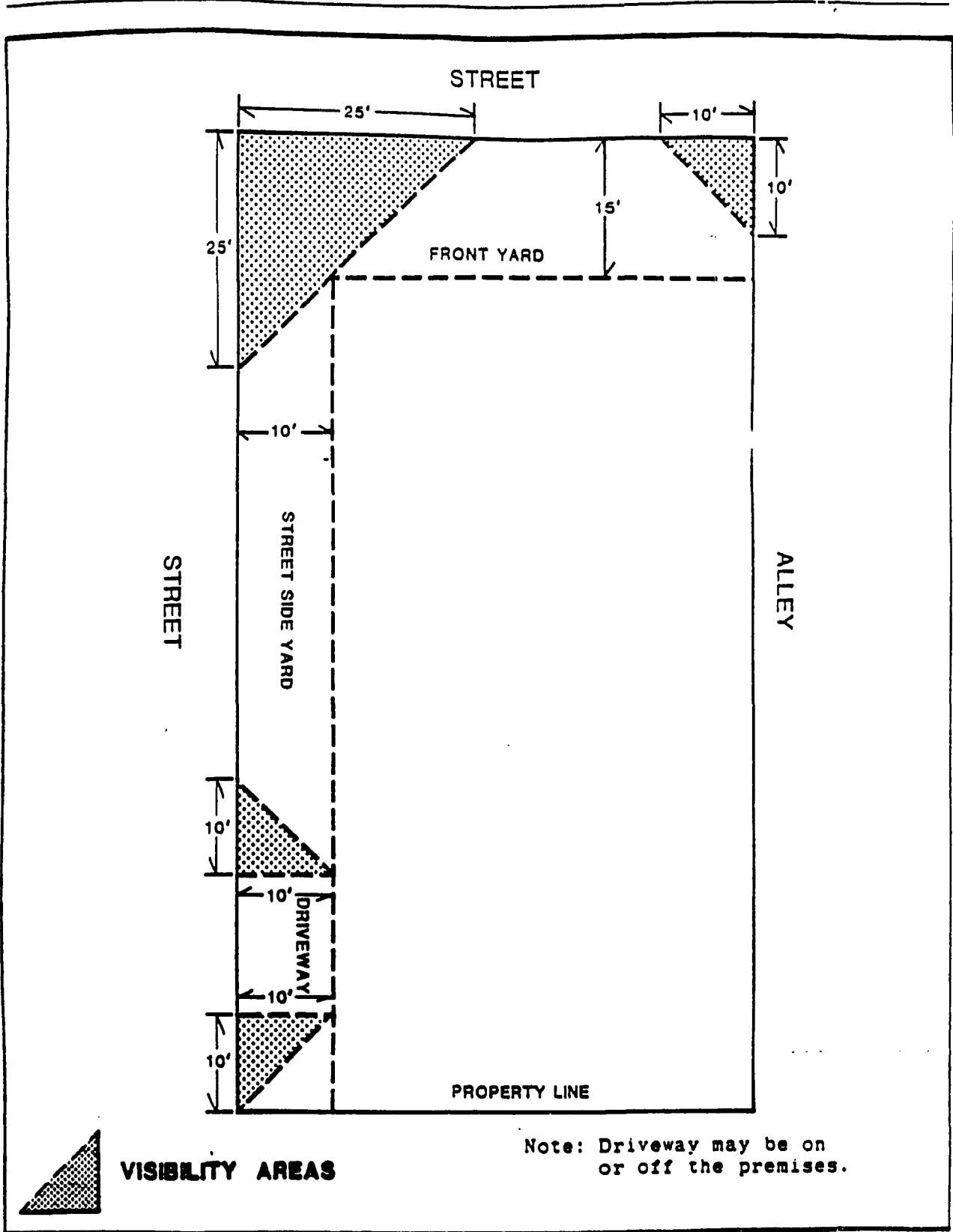
- 1) Gift shops.
- 2) Book and music stores.
- 3) Restaurants, coffee shops and outdoor cafes.
- 4) Administrative office space.
- 5) Dormitories, only in conjunction with school development.
- 6) One caretaker's residential unit per cultural use.
- 7) Art equipment and supply stores.

\*The combined gross floor area of all accessory uses on any premise shall occupy not more than 20 percent of the total gross floor area occupied by the principal permitted use.

No signs, displays or advertising relating to the accessory uses shall be visible from any street.

One parking space is required for every 600 square feet of cultural accessory use.

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Chapter X, Article 3, Division 12

**APPENDIX F**

0-17726

**APPENDIX G**  
**APPROVED STREET TREE LIST**

Botanical Name (Common Name)

PALMS:

*Arecastrum romanzoffianum* ( Queen Palm)  
*Archontophoenix cunninghamiana* (King Palm)  
*Washingtonia robusta* (Mexican Fan Palm)  
*Brahea edulis* (Guadalupe Palm)  
*Howea forsterana* (Paradise Palm)  
*Trachycarpus fortunei* (Windmill Palm)

EUCALYPTUS:

*Eucalyptus robusta* (Swamp Mahogany)  
*Eucalyptus nicholi* (Nichol's Willow Leaf Peppermint)  
*Eucalyptus torquata* (Coral Gum)  
*Eucalyptus polyanthemos* (Silver Dollar Gum)

EVERGREEN:

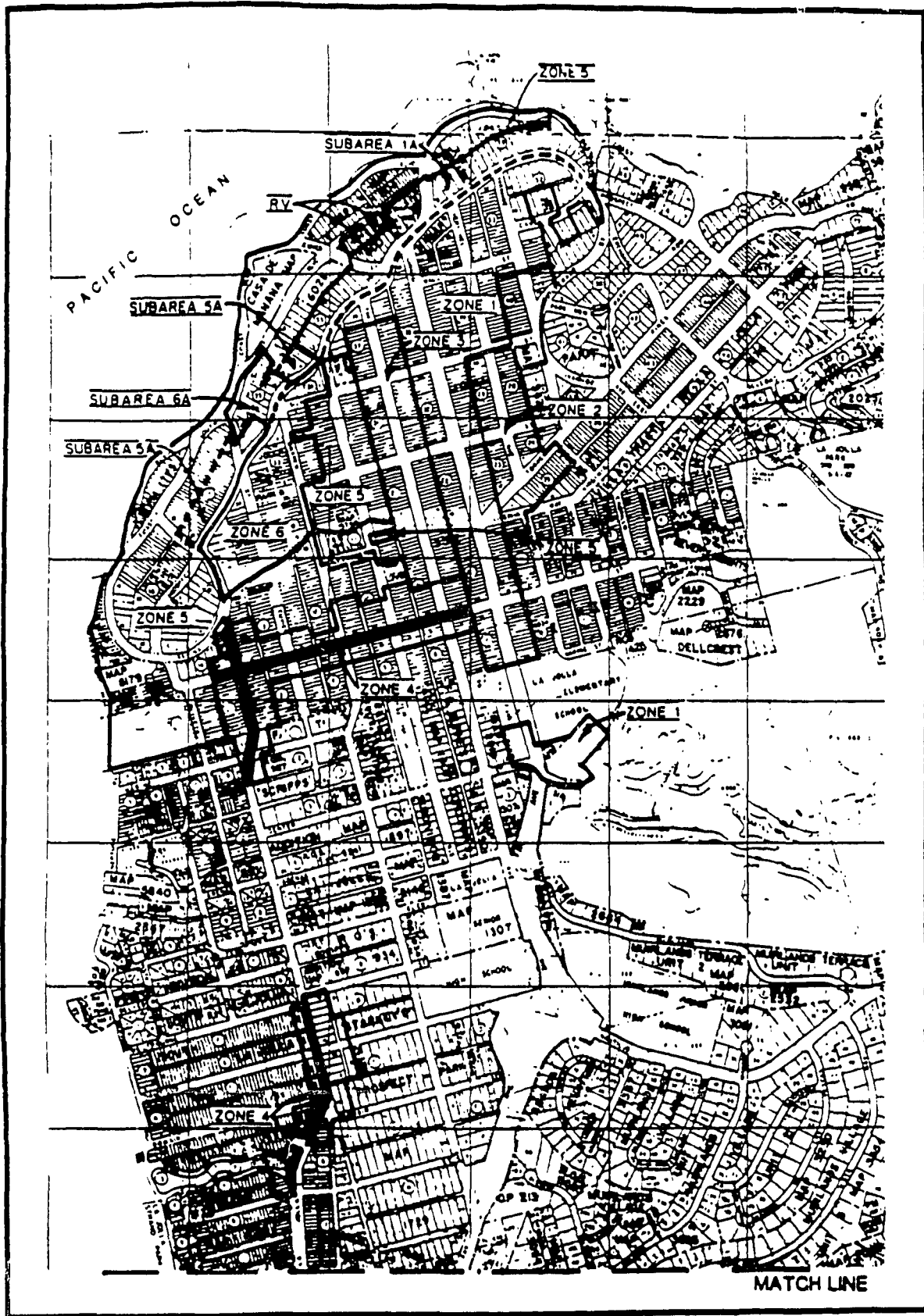
*Ceratonia siliqua* (Carob)  
*Callistemon viminalis* (Weeping Bottlebrush)  
*Podocarpus gracilior* (Fern Pine)  
*Magnolia grandiflora* (Souther Magnolia)  
*Cupaniopsis anacardioides* (Carrot Wood)  
*Metrosideros tomentosus* (New Zealand Christmas Tree)

DECIDUOUS:

*Koelreuteria bipinnata* (Chinese Flame Tree)  
*Jacaranda mimosifolia* (Jacaranda)\*

\*Within Zone 4 on La Jolla Boulevard and Pearl Street, the Jacaranda tree is the designated street tree.

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JACARANDA - DESIGNATED STREET TREE

0-17726



JACARANDA - DESIGNATED STREET TREE

0-17725

#152

JAN 0 6 1992

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"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
George Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR  
Mayor of The City of San Diego, California.

(Seal)

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

By *Linda Legano*, 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

DEC 10 1991, and on JAN 0 6 1992

~~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 *Linda Legano*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance 0-17726 Adopted JAN 0 6 1992  
Number.....

CERTIFICATE OF PUBLICATION

RECEIVED  
CITY CLERK'S OFFICE  
92 JAN 23 AM 10:58  
SAN DIEGO, CALIF.

CITY CLERK'S OFFICE  
CITY ADMIN. BLDG.  
202 C ST.  
SAN DIEGO, CA 92101

IN THE MATTER OF  
AN ORDINANCE AMENDING CHAPTER X OF THE SAN DIEGO  
MUNICIPAL CODE BY AMENDING ARTICLE 1, DIVISION 4,  
BY REPEALING SECTIONS 101.0452.1 AND 101.0452.17;...

NO.

**ORDINANCE NUMBER O-17726**  
AN ORDINANCE AMENDING CHAPTER X OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING ARTICLE 1, DIVISION 4, BY REPEALING SECTIONS 101.0452.1 AND 101.0452.17; BY AMENDING ARTICLE 1, DIVISION 1, BY AMENDING SECTION 101.0101.02; BY AMENDING ARTICLE 1, DIVISION 2, BY ADDING SECTIONS 101.0214, 101.0215 AND 101.0216; BY AMENDING ARTICLE 1, DIVISIONS 4 AND 6, BY AMENDING SECTIONS 101.0445, 101.0452, 101.0452.5 AND 101.0630; BY AMENDING ARTICLE 3, DIVISION 3, BY REPEALING SECTION 103.0303.3; BY AMENDING ARTICLE 3, DIVISIONS 2, 3, 4, 5, 10, 12, 13, 15, 16, 17 AND 20, BY AMENDING SECTIONS 103.0202, 103.0205, 103.0304.1, 103.0304.2, 103.0304.3, 103.0304.4, 103.0407, 103.0526.12, 103.1008, 103.1203, 103.1206, 103.1306, 103.1503, 103.1606, 103.1705, 103.1706, 103.1708 AND 103.2007; ALL RELATING TO HEIGHT OF A STRUCTURE.  
This ordinance amends the Municipal Code by amending the provisions that relate to the definition of the height of buildings and the manner in which the height of buildings is measured. Minor amendments are made to various provisions of the Municipal Code to make those provisions consistent with the amended provisions relating to the definition of height and manner in which height is measured.  
A complete copy of this ordinance is available for inspection in the City Clerk's Office, 202 "C" Street, 2nd Floor, City Admin. Building, San Diego, CA 92101.  
INTRODUCED ON DEC 10 1991  
Passed and Adopted by the Council of The City of San Diego on JAN 06 1992.  
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  
By Linda Lugano, Deputy  
Pub. Jan. 20 237874

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-17726

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:

JANUARY 20

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

Dated at San Diego, California this 20TH day of JAN., 19 92.

(Signature)

65/8" = 87.12