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ORDINANCE NUMBER O- 17746 (NEW SERIES)

ADOPTED ON MAR 02 1992

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 9, OF THE SAN DIEGO MUNICIPAL CODE BY REPEALING SECTIONS 103.0904, 103.0905 AND 103.0934; BY AMENDING AND RENUMBERING SECTIONS 103.0900, 103.0901, 103.0902 AND 103.0903 TO SECTIONS 103.0901, 103.0903, 103.0904 AND 103.0906, RESPECTIVELY; BY ADDING NEW SECTIONS 103.0902 AND 103.0905; BY RENUMBERING SECTIONS 103.0908, 103.0909, 103.0910, 103.0911, 103.0912 AND 103.0913 TO SECTIONS 103.0915, 103.0916, 103.0917, 103.0918, 103.0919 AND 103.0920, RESPECTIVELY; BY RENUMBERING SECTIONS 103.0914, 103.0915, 103.0916, 103.0917, 103.0918 AND 103.0919 TO SECTIONS 103.0925, 103.0926, 103.0927, 103.0928, 103.0929 AND 103.0930, RESPECTIVELY; BY AMENDING AND RENUMBERING SECTION 103.0907 TO SECTION 103.0914; BY RENUMBERING SECTION 103.0906 TO SECTION 103.0907; BY RENUMBERING SECTIONS 103.0920, 103.0921, 103.0923, 103.0924, 103.0925, 103.0926 AND 103.0927 TO SECTIONS 103.0935, 103.0936, 103.0937, 103.0938, 103.0939, 103.0940 AND 103.0941, RESPECTIVELY; BY RENUMBERING SECTIONS 103.0928, 103.0929, 103.0930, 103.0931, 103.0932, AND 103.0933 TO SECTIONS 103.0945, 103.0946, 103.0947, 103.0948, 103.0949 AND 103.0950, RESPECTIVELY; BY AMENDING NEWLY RENUMBERED SECTIONS 103.0917, 103.0919, 103.0927, 103.0929, 103.0947 AND 103.0948 TO REFLECT THE RENUMBERING OF OLD SECTION 103.0906 APPEARING WITHIN THE TEXT OF THOSE NEWLY RENUMBERED SECTIONS TO SECTION 103.0907; BY AMENDING NEWLY RENUMBERED SECTION 103.0920 TO REFLECT THE RENUMBERING OF OLD SECTIONS 103.0909 AND 103.0912 APPEARING WITHIN THE TEXT OF NEWLY RENUMBERED SECTION 103.0920 TO SECTIONS 103.0916 AND 103.0919, RESPECTIVELY; BY AMENDING NEWLY RENUMBERED SECTION 103.0930 TO REFLECT THE RENUMBERING OF OLD SECTIONS 103.0915 AND 103.0918 APPEARING WITHIN THE TEXT OF NEWLY RENUMBERED SECTION 103.0930 TO SECTIONS 103.0926 AND 103.0929, RESPECTIVELY; BY AMENDING NEWLY RENUMBERED SECTION 103.0935 TO REFLECT THE RENUMBERING OF OLD SECTION 103.0925 APPEARING WITHIN THE TEXT OF NEWLY RENUMBERED SECTION 103.0935 TO SECTION 103.0939; BY AMENDING NEWLY RENUMBERED SECTION 103.0941 TO REFLECT THE RENUMBERING OF OLD SECTIONS 103.0921 AND 103.0925 APPEARING WITHIN THE TEXT OF NEWLY RENUMBERED SECTION 103.0941 TO SECTIONS 103.0936 AND 103.0939, RESPECTIVELY; BY AMENDING NEWLY RENUMBERED SECTION 103.0949 TO REFLECT THE RENUMBERING OF OLD SECTIONS 103.0929 AND 103.0931 APPEARING WITHIN THE TEXT OF

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NEWLY RENUMBERED SECTION 103.0949 TO SECTIONS 103.0946 AND 103.0948, RESPECTIVELY; BY AMENDING NEWLY RENUMBERED SECTION 103.0950 TO REFLECT THE RENUMBERING OF OLD SECTIONS 103.0906, 103.0929, 103.0930, 103.0931 AND 103.0932 APPEARING WITHIN THE TEXT OF NEWLY RENUMBERED SECTION 103.0950 TO SECTIONS 103.0907, 103.0946, 103.0947, 103.0948 AND 103.0949, RESPECTIVELY; BY ADDING NEW SECTIONS 103.0955, 103.0956, 103.0957, 103.0958, 103.0959, 103.0960 AND 103.0961; AND BY RESERVING FOR FUTURE USE SECTIONS 103.0908, 103.0909, 103.0910, 103.0911, 103.0912, 103.0913, 103.0921, 103.0922, 103.0923, 103.0924, 103.0931, 103.0932, 103.0933, 103.0934, 103.0942, 103.0943, 103.0944, 103.0951, 103.0952, 103.0953 AND 103.0954; ALL RELATING TO THE BARRIO LOGAN PLANNED DISTRICT.

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

Section 1. That Chapter X, Article 3, Division 9, f the San Diego Municipal Code be and the same is hereby amended by repealing Sections 103.0904, 103.0905 and 103.0934.

Section 2. That Chapter X, Article 3, Division 9, of the San Diego Municipal Code be and the same is hereby amended by amending and renumbering Sections 103.0900, 103.0901, 103.0902 and 103.903 to Sections 103.0901, 103.0903, 103.0904 and 103.0906, respectively, to read as follows:

**SEC. 103.0901 Purpose and Intent**

It is the purpose of these regulations to provide development criteria and urban design standards for the erection, construction, establishment, addition, enlargement, conversion, demolition, move on, alteration or rehabilitation of quality residential, commercial, industrial, public and quasi-public developments related to the small lot configuration and the urbanization pattern of the Barrio Logan community. 0-17746

The intent is to implement the Barrio Logan/Harbor 101 Community Plan and the Barrio Logan Redevelopment Plan.

**SEC. 103.0903 Boundaries of Planned District Area**

The regulations contained in this Division shall apply in all subdistricts of the Barrio Logan Planned District. The boundaries of the Barrio Logan Planned District in The City of San Diego, California, and its various subdistricts as amended are designated on Map Drawing No. C-840, on file in the office of the City Clerk as Document No. OO- 17746 and contained in this Division as Figure 1 of Chapter X, Article 3, Division 9. The Barrio Logan Planned District is generally bounded by Commercial Street on the north, Interstate 5 on the east, Division Street on the south, and the Mean High Tide Line (Port District) on the west.

**SEC. 103.0904 Administrative Regulations**

A. Where not otherwise specified in this Division, the provisions of Municipal Code Chapter X, Articles 1, 2 and 5, shall apply. Where there is a conflict between the provisions of Chapter X, Articles 1, 2 and 5, and the provisions of this Division, the provisions of this Division shall apply. Where there is a conflict between the provisions of this Division and the goals and objectives of the Barrio Logan Redevelopment Plan (Ordinance No. 0-17644 (New Series)), the provisions of the Redevelopment Plan shall apply.

B. Any use, except for those uses permitted in this Division which existed on ~~[MAR 0 2 1992]~~ 1, 1992, shall be considered a non-conforming use.

Non-conforming uses may be continued provided no enlargement or addition to such uses is made as specified in and in conformance with Municipal Code sections 101.0301, 101.0302 and 101.0303.

C. Prior to any change in business use, an applicant shall obtain a Zoning Use Certificate pursuant to Municipal Code section 101.0304, as amended from time to time.

D. Should an applicant wish to move a building from one location to another, the applicant shall first obtain a Conditional Use Permit pursuant to Municipal Code section 101.0514.

E. All City projects, government subsidized projects, public facilities, structures and improvements, and redevelopment projects, shall conform to the purpose and intent of this Division and shall be subject to the same regulations, conditions and standards established in this Division.

**SEC. 103.0906 Permit Application, Review and Issuance**

**A. Barrio Logan Planned District Permit**

A Barrio Logan Planned District Permit shall be required for all proposed development within the Barrio Logan Planned District. Prior to the filing of the application, the applicant shall pay to the City a fee equal to the estimated cost of processing the

application. The fee shall be adjusted periodically by the Planning Director to ensure full cost recovery. A current list of all fees is kept in the office of the City Clerk.

B. The permit application shall include the following:

1. Adequate plans and specifications which are to scale and show relevant existing and proposed uses, existing and proposed buildings, structures and improvements, parking area design and ratio, access roads and on-street parking area, buildings and parking gross floor area, lot coverage, setbacks, site and floor plans, roof plans, elevations, off-street parking building heights, drainage, landscaping, existing and finished grade.

2. Adequate plans and specifications which are to scale for any out buildings, walls, fences, patios, courtyards and signage.

3. Photographs of existing development immediately adjacent to the proposed project.

4. Any other information or documentation deemed necessary by the Zoning Administrator or Planning Director to judge compliance with the regulations contained in this Division and other applicable laws and regulations.

C. Coastal Development Permit

A Coastal Development Permit shall be required for all proposed development within the Barrio Logan Planned District except for development specifically exempted under Municipal Code section 105.0204.

D. The Department of Building Inspection and Department of Engineering and Development shall not issue any permit for the installation of fixtures or equipment, or for the erection, construction, conversion, establishment, alteration, rehabilitation, demolition, move on, addition or enlargement of any building, structure or improvement, or for the occupancy of any building, structure or premises, or for the grading, subdivision or street closure, nor shall any site be used in any portion of the Barrio Logan Planned District until the Planning Director has issued a Barrio Logan Planned District permit to the applicant. Each applicant shall state the purpose for which the proposed building, structure or improvement is intended to be used. Applications for grading permits and demolition of structures shall not be accepted unless application is made concurrently for a building permit.

E. The Planning Director shall review projects which affect historic sites designated pursuant to all applicable Municipal Code sections.

All applications for the demolition or removal of any building shall be submitted to the Planning Director for review. The Planning Director may approve

an application for a demolition permit if it is determined that the site in question is not a potential historic site. The Planning Director shall make that determination within ten (10) working days of the receipt of the application. If the Planning Director does not make the determination within the specified period, the site shall be deemed not to be a potential historic structure. If the site is a potential historic structure, the demolition or removal permit application shall not be approved for ninety (90) days or until the Historical Site Board has evaluated and acted on the site's historical significance, whichever occurs first. The provisions of this Municipal Code section 103.0906(E) shall not apply to the following:

1. Any building or structure found by the Building Official of the City of San Diego to present a hazard to public health or safety and for which an emergency permit for demolition must be issued; or

2. Any permit approved by the Planning Director or designated representative, Planning Commission, Redevelopment Agency, or City Council as part of a development project submitted, reviewed and approved in accordance with this Division, and provided that the development application includes an environmental document prepared in accordance with the California Environmental Quality Act which describes and

addresses the historic/architectural significance of the property. The environmental document shall be reviewed by the Historical Site Board for the purpose of recommending to the Planning Director whether the proposed project should be approved, modified or denied based on the importance of the existing building(s) or structure(s).

F. If any structure or building is intentionally demolished or substantially damaged without obtaining a demolition permit, a building permit for that site will not be issued for a period of one year, or a previously issued permit may be revoked for a period of one year from the date the City is made aware of the demolition. If the demolished or damaged structure was a designated historic site, a building permit will not be issued for two years, or a previously issued building permit may be revoked for a period of two (2) years from the date the City is made aware of the demolition.

G. On behalf of the Redevelopment Agency of The City of San Diego, the City Manager or designee shall review all development proposals located within the "Redevelopment Subdistrict" of the Barrio Logan Planned District, and make recommendations to the Planning Director.

Projects requiring participation of the Redevelopment Agency of The City of San Diego (the "Agency") shall be reviewed by the Planning Commission prior to approval by the Agency. The Planning



Commission may recommend to the Agency reasonable conditions to ensure compliance with the Barrio Logan Redevelopment Plan and the regulations contained in this Division.

H. Variances, Conditional Use Permits and Reconstruction Permits.

1. Variances , conditional use permits and reconstruction permits may be granted where variances or permits would serve to carry out the purpose and intent of the Barrio Logan Planned District, provided findings are made in accordance with Chapter X, Article 1, Division 5 of the Municipal Code.

2. Applications for zone variances or conditional use permits shall be processed concurrently with any other required discretionary actions relating to the subject property, in accordance with Municipal Code section 101.0225.

I. The procedure for application for Classification of Use, Variance, Conditional Use Permit and Subdivision, as well as the procedures for public notice and public hearing process, shall be the same as set forth in Chapter X, Article 1, Divisions 2 and 5, and Chapter X, Article 5, Division 2, of the Municipal Code. In all instances, there shall be a noticed public hearing prior to the issuance of any such entitlement.

J. Review

All decisions by the Planning Director shall be final unless an appeal to the Board of Zoning Appeals or Planning Commission is made in accordance to Chapter X, Article 1, Division 5 of the Municipal Code.

**Section 3.** That Chapter X, Article 3, Division 9, of the San Diego Municipal Code be and the same is hereby amended by adding new Sections 103.0902 and 103.0905, to read as follows:

**SEC. 103.0902 Definitions**

1. Single Family Residential: One dwelling unit on a lot.

2. Multifamily Residential: Two or more dwelling units on a lot. This classification does not include single room occupancy ("SRO") hotels.

3. Live/Work Quarters (Lofts): An area comprised of one or more rooms or floors in a building originally designed for industrial or commercial occupancy. The new construction shall include cooking space, sanitary facilities, and living and working space for artists, artisans, and similarly situated individuals, as permitted by Municipal Code section 101.0570.

4. Senior Citizens Housing: At least one person residing in each unit shall be at least 55 years of age or physically handicapped. Senior housing may also include facilities meeting state and federal program standards for such housing, and are subject to the standards contained in the document entitled "Locational Criteria Design and Development Standards

and Guidelines for Senior Citizen Housing Projects, available at the Planning Department."

5. Limited Residential: Dwelling units on upper floors of nonresidential uses.

6. Mercado District Residential: Multifamily housing, and convenience commercial services and accessory uses for primary use by residents on the premises.

7. Food/Grocery Sales: Retail sales of prepared food and food for home preparation. This includes but is not limited to bakeries and bakery products, tortilla factories, seafood/meat/ poultry markets, fruit and vegetable markets, candy stores, ice cream stores, delicatessens, grocery stores and supermarkets, and similar uses.

8. Retail Sales: This includes but is not limited to department stores, drug stores, general household supplies, dispensing opticians, clothing stores, fabric stores, antique stores, art stores and art galleries, florists and florist supplies, locksmith shops, leather goods, gift shops, hardware stores, jewelry stores, furniture stores, music and video stores, resale and pawn shops, pet stores and businesses retailing the following goods: toys, hobby materials, books, rugs and carpets, photographic supplies, electrical and electronic equipment, sporting goods, shoes, office equipment and supplies, stationery, medical supplies, bicycles (including

repair), new automotive parts and accessories (excluding service and installation).

9. Liquor Sales: Retail sales of alcoholic beverages pursuant to the provisions of Municipal Code section 101.0515, and as amended from time to time.

10. Artists' Studios: This includes but is not limited to work and exhibit space for artist and artisans, including individuals practicing one of the fine arts, performing arts, or skilled in an applied art or craft.

11. Banks, Credit Unions, and Savings and Loan Associations: Financial institutions including money exchange houses that provide retail banking services.

12. Building Materials and Services: Retailing, wholesaling, or rental of building supplies or equipment.

13. Business, Communication and Home Services: Establishments providing appliance repair, office machine repair, building maintenance (janitorial), landscape maintenance, window cleaning, upholstering, graphic design, drafting, copying, faxing, printing or photographic services, broadcasting, recording, telephone switching centers and telegraph offices.

14. Catering Services: Preparation and delivery of food and beverages for off-site consumption without provision for on-site consumption.

15. Commercial Recreation and Entertainment: Provision for participant or spectator recreation or entertainment.

16. Eating and Drinking Establishments: Businesses serving or selling prepared food or beverages, including alcoholic beverages for consumption on the premises. This includes but is not limited to restaurants, cafes, cocktail lounges, bars, and taverns with live entertainment. Drive-through food establishments are not permitted.

17. Laboratories: This includes but is not limited to establishments providing medical or dental laboratory services; or establishments that provide photographic, analytical or testing services.

18. Personal Improvement Services: This includes but is not limited to the provision of instructional services or facilities, including photography, fine arts, crafts, drama, dance, music, sculpture, martial arts, driving schools, business and trade schools, weight reducing/tanning salons, health clubs/spas and fitness studios.

19. Personal and Convenience Services: This includes but is not limited to the provision of personal services including barber and beauty shops, tailors, shoe repair shops, dry cleaning and laundry (excluding bulk cleaning), photocopying and self-service laundromats.

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20. Wholesale and Warehouse: Storage and packaging of goods and merchandise associated with the primary on-site use, provided that the total floor area occupied for wholesaling or warehousing per business establishment does not exceed twenty-five percent (25%) of the total collective buildings' gross floor area.

21. Bed and Breakfast Inns: Establishments offering lodging on a less-than-weekly basis with incidental eating and drinking services for lodgers only. A single kitchen must serve the entire premises.

22. Hotels and Motels: This includes but is not limited to establishments offering lodging with or without meals and having kitchens in no more than sixty percent (60%) of the guest units.

23. Single-Room-Occupancy ("SRO"): A dwelling unit as defined in Municipal Code section 101.0101.76 and regulated by Chapter X, Article 1, Division 19 of the Municipal Code.

24. Professional and Business Offices: This includes but is not limited to offices of entities or organizations providing professional, executive, administrative, management, travel, real estate, insurance and consulting services including advertising, computer program design, data processing, architectural, engineering and landscape design, contractors offices, investment, legal and medical/dental offices and laboratories incidental to an office use.

25. Government Offices: Administrative, clerical, or public contact offices of a government agency, including but not limited to postal facilities, together with incidental storage and maintenance facilities for vehicles.

26. College and Universities: Public or private educational institutions that offer a course of study leading to a recognized degree, including facilities incidental to the educational institution and which support the college or university curriculum, students or faculty.

27. Schools, Public or Private: Public or private kindergarten, elementary or secondary schools, or other private schools that offer a curriculum comparable to that of the public schools of the State of California, excluding colleges and universities.

28. Cultural Institutions: Nonprofit institutions displaying or preserving objects of interest in one or more of the arts or sciences. As a land use classification, it includes libraries, museums and nonprofit art galleries.

29. Performing Arts/Theatres: Facilities providing live musical, dance and theatrical performances and film presentations other than those regulated as commercial or adult businesses.

30. Religious Assembly: Facilities for religious worship and incidental religious education.

31. Park and Recreation Facilities:

Noncommercial parks, playgrounds, gymnasiums, recreation facilities and dedicated open spaces.

32. Child Care Facilities: Large family day care homes and child care centers subject to the standards and provisions of the Child Care Facilities Ordinance, codified as Municipal Code section 101.0580.

33. Clubs, Lodges and Fraternal Organizations: Private or non profit dining, meeting, recreational or social facilities used primarily by members and their guests.

34. Nonprofit, Charitable Institutions: Philanthropic, social services that promote the public health and welfare. This classification excludes residential care facilities, provisions for on-site residence or confinement, adult day care, alcohol recovery facilities, parolee rehabilitation services, emergency shelters and kitchens.

35. Primary Health Care: Drop-in medical service facilities, including clinics, counseling and referral services to persons afflicted with bodily or mental disease or physical injury, and to persons suffering from alcohol and drug abuse without provision for on-site residence or confinement.

36. Residential Care: Twenty-four (24) hour nonmedical care for adults and/or children in need of personal services, supervision, protection, or assistance essential to sustaining the activities of



daily living, and facilities receiving any form of government funding or subsidy for that purpose. As a land use classification, this excludes housing for the elderly, handicapped, and nursing and convalescent homes.

37. Utilities: Electric distribution, gas regulating, and communication stations which do not involving aerial transmissions, which serve the immediate area provided all equipment is located within a single building. As a land use classification, this also includes facilities or infrastructure for cellular transmitting facilities subject to special standards and procedures, and all applicable provisions of the Municipal Code.

38. Vehicle/Equipment Sales and Rentals: Sale and rental of automobiles, trucks, recreational vehicles, motorcycles, auto parts, construction equipment and similar equipment, including storage of usable (operative) vehicles, and related incidental maintenance.

39. Vehicle/Equipment Repair: Repair of automobiles, trucks, recreational vehicles, motorcycles, including the sale, installation and servicing of related equipment and parts. As a land use classification, this includes auto repair shops, wheel and brake shops, tire sales and installation, tire retreading or recapping, metal recycling, body and fender shops, and similar uses, but excludes vehicle

dismantling, salvage and storage of inoperative vehicles.

40. Automobile Painting, Washing and Detailing: Painting, washing, waxing, or cleaning of automobiles or similar light vehicles.

41. Automobile Service Stations: Establishments engaged in the retail sale of gas, diesel fuel, lubricants, parts, and customary accessory uses. This classification includes incidental maintenance and repair of automobiles and light trucks but excludes body and fender work or repair of heavy trucks or vehicles.

42. Manufacturing: Establishments engaged in the manufacturing, fabricating, assembly, treatment, servicing, packaging, processing, and handling of finished products and product parts primarily from previously prepared materials.

43. Maintenance Repair and Service Facilities: Establishments engaged in servicing or repairing industry machines and equipment, carpentry, welding and metal forming shops, print shops, laundry and dry cleaning plants, and other similar facilities. As a land use classification, this excludes vehicle dismantling, salvage and wrecking of automobiles and of other similar light vehicles, processing of scrap metals, junk yards and storage of salvaged materials, and similar uses.

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44. Marine Oriented/Waterfront Dependent Uses:  
Manufacturing, distributing and processing of parts and equipment, and the provision of services related to marine and waterfront uses, and other supporting uses including U.S. Navy presence, research, shipping, fishing, water recreation and tourism. As a land use classification, this includes facilities that need access to the waterfront, as well as uses dependent upon servicing waterfront oriented activities.

Examples include boat building, sales and related maintenance, shipping and brokerage facilities and services, marine parts sales, installation and services, marine carpentry and woodworking, sail making and repair, and cargo freight services.

45. Wholesale, Storage and Distribution:  
Establishments primarily engaged in wholesaling, storage and bulk sales distribution including open air handling of materials and equipment. Typical uses include wholesale distributors, moving and storage firms, storage of ambulant vendor vehicles (such as those used to sell ice cream products), wholesale showrooms, storage warehouses, and similar uses, but excludes storage of inoperative vehicles and of flammable or hazardous materials not associated with the industrial services operating on the premises.

46. Research and Development Facilities:  
Establishments primarily engaged in industrial or scientific research including limited product testing.

As a land use classification, this includes but is not limited to pharmaceutical research laboratories, electron and biochemical research firms, including administrative offices and accessory use buildings commonly used in conjunction with research and development activities on the premises.

47. **Transportation Facilities and Related Storage:** Rights-of-way facilities for loading, unloading, and transferring passengers, baggage, and freight transfers among different modes of transportation. As a land use classification, this includes bus terminals, shipping terminals, railroads, storage yards for buses, trolleys, and railroad cars, and related maintenance and service facilities.

48. **Surface Parking:** Surface parking lots offering short-term or long-term parking to the public for a fee.

49. **Parking Structures:** Freestanding parking garages or structures open to the public for a fee or off-site parking structures associated with a specific building or business.

**SEC. 103.0905 Exceptions**

A. The amendments herein shall not apply to any project for which a building permit has been obtained or for which a complete application has been received and accepted by the City's Building Inspection Department prior to [ MAR 0 2 1992 ], 1992.

Amendments to approved permits shall be subject to the provision of this Division.

B. Unless the work would expand a nonconforming use, approval by the Planning Department is not required for interior modifications, repairs or alterations for which a building permit is not required as of [ MAR 02 1992 ].

C. The Planning Director or designated representative shall have the discretion to grant any or all of the following exceptions listed in Municipal Code sections 103.0905(C)(1) through (C)(6) to certain Redevelopment Subdistrict regulations provided such exception(s) would serve to carry out the purpose and intent of the Redevelopment Subdistrict. These exceptions shall be limited to the area within the Redevelopment Subdistrict bounded by Harbor Drive, the Coronado Bay Bridge rights-of-way and the Barrio Logan Redevelopment Project Area boundaries, and shall apply only if this portion of the Redevelopment Subdistrict continues to be used for marine oriented industries, and port related transportation uses. The exceptions are:

1. The provisions and regulations of Municipal Code section 103.0907 (Outdoor display, Operation and Storage) shall only apply to the portion of the property lying within fifty (50) feet of the Harbor Drive property line. All other property included within the exception area

described in Municipal Code section 103.0905(C), is exempt from the regulations of Municipal Code section 103.0907.

2. Enclosure requirements shall not apply to equipment and installations which are integral parts of the manufacturing or industrial process on the premises.

3. Merchandise, material or equipment may be stored at a height greater than the wall or fence which screens it from Harbor Drive as allowed in Municipal Code section 103.0905(C)(1) above, provided the merchandise, material, or equipment is located at least fifty (50) feet from the Harbor Drive property line.

4. Except for office buildings, the height of structures may exceed the maximum building height of thirty-five (35) feet or two (2) stories established in Municipal Code section 103.0959 (Figure 3) of this Division. However, this exception shall apply only to structures which are an integral part of the exclusive use and directly related to the existing industrial operations on the property.

5. Should a property span two (2) or more Barrio Logan Subdistricts or span the Barrio Logan Planned District and the Centre City Planned District, that property shall be subject to

consistent regulations to be determined by the Planning Director at the time of review.

6. In granting any exception, the Planning Director shall make the following findings:

a. The proposed exception shall not result in any substantial reduction of public views toward San Diego Bay or Centre City.

b. The proposed exception is consistent with the goals, objectives and intent of the Barrio Logan Redevelopment Plan and the "Redevelopment Subdistrict" of the Barrio Logan Planned District.

**Section 4.** That Chapter X, Article 3, Division 9, of the San Diego Municipal Code be and it is hereby amended by renumbering Sections 103.0908, 103.0909, 103.0910, 103.0911, 103.0912 and 103.0913 to Sections 103.0915, 103.0916, 103.0917, 103.0918, 103.0919 and 103.0920, respectively.

**Section 5.** That Chapter X, Article 3, Division 9, of the San Diego Municipal Code be and it is hereby amended by renumbering Sections 103.0914, 103.0915, 103.0916, 103.0917, 103.0918 and 103.0919 to Sections 103.0925, 103.0926, 103.0927, 103.0928, 103.0929 and 103.0930, respectively.

**Section 6.** That Chapter X, Article 3, Division 9, of the San Diego Municipal Code be and it is hereby amended by amending and renumbering Section 103.0907 to Section 103.0914, to read as follows:

**SEC. 103.0914 Subdistricts of the Barrio Logan Planned District**

In order to regulate the location and minimize the land use conflicts among residential, industrial and commercial areas, and to implement the Barrio Logan Redevelopment Project, subdistricts of the Barrio Logan Planned District are established. The boundaries of those subdistricts are designated on Figure 1 of this Division.

**Section 7.** That Chapter X, Article 3, Division 9, of the San Diego Municipal Code be and it is hereby amended by renumbering Section 103.0906 to Section 103.0907.

**Section 8.** That Chapter X, Article 3, Division 9, of the San Diego Municipal Code be and it is hereby amended by renumbering Sections 103.0920, 103.0921, 103.0923, 103.0924, 103.0925, 103.0926 and 103.0927 to Sections 103.0935, 103.0936, 103.0937, 103.0938, 103.0939, 103.0940 and 103.0941, respectively.

**Section 9.** That Chapter X, Article 3, Division 9, of the San Diego Municipal Code be and it is hereby amended by renumbering Sections 103.0928, 103.0929, 103.0930, 103.0931, 103.0932 and 103.0933 to Sections 103.0945, 103.0946, 103.0947, 103.0948, 103.0949 and 103.0950, respectively.

**Section 10.** That Chapter X, Article 3, Division 9, of the San Diego Municipal Code be and it is hereby amended by amending the newly renumbered sections listed below by renumbering old Section 103.0906 appearing within the text of those sections to read Section 103.0907.

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Section 103.0917

Section 103.0929

Section 103.0919

Section 103.0947

Section 103.0927

Section 103.0948

**Section 11.** That Chapter X, Article 3, Division 9, of the San Diego Municipal Code be and it is hereby amended by amending newly renumbered Section 103.0920 by renumbering old Sections 103.0909 and 103.0912 appearing within the text of newly renumbered Section 103.0920 to read Sections 103.0916 and 103.0919, respectively.

**Section 12.** That Chapter X, Article 3, Division 9, of the San Diego Municipal Code be and it is hereby amended by amending newly renumbered Section 103.0930 by renumbering old Sections 103.0915 and 103.0918 appearing within the text of newly renumbered Section 103.0930 to read Sections 103.0926 and 103.0929, respectively.

**Section 13.** That Chapter X, Article 3, Division 9, of the San Diego Municipal Code be and it is hereby amended by amending newly renumbered Section 103.0935 by renumbering old Section 103.0925 appearing within the text of newly renumbered Section 103.0935 to read Section 103.0939.

**Section 14.** That Chapter X, Article 3, Division 9, of the San Diego Municipal Code be and it is hereby amended by amending newly renumbered Section 103.0941 by renumbering old Sections 103.0921 and 103.0925 appearing within the text of newly renumbered Section 103.0941 to read Sections 103.0936 and 103.0939, respectively.

**Section 15.** That Chapter X, Article 3, Division 9, of the San Diego Municipal Code be and it is hereby amended by amending

newly renumbered Section 103.0949 by renumbering old Sections 103.0929 and 103.0931 appearing within the text of newly renumbered Section 103.0949 to read Sections 103.0946 and 103.0948, respectively.

**Section 16.** That Chapter X, Article 3, Division 9, of the San Diego Municipal Code be and it is hereby amended by amending newly renumbered Section 103.0950 by renumbering old Sections 103.0906, 103.0929, 103.0930, 103.0931 and 103.0932 appearing within the text of newly renumbered Section 103.0950 to read Sections 103.0907, 103.0946, 103.0947, 103.0948 and 103.0949, respectively.

**Section 17.** That Chapter X, Article 3, Division 9, of the San Diego Municipal Code be and it is hereby amended by adding new Sections 103.0955, 103.0956, 103.0957, 103.0958, 103.0959, 103.0960 and 103.0961, to read as follows:

**SEC. 103.0955 "Redevelopment Subdistrict" Purpose and Intent**

The Redevelopment Subdistrict is established to implement the goals and objectives of the Barrio Logan Redevelopment Project. The Redevelopment Subdistrict designates land uses and development standards intended to create a compact, small scale, pedestrian oriented environment, and encourage compatible mixed use land patterns. It is the intent of this Division to encourage new development, as well as to retain, rehabilitate and adaptively reuse existing structures. It is further the intent of this Subdistrict to foster quality architecture, landscaping and urban design **O-17746**

principles consistent with the objectives of the Redevelopment Plan, and to create an identifiable urban character and community image. Projects as large or larger than an entire city block or requiring land assembly assistance from the Redevelopment Agency shall be developed in accordance with design and operational standards as may be established by the Agency.

**SEC. 103.0956 Permitted Land Use Categories**

Six (6) major land use categories, described in Figure 2 of this Division are permitted within the Redevelopment Subdistrict. They are Commercial Use, Mercado District, Commercial/ Residential Mixed Use, Residential Use, Public/Quasi-Public Use and Light Industry/Commercial Use. The permitted land use classifications within each of these six (6) land use categories are found in Section 103.0956 and are further set out in Table 1 of Section 103.0956.

**SEC. 103.0957 Land Use Classifications**

Permitted land uses within the Barrio Logan Redevelopment Subdistrict are grouped into Land Use Classifications. Land use classifications describe one or more uses having similar characteristics but do not list every use or activity that may be appropriate within the use classification. If necessary, the Planning Commission shall determine whether a specific use falls within one or more of the use classifications described, taking into consideration the purpose and intent of the Redevelopment Subdistrict. The Planning

Commission shall adopt a resolution embodying their determination. Certain land uses, as indicated in Section 103.0957, shall be examined on case by case basis by the Planning Director to determine whether and under which conditions those uses may be approved at a given site in accordance with Municipal Code sections 101.0510 and 101.0513 through 101.0517, as amended from time to time.

**A. RESIDENTIAL**

1. Single Family Residential
2. Multifamily Residential
3. Live/Work Quarters (Lofts):

Notwithstanding the provisions of Municipal Code section 101.0570(C)(1), live/work quarters (lofts) shall be permitted within the Redevelopment Subdistrict of the Barrio Logan Planned District.

4. Senior Citizens Housing
5. Limited Residential
6. Mercado District Residential: This classification applies to the block bounded by Newton Avenue, Evans Street, Dewey Street and Main Street. Convenience commercial uses may include uses listed in Municipal Code Section 103.0957(C). Accessory uses may include, but not be limited to, recreation centers, health/fitness clubs and child care centers. Combined convenience commercial services and accessory uses shall not have a total

square footage greater than twenty-five percent (25%) of the gross square footage of the lot area.

**B. COMMERCIAL RETAIL**

1. Food/Grocery Sales

2. Retail Sales

3. Liquor Sales: An alcohol Conditional Use Permit ("CUP") granted by the Zoning Administrator is required prior to the retail sale of any alcohol.

4. Limited Commercial: This classification applies only to the Residential Use designation shown in Table 1 of Section 103.0957, and includes establishments listed in Municipal Code sections 101.0935(B)(1), (B)(2), (C)(1), (C)(4), (C)(5), (C)(7), (C)(9), (C)(10) and (D)(1) provided such establishments front a public street, are directly accessible from the sidewalk, and do not have a total square footage greater than twenty percent (20%) of the total gross square footage of the lot area. This classification excludes home occupations as defined in Municipal Code section 101.0406.

**C. COMMERCIAL SERVICES**

1. Artists' Studios

2. Banks, Credit Unions, and Savings and Loan Associations: This classification applies only to those institutions engaged in the on-site

circulation of cash. Drive-through banking facilities are not permitted.

3. Building Materials and Services: This classification includes but is not limited to tool and small equipment sales or rentals (no ridden equipment) and building contractors' showrooms, but excludes activities classified under vehicle/equipment sales and services, as set out in Municipal Code section 103.0957(F).

4. Business, Communication and Home Services: This classification excludes activities specified under vehicle/equipment sales and services in Municipal Code section 103.0957(F).

5. Catering Services

6. Commercial Recreation and Entertainment: Typical uses include bowling alleys, miniature golf courses, tennis and racquet ball courts, gymnasiums and movie theatres. Video and pinball machine establishments and billiard and card parlors are prohibited.

7. Eating and Drinking Establishments: The sale of alcoholic beverages in the Barrio Logan Planned District must comply with the provisions of Municipal Code section 101.0515.

8. Laboratories

9. Personal Improvement Services

10. Personal and Convenience Services

11. Wholesale and Warehouse: This classification excludes auto storage.

12. Visitor Accommodations:

a. Bed and Breakfast Inns

b. Hotels and Motels: This classification includes eating, drinking and banquet service.

c. Single-Room-Occupancy ("SRO"):

Notwithstanding the provisions of Municipal Code section 101.0101.76 and Chapter X, Article 1, Division 19, of the Municipal Code, within the Barrio Logan Redevelopment Subdistrict, each SRO unit shall have a minimum of two hundred (200) square feet, and the project shall not exceed 1.0 FAR. A Conditional Use Permit (CUP) granted by the Zoning Administrator pursuant to Municipal Code section 101.0510 shall be required. SRO's shall be separated by a straight line (measured from property line to property line) of no less than one-quarter mile to another SRO within the Barrio Logan Planned District.

**D. COMMERCIAL/PROFESSIONAL OFFICE**

1. Professional and Business Offices

2. Government Offices

**E. PUBLIC AND QUASI PUBLIC**

1. College and Universities

2. Schools, Public or Private
3. Cultural Institutions
4. Performing Arts/Theatres
5. Religious Assembly
6. Park and Recreation Facilities
7. Child Care Facilities
8. Clubs, Lodges and Fraternal

Organizations

9. Nonprofit, Charitable Institutions: A Conditional Use Permit (CUP) granted by the Planning Commission, pursuant to Municipal Code section 101.0510, is required.

10. Limited Community and Human Care Facilities:

a. Primary Health Care: A Conditional Use Permit (CUP) granted by the Planning Commission, pursuant to Municipal Code section 101.0510, is required.

b. Residential Care: A Conditional Use Permit (CUP) granted by the Planning Commission, pursuant to Municipal Code section 101.0581, is required.

11. Utilities: In no case shall any utility or communication infrastructure exceed the height limitations contained in this Division. This classification excludes satellite antenna which are permitted throughout the Barrio Logan Planned



District subject to the provisions of Municipal Code section 101.0630.

**F. VEHICLE/EQUIPMENT SALES AND SERVICES**

1. Vehicle/Equipment Sales and Rentals
2. Vehicle/Equipment Repair
3. Automobile Painting, Washing and Detailing
4. Automobile Service Stations: Automobile service stations are subject to developmental and operational standards contained within the document entitled "Guidelines for Automobile Service Stations," a copy of which may be obtained from the Planning Department.

**G. LIGHT INDUSTRIAL**

1. Manufacturing: This classification also includes pharmaceutical manufacturing, cleaning and canning of edible products, and those uses permitted in Municipal Code section 101.0435.1 (M-IP Zone), Subsection (B)(3), (except subsections a., b., aa., ee., mm. and ccc.) and similar uses but excludes basic industrial processing from raw materials. All industrial activity shall be located within an enclosed building. No use, activity, nor process shall produce vibrations, noxious odors or noises that are perceptible without instruments by the average person at the property lines of a site.

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2. Maintenance Repair and Service

Facilities

3. Marine Oriented/Waterfront Dependent

Uses

4. Wholesale, Storage and Distribution

5. Research and Development Facilities

6. Transportation Facilities and Related

Storage

7. Limited Industrial: This classification applies only to the block adjacent to the trolley station and bounded by Main Street, Crosby Street, the rights-of-way of the San Diego Coronado Bay Bridge and the San Diego and Arizona Eastern Railroad. Permitted uses include establishments listed in Municipal Code section 103.0935(G)(1) and similar labor intensive establishments, provided that such establishments do not have a total square footage greater than twenty five percent (25%) of the total gross square footage of the premises.

H. PARKING

1. Surface Parking

2. Parking Structures

I. ACCESSORY USES

Accessory Uses and Buildings: Those uses and buildings as defined by Municipal Code sections 101.00101.1 and 101.0101.3.

J. OTHER USES

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Any other uses which the Planning Commission may determine to be similar in character and type to the uses, including accessory uses enumerated above, and consistent with the purpose and intent of the Redevelopment Subdistrict. Such determination shall follow the appropriate procedures established by the Municipal Code.

**K. LAND USE CLASSIFICATIONS PERMITTED BY LAND USE CATEGORIES**

Land use classifications as described in this Section 103.0957 shall be permitted as shown in Table I of Section 103.0957.

**SEC. 103.0958 Intensity of Development**

**A. MAXIMUM DENSITY FOR RESIDENTIAL DEVELOPMENT**

Maximum residential density within the Redevelopment Subdistrict shall be one dwelling unit per one thousand (1,000) square feet, or forty-three (43) units per gross acre, plus an optional twenty-five percent (25%) bonus density for very low, low and moderate income dwelling units (in compliance with Municipal Code sections 101.0307.1 through 101.0307.6) up to a maximum density of fifty-three (53) dwelling units per gross acre, as shown in Figure 3 of Section 101.0958.)

1. When a proposed residential development meets the density set forth in Municipal Code section 103.0958(A):

a. The development shall be subject to special review by the Barrio Logan Project Area Committee (PAC) or similar body as recognized by the City Council, if in existence at the time of the project proposal. The purpose of the review shall be to determine whether the project conforms to the adopted Barrio Logan Redevelopment Plan, the Barrio Logan-Harbor 101 Community Plan, and the Progress Guide and General Plan. The project to be reviewed shall be submitted to the chairperson of the PAC or similar body at least thirty (30) calendar days in advance of the scheduled meeting where review is sought.

b. The applicant shall submit a "Proposed Management Program" for rental units which addresses security, maintenance and operational plan.

**B. MAXIMUM FLOOR AREA RATIO (FAR) FOR  
NONRESIDENTIAL DEVELOPMENT**

Maximum FAR permitted within the Redevelopment Subdistrict shall be as shown in Figure 3 of Municipal Code section 103.0958.

**C. MIXED RESIDENTIAL AND NONRESIDENTIAL USES**

For mixed residential and nonresidential uses, the intensity of development shall be the sum of density for the residential and of the FAR for nonresidential.

**D. DEVELOPMENT/OPEN AREA RATIO**

In residential or mixed use projects including residential development on the ground floor of a property, the area occupied by buildings and structures including porches, terraces, balconies, stairways and exterior elevator shafts, roofed or otherwise, and all parking areas including surface parking areas, shall not occupy over sixty-five percent (65%) of the lot area.

**SEC. 103.0959 Property Development Regulations**

It shall be unlawful to erect, construct, establish, move on, add, enlarge, convert, alter or maintain any building or portion thereof, or use any lot or premises be used in violation of any of the following requirements and special regulations:

**A. MINIMUM LOT AREA AND DIMENSIONS**

1. Lot Area - 3500 square feet
2. Street Frontage - 25 feet
3. Width
  - a. Interior Lot - 25 feet
  - b. Corner Lot - 25 feet
4. Depth - 100 feet
5. Exceptions: Any lot or parcel which does not comply with all the minimum lot dimensions set forth in Municipal Code section 103.0959(a) may nevertheless be used as a building site provided the lot or parcel qualifies as a legal lot pursuant to Municipal Code section 101.0101.34.

**B. MAXIMUM LOT AREA REGULATIONS**

Lot consolidations created through subdivision maps or by means of building across lot lines or property lines shall be prohibited when such action would create a premise containing over fourteen thousand (14,000) square feet of lot area or over one hundred (100) feet of frontage along the front property line. This requirement is intended among other things, to deter massive, large scale developments inconsistent with the small scale pedestrian oriented objectives for the Redevelopment Subdistrict. The Mercado District, and those districts where Light Industry/Commercial Use land use categories are allowed, are exempted from the maximum lot regulations. Existing parcels in excess of fourteen thousand (14,000) square feet shall not be affected by Section 103.0959.

**C. MINIMUM SETBACK REQUIREMENTS**

1. Residential (when located at ground floor)

a. Front - ten (10) feet

b. Interior side - five (5) feet up to two (2) stories. Eight (8) feet above two stories. On lots less than twenty-five (25) linear feet in lot width, the minimum required interior side setback shall be zero. For the purposes of Municipal Code section 103.0959, a story equals ten (10) feet maximum.

c. Street side - fifteen (15) feet

d. Rear - three (3) feet if the lot abuts an alley. On lots not abutting an alley the rear setback shall be zero.

e. As an alternative to providing a front setback, residential developments may add (combine) the required front setback area to the common, exterior usable area required in Municipal Code section 103.0959(D)(1).

f. A minimum separation of ten (10) feet shall be required between the exterior building walls of an existing structure and any additional detached structure on that lot.

g. An unroofed portion of a structure or terrace less than three (3) feet above the surface ground level shall be permitted within the front yard setback area. Roofed, open appendages such as porches and balconies may encroach up to five (5) feet into the required front setback area. To qualify as open appendages, railings and enclosures not exceeding four (4) feet in height must be located on at least forty percent (40%) of the perimeter of such open appendage. Encroachments as permitted in Municipal Code section 103.0959, and as amended from time to

time, are not allowed on the street side, interior side or rear setback areas.

2. Nonresidential

a. Front - zero, as described in Municipal Code section 103.0959(E)(2).)

b. Interior side - zero. The Planning Director may require a ten (10) foot interior side setback where a project is adjoining an existing residential project in order to maintain adequate provisions for light and air.

c. Street side - zero , as described in Municipal Code section 103.0959(E)(2).

d. Rear - three (3) feet for lots which abut an alley. On lots not abutting an alley the rear setback shall be zero.

e. Canopies/awnings may encroach on the sidewalk area in conformance with Section 4506 of the Uniform Building Code (1988 Edition).

3. Exception: In order to preserve the existing character of Logan Avenue, front setbacks facing Logan Avenue shall align horizontally with adjacent structures on either side, if adjacent structures exist.

**D. MINIMUM COMMON AND PRIVATE EXTERIOR AREAS**

1. Residential or mixed use projects including residential development on the ground



floor of the property shall dedicate at least ten percent (10%) of the gross lot area to common, exterior usable areas. These areas may consist of courtyards, patios, gardens or play areas and shall exclude walkways and access paths to dwelling units. Common, exterior usable areas shall be open to the sky, shall have a minimum dimension of twenty-five (25) square feet, and be centrally located within a project or between two (2) or more buildings, or readily accessible to the occupants of the dwelling units. Mixed use projects with exclusively upper floor residential units are exempted from Municipal Code section 103.0959.

2. At least sixty percent (60%) of all residential units within a project shall provide a private exterior usable area for each unit. This area may consist of balconies, terraces, roof decks, or porches and shall have a minimum area of twenty (20) square feet, but shall not exceed one hundred (100) square feet in size. In projects containing twenty (20) units or more, up to fifty percent (50%) of the required private exterior usable area may be provided instead as common, exterior usable area.

3. Common areas and recreational facilities shall be located so as to be readily accessible to

the occupants of the dwelling units and shall be integrated in the overall project design.

**E. PEDESTRIAN ORIENTATION DESIGN CRITERIA**

In order to encourage a pedestrian orientation on Logan, National and Newton Avenues, and Beardsley, Crosby, Main and Evans Streets, the following development standards shall apply to developments fronting those avenues and streets:

1. Residential:

a. Residential buildings shall be required to be oriented toward the street and provide front, and side street facade features such as doors, windows, balconies, porches, terraces, wall offsets, varied materials, textures, colors, or any combination thereof. Windows shall be provided on the wall surface extending from the sidewalk up to twelve (12) feet in height. Wall offsets shall occur every forty (40) feet of linear street frontage.

b. Every dwelling unit (including those within mixed use buildings) shall have direct pedestrian access from both the abutting street and rear parking areas.

c. Not more than two ten (10) foot wide garage doors or a single sixteen (16) foot wide garage door shall be permitted on the front facade facing the above described

pedestrian-oriented streets. Any covered parking accessed from such streets shall be fully enclosed. Open carports are not permitted except in the rear of the lot facing the alley.

2. Nonresidential:

a. Nonresidential building walls shall be continuously extended at least sixty-five percent (65%) of the street frontage and shall be located at the property line, or within five (5) feet of the property line. Facade indentations shall be limited to five (5) feet in depth. The continuity of the required street wall may be interrupted if pasajes are provided. For purposes of this Division, the term "pasaje" means a mid-block pedestrian passageway flanked by uses which have entrances or windows facing the passageway. On all corner parcels within the Redevelopment Subdistrict the building wall required by this Municipal Code section 103.0959 shall occupy the corner facing the street intersection. No surface parking areas or garages shall be permitted on corners of lots facing a street intersection. If the premises are bounded on all sides by pedestrian-oriented streets as designated in Municipal Code section

103.0959, an exception to this section shall be made by the Planning Director, as to one or two abutting streets bounding the parcel in question.

b. At least fifty percent (50%) of the first story area street wall surface shall incorporate pedestrian entrances, windows, display windows, or openings allowing views into atriums, courtyards and street oriented activities. Windows, openings and entrances shall be located at a "pedestrian height level," which for purposes of this Division is defined as the wall surface extending from the sidewalk up to twelve (12) feet in height.

c. Street wall facades shall be enhanced through the use of expression lines, architectural details, materials and texture changes, artworks, awnings, canopies, or color. Facade treatment shall change every forty (40) feet of linear street frontage to avoid large monotonous developments.

d. Blank wall segments shall be limited to fifteen (15) feet in width, however, the maximum width may be increased to twenty-five (25) feet if the wall surface is enhanced with architectural detailing, ornamentation, or art work.

e. Surface parking occupying thirty-five percent (35%) or less of the linear street frontage shall be screened by a three (3) foot high solid wall or fence separated from the adjacent public right-of-way by a three (3) foot wide landscaped strip. This landscaped strip shall be achieved through the use of shrubs, vines, or ground covers. If surface parking occupies over thirty-five percent (35%) of the linear street frontage, the parking perimeter shall be defined by the wall or fence and landscaped strip required in Municipal Code section 103.0959, or by arcades, colonnades or arches having a height compatible with the buildings on the premises and separated from the adjacent public right-of-way by the landscaped strip required in Municipal Code section 103.0959, or a combination of wall, fence arcades, colonnades, or arches, and the required landscaped strip.

The required wall or fence shall be made of masonry, brick or similar materials compatible with the buildings on the premises. Chain link and similar type fences are not permitted.

All above-grade parking space visible from the public right-of-way shall be architecturally screened or enclosed.

Temporary, surface parking during the period of construction is exempted from Municipal Code section 103.0959(E)(2)(e).

f. Off-street loading areas shall not be located immediately adjacent to avenues or streets listed in Municipal Code section 103.0959(E).

g. The internal street system shall not be a dominant feature in the overall design; rather it shall be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.

**F. OTHER DESIGN CRITERIA**

1. The facade of buildings having three (3) or more stories shall stepback at least once above the first story to allow for balconies, roof terraces, and decks, as described by Municipal Code section 103.0959(D)(2).

2. Roofs shall be articulated (i.e., gabled, domed); however a roof may be flat if such flat roof is hidden by a raised parapet or terraces providing amenities to the occupants, such as an atrium or balcony.

3. Mechanical equipment, tanks, ducts, trash collection areas, elevator enclosures, cooling towers, mechanical ventilators and similar equipment and appurtenances shall be completely enclosed as integral parts of buildings or have an appearance similar to the main building(s).

4. Warm and bright colors should be used to reinforce existing and desired character in the area.

**G. MAXIMUM BUILDING HEIGHT**

1. The maximum building heights and number of stories permitted within the Redevelopment Subdistrict shall be as shown in Municipal Code section 103.0959, Figure 4. Height shall be measured in accordance with Municipal Code section 101.0101.62.

2. Chimneys, vents, elevator enclosures, solar systems, vertical decorative roof features, and similar roof appurtenances shall be excluded from maximum building height. Such appurtenances, however, shall be limited to ten percent (10%) of the total roof plan area, and their height shall not exceed twenty percent (20%) or six (6) feet, whichever is less, of the permitted maximum building height.

**H. LANDSCAPING REGULATIONS**

1. Except as specified otherwise in this Division, all landscaping shall conform with the

Citywide Landscaping Ordinance, located in Chapter X, Division 7 of the Municipal Code, and the City of San Diego Landscape Technical Manual, which is on file in the office of the City Clerk as Document No. RR-274506.

2. When decorative paving or architectural landscape elements are used, they shall consist of colored concrete, clay tile, stone, interlocking pavers, planters, clay or ceramic pots containing drought resistant planting materials, fountains or trellises.

**I. SIGNAGE**

All signs shall conform to the Citywide Sign Ordinance, codified in Chapter X, Article I, Divisions 11 and 11.5 and Chapter IX, Article 5, Division 1 of the Municipal Code.

**J. PARKING ACCESS**

1. Curb cuts for entrances to off-street parking areas shall be minimal in both size and number in order to reduce pedestrian and vehicular traffic conflicts and maximize the amount of on-street parking. Except as required for driveway access where no alternative access is available, the following standards shall apply in the Redevelopment Subdistrict for either one-way or two-way access. Driveway width shall be measured from the curb.

a. Residential Projects Driveway



Number of Parking Spaces Accessed	Min. Width	Max. Width
1-8	12'-0"	16'-0"
9-19	16'-0"	18'-0"
20+	18'-0"	20'-0"

b. Nonresidential Projects

Number of Parking Spaces Accessed	Minimum Width	Maximum Width
1-49	17'-0"	24'-0"
50+	24'-0"	30'-0"

2. Where a property is served by an alley, parking shall be accessed from the alley unless physical access is not obtainable.

3. Driveways shall be located to ensure at least one on-street parking space for each thirty (30) feet of street frontage of the premises, the on-street parking space shall be not less than twenty (20) feet in length, measured along the curb. However, an alternative driveway spacing and location configuration may be approved by the Planning Director if the alternative will result in a maximum number of on-street parking spaces being provided.

**SEC. 103.0960 Parking Requirements and Regulations**

The Redevelopment Subdistrict is conveniently served by transit facilities (both trolley and bus) as well as by alley access. The provisions of Municipal Code section 101.0856(B) shall not apply to the Redevelopment Subdistrict of the Barrio Logan Planned District Ordinance. The applicable parking

requirements for the Redevelopment Subdistrict are as follows: Every premises used for one or more of the permitted uses in Municipal Code sections 103.0955 through 103.0957 shall provide a minimum of permanently maintained off-street parking spaces. Such required spaces shall be located:

- On the same lot or premises of the use(s) served; or

- Off the premises where the use(s) served is located, provided the parking area or garage is within fifteen hundred (1500) feet of the premises served (as measured by a straight line from property line to property line). Off-site parking spaces shall require a Conditional Use Permit granted by the Zoning Administrator and signed by the applicant and parking facility owner. The applicant shall also comply with to Municipal Code section 101.0807, as amended from time to time. The off-site parking option shall not apply to residential development.

**A. MINIMUM REQUIRED PARKING SPACES FOR RESIDENTIAL USES**

1. Two (2) or fewer bedrooms = 1 space per dwelling unit.

2. Three (3) bedrooms or more = 1.5 spaces per dwelling unit.

3. Live/work quarters = 1 space per artist's loft.

4. Senior citizen housing = 0.5 space per dwelling unit plus 1 guest space for every ten (10) units.

5. Residential developments = 1 guest space for every five (5) units, containing five (5) dwelling units or more.

**B. MINIMUM REQUIRED PARKING SPACES FOR  
NONRESIDENTIAL USES**

1. For the Commercial Retail and Services and Commercial/Professional Office land use classifications, a minimum of one space for every one thousand (1,000) square feet of gross floor area shall be provided, with the following exceptions:

- a. Bed and Breakfast Inns = 0.5 space per room
- b. Hotels/Motels = 0.5 space per room
- c. Single Room Occupancy's = 0.2 space per room

2. For the Vehicle/Equipment Sales and Services and Light Industrial land use classifications, a minimum of 1 space for every two thousand (2,000) square feet of gross floor area shall be provided.

3. For the Public and Quasi Public land use classification the minimum parking requirements are as follows:

a. Religious Assembly = 1 space per each one hundred (150) square feet of seating area

b. Performing Arts/Theatres = 1 space for each eight (8) seats

c. Colleges/Universities, Schools, Child Care Facilities = 0.5 space per faculty or staff

d. Cultural Institutions  
Community/Human Care Facilities,  
Clubs/Lodges/Fraternal Organizations = 1 space for every one thousand (1,000) square feet of gross floor area space

e. Park and Recreation Facilities,  
Utilities = As specified by the conditions of approval.

4. For mixed uses on the same lot or premises the required parking spaces shall be the sum of the requirements for each individual use computed separately.

5. For nonresidential uses on lots which are two thousand five hundred (2,500) square feet or less in area, no parking shall be required.

6. On-site parking for nonresidential uses shall not exceed one (1) space for every four hundred (400) square feet of gross floor area, except for the Mercado commercial project, which is excluded from section 103.0960(B)(6).

**C. OTHER PARKING REGULATIONS**

1. The parking requirements and regulations set forth in Municipal Code section 103.0960 shall be imposed only upon the completion of "new construction." For the purposes of this Section 103.0960, "new construction" shall mean any construction, addition, establishment, erection, enlargement, move on, alteration or conversion, of a building or structure. In calculating the number of parking spaces required for new construction, only the gross floor area of the new construction may be taken into consideration, and the gross floor area of any structures which existed on such affected lot or premises as of [ MAR 02 1992 ], shall be excluded.

2. Parking spaces shall not be located on required setback areas, except that parking, if unenclosed, may encroach on rear setback area.

3. Off-street loading areas shall not be used for parking.

4. Tandem parking shall be permitted only for residential uses and subject to the provisions of Municipal Code section 101.0821, as amended from time to time.

5. Shared parking for nonresidential uses shall be permitted according to the provisions of Municipal Code section 101.0830, as amended from time to time.

6. Where ambiguity exists in the application of the parking requirement of Section 103.0960, the parking requirement shall be consistent with the parking requirements for the most similar uses in the Redevelopment Subdistrict.

7. All off-street parking facilities within the Redevelopment Subdistrict shall comply with Chapter X, Article 1, Division 8, of the Municipal Code, except Sections 101.0804, 101.0808 and 101.0835.

**SEC. 103.0961 Failure to Maintain**

A. All commonly owned land, improvements and facilities shall be preserved and maintained in a safe condition and in a state of good repair. Any failure to maintain the commonly owned land, improvements and facilities shall be, and the same is hereby declared to be, unlawful and a public nuisance endangering the health, safety and general welfare of the public and a detriment to the surrounding community.

B. Procedures for the abatement, removal and enjoinder of such public nuisance shall be as set forth in Chapter X, Article 1, Division 9, Section 101.0901(S) of the Municipal Code, in addition to other remedies as provided by law.

**Section 18.** That Chapter X, Article 3, Division 9, of the San Diego Municipal Code be and the same is hereby amended by reserving for future use Sections 103.0908, 103.0909, 103.0910,

103.0911, 103.0912, 103.0913, 103.0921, 103.0922, 103.0923,  
103.0924, 103.0931, 103.0932, 103.0933, 103.0934, 103.0942,  
103.0943, 103.0944, 103.0951, 103.0952, 103.0953 and 103.0954.

**Section 19.** That the City Clerk is hereby instructed to insert the adoption date of this ordinance in place of the blank line in brackets appearing in the amended portions of Sections 103.0904(B), 103.0905(A) and (B) and 103.0960(C)(1).

**Section 20.** 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 21.** In areas of the City of San Diego other than the Coastal Zone, any project meeting either of the criteria set forth below, and submitted prior to the date of adoption of this ordinance 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.

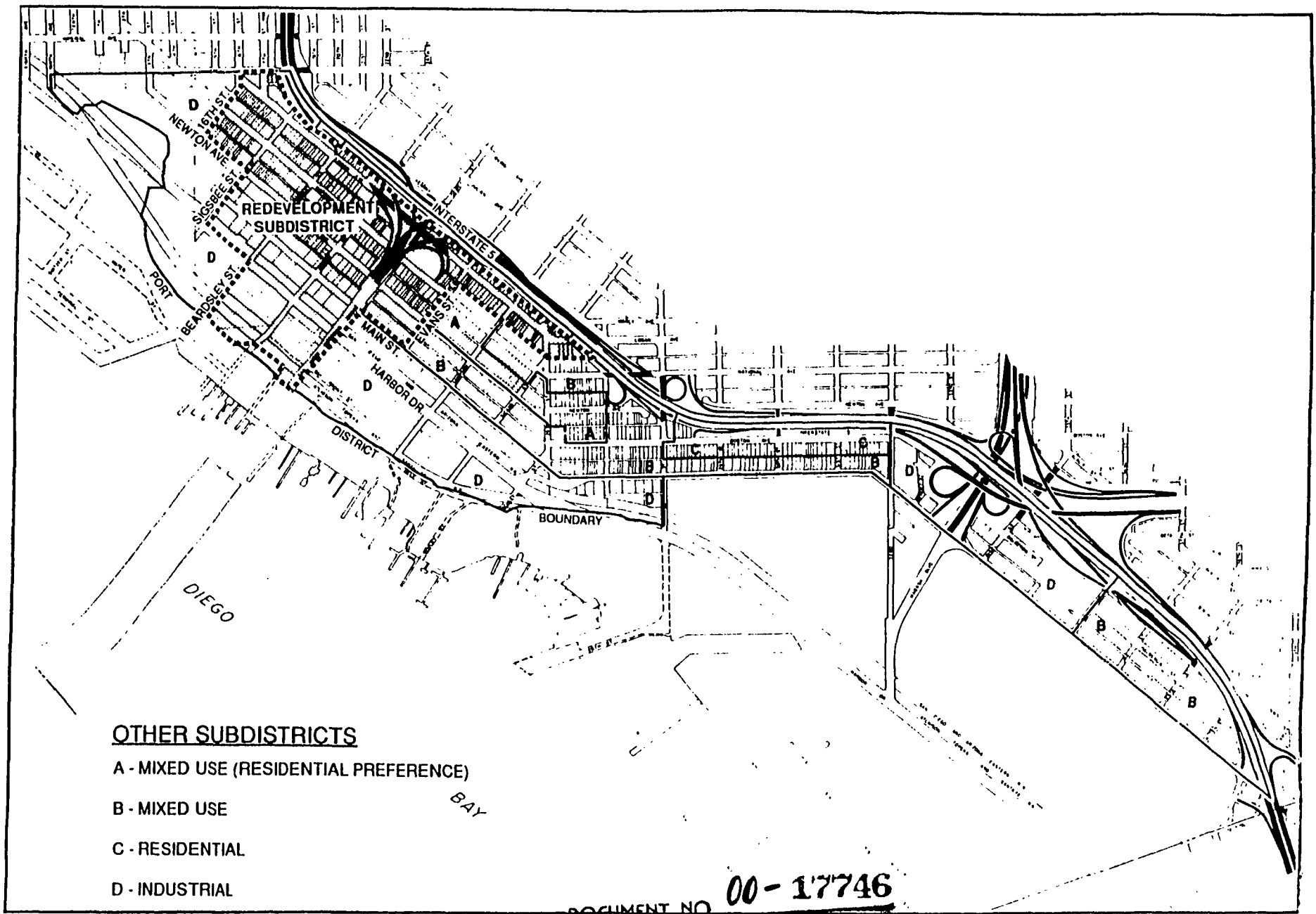
**Section 22.** Within the Coastal Zone, no permits for development inconsistent with the provisions of this ordinance shall be issued after the date on which this ordinance become effective within the Coastal Zone, as specified in Section 20 of this ordinance, unless an application for a Coastal Development Permit was made prior to the date of adoption of this ordinance.

APPROVED: JOHN W. WITT, City Attorney

By   
Allisyn I. Thomas  
Deputy City Attorney

ALT:lc  
01/31/92  
03/20/92 COR.COPY  
Or.Dept:Plan.  
O-92-55  
Form=o+t





**OTHER SUBDISTRICTS**

A - MIXED USE (RESIDENTIAL PREFERENCE)

B - MIXED USE

C - RESIDENTIAL

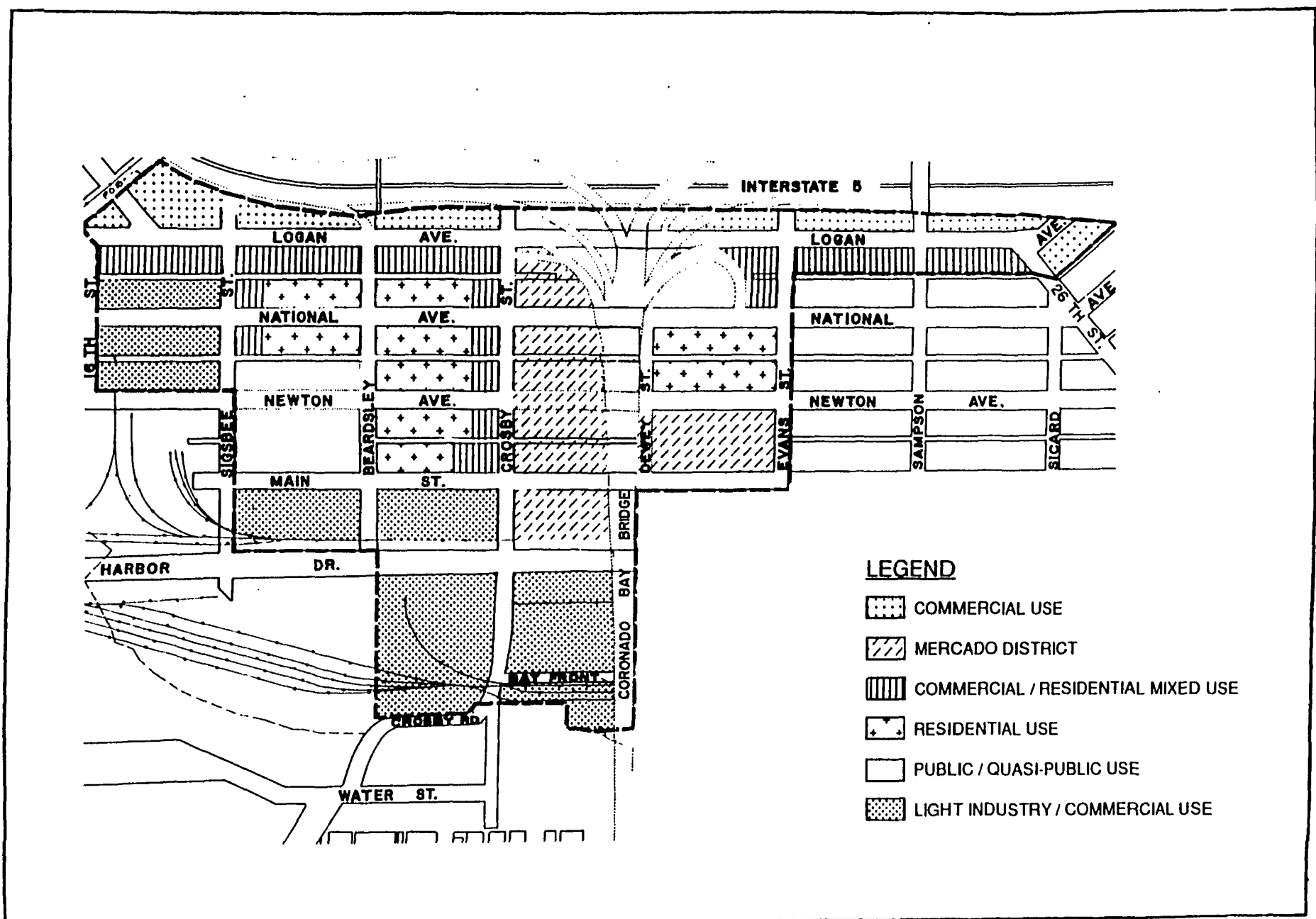
D - INDUSTRIAL

DOCUMENT NO. **00-17746**

**BARRIO LOGAN PLANNED DISTRICT  
SUBDISTRICTS**

FILED **MAR 02 1992**  
OFFICE OF THE CITY CLERK  
SAN DIEGO, CALIFORNIA

FIGURE 1 OF  
CHAPTER X, ARTICLE 3,  
DIVISION 9



REDEVELOPMENT SUBDISTRICT - BARRIO LOGAN PLANNED DISTRICT

# PERMITTED LAND USE CATEGORIES

FIGURE 2 OF SECTION 103.0956

0-41000-46

TABLE I of Section 103.0935  
 LAND USE CLASSIFICATIONS PERMITTED BY LAND USE CATEGORIES

LAND USE CLASSIFICATIONS	LAND USE CATEGORIES					
	COMMERCIAL USE	MERCADO DISTRICT	COMM./RES. MIXED USE	RESIDENTIAL USE	PUBLIC/QUASI PUBLIC USE	LIGHT INDUSTRY/ COMM. USE
<b>A. Residential</b>						
Single Family	-	-	X	X	-	-
Multifamily	-	X	X	X	-	-
Live/Work (Loft)	X	-	X	X	-	X
Senior Citizen Housing	-	X	X	X	-	-
Limited Residential	X	X	X	X	-	-
Mercado District Residential	-	*	-	-	-	-
<b>B. COMMERCIAL RETAIL</b>						
Food/Grocery sales	X	X	X	-	-	X
Retail Sales	X	X	X	-	-	X
Liquor Sales	CUP	CUP	CUP	-	-	CUP
Limited Commercial	-	-	-	*	-	-
<b>C. COMMERCIAL SERVICES</b>						
Artist's Studios	X	X	X	X	X	X
Banks/Credit Unions/Savings & Loans	X	X	X	-	-	X
Building Materials/Services	X	-	X	-	-	X
Bus./Communic./Home Services	X	X	X	-	-	X
Catering Services	X	X	X	-	-	X
Comm. Recr./Entertainment	X	X	X	-	-	X
Eating/Drink Establishments	X	X	X	-	-	X

KEY  
 X Permitted  
 CUP Conditional Use Permit Required  
 - Not Permitted  
 \* See Paragraphs A.6 and B.4 of Section 103.0935

0-17746

TABLE I (Cont'd)

LAND USE CLASSIFICATIONS	LAND USE CATEGORIES					
	COMMERCIAL USE	MERCADO DISTRICT	COMM./RES. MIXED USE	RESIDENTIAL USE	PUBLIC/QUASI PUBLIC USE	LIGHT INDUSTRY/ COMM. USE
<b>C. COMMERCIAL SERVICES (cont'd)</b>						
Laboratories	X	-	X	-	-	X
Personal Improvement Services	X	X	X	-	-	X
Personal/Convenience Services	X	X	X	-	-	X
Wholesale/Warehouse	X	-	X	-	-	X
Visitor Accommodations						
Bed & Breakfast	X	X	X	-	-	-
Hotels/Motels	X	X	X	-	-	-
Single Room Occupancy	CUP	-	CUP	-	-	-
<b>D. COMMERCIAL PROFESSIONAL OFFICE</b>						
Professional/Business Offices	X	X	X	X	-	X
Government Offices	X	-	X	-	X	X
<b>E. PUBLIC/QUASI PUBLIC</b>						
Colleges/Universities	X	X	X	X	X	X
Schools, Public or Private	X	X	X	X	X	X
Cultural Institutions	X	X	X	X	X	X
Performing Arts/Theatres	X	X	X	X	X	X

KEY

X Permitted

CUP Conditional Use Permit Required

- Not Permitted

TABLE I (Cont'd)

LAND USE CLASSIFICATIONS	LAND USE CATEGORIES					
	COMMERCIAL USE	MERCADO DISTRICT	COMM./RES. MIXED USE	RESIDENTIAL USE	PUBLIC/QUASI PUBLIC USE	LIGHT INDUSTRY/ COMM. USE
<b>E. PUBLIC/QUASI PUBLIC (Cont'd)</b>						
Religious Assembly	X	X	X	X	X	X
Park & Recreation Facilities	X	X	X	X	X	X
Child Care Facilities	X	X	X	X	X	X
Clubs/Lodges/Fraternal Organizations	X	X	X	X	X	X
Nonprofit Charitable Institutions	CUP	CUP	CUP	-	CUP	CUP
Limited Community/Human Care Facil.						
Primary Health Care	CUP	CUP	CUP	-	CUP	CUP
Residential Care	CUP	CUP	CUP	-	CUP	CUP
Utilities	CUP	-	CUP	-	CUP	CUP
<b>F. VEHICLE/EQUIPMENT SALES &amp; SERVICES</b>						
Vehicle/Equipment Sales/Rentals	-	-	-	-	-	X
Vehicle/Equipment Repair	-	-	-	-	-	X
Auto Paint/Washing/Detailing	-	-	-	-	-	X
Auto Service Stations	-	-	-	-	-	X

KEY

X Permitted

CUP Conditional Use Permit Required

- Not Permitted

TABLE I (Cont'd)

LAND USE CLASSIFICATIONS	LAND USE CATEGORIES					
	COMMERCIAL USE	MERCADO DISTRICT	COMM./RES. MIXED USE	RESIDENTIAL USE	PUBLIC/QUASI PUBLIC USE	LIGHT INDUSTRY/ COMM. USE
<b>G. LIGHT INDUSTRIAL</b>						
Limited Manufacturing	-	-	-	-	-	X
Maintenance/Repair/Service Facil.	-	-	-	-	-	X
Marine Oriented/Waterfront Dependent	-	-	-	-	-	X
Wholesale, Storage Distribution	-	-	-	-	-	X
Research and Development Facilities	-	-	-	-	-	X
Transport. Facil. & Related Storage	-	-	-	-	-	X
Limited Industrial	-	*	-	-	-	-
<b>H. PARKING</b>						
Surface Parking	X	X	X	X	X	X
Parking Structures	X	X	X	X	X	X
<b>I. ACCESSORY USES</b>	X	X	X	X	X	X

KEY

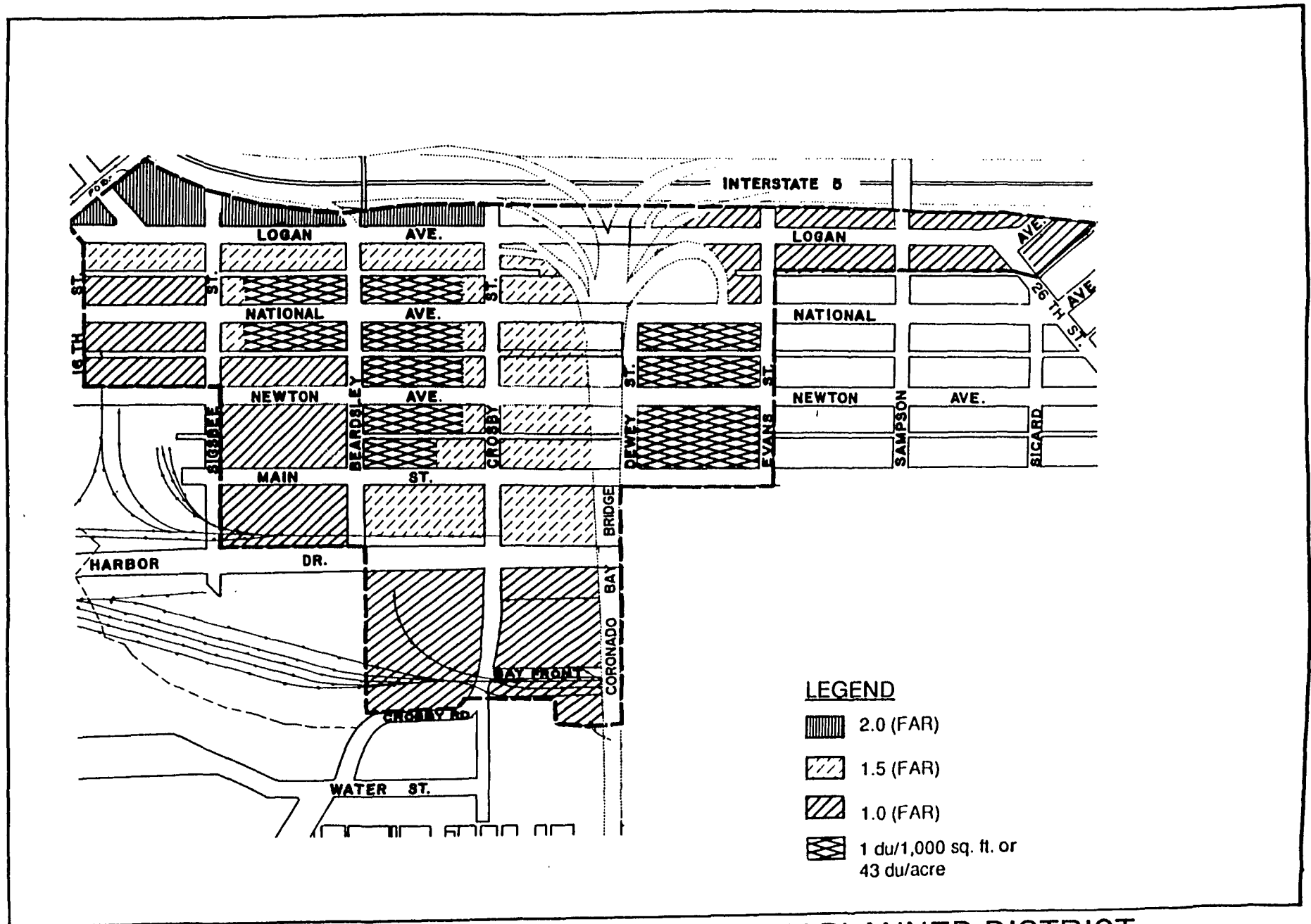
X Permitted

CUP Conditional Use Permit Required

- Not Permitted

\* See Paragraph G.7 of Section 103.0935

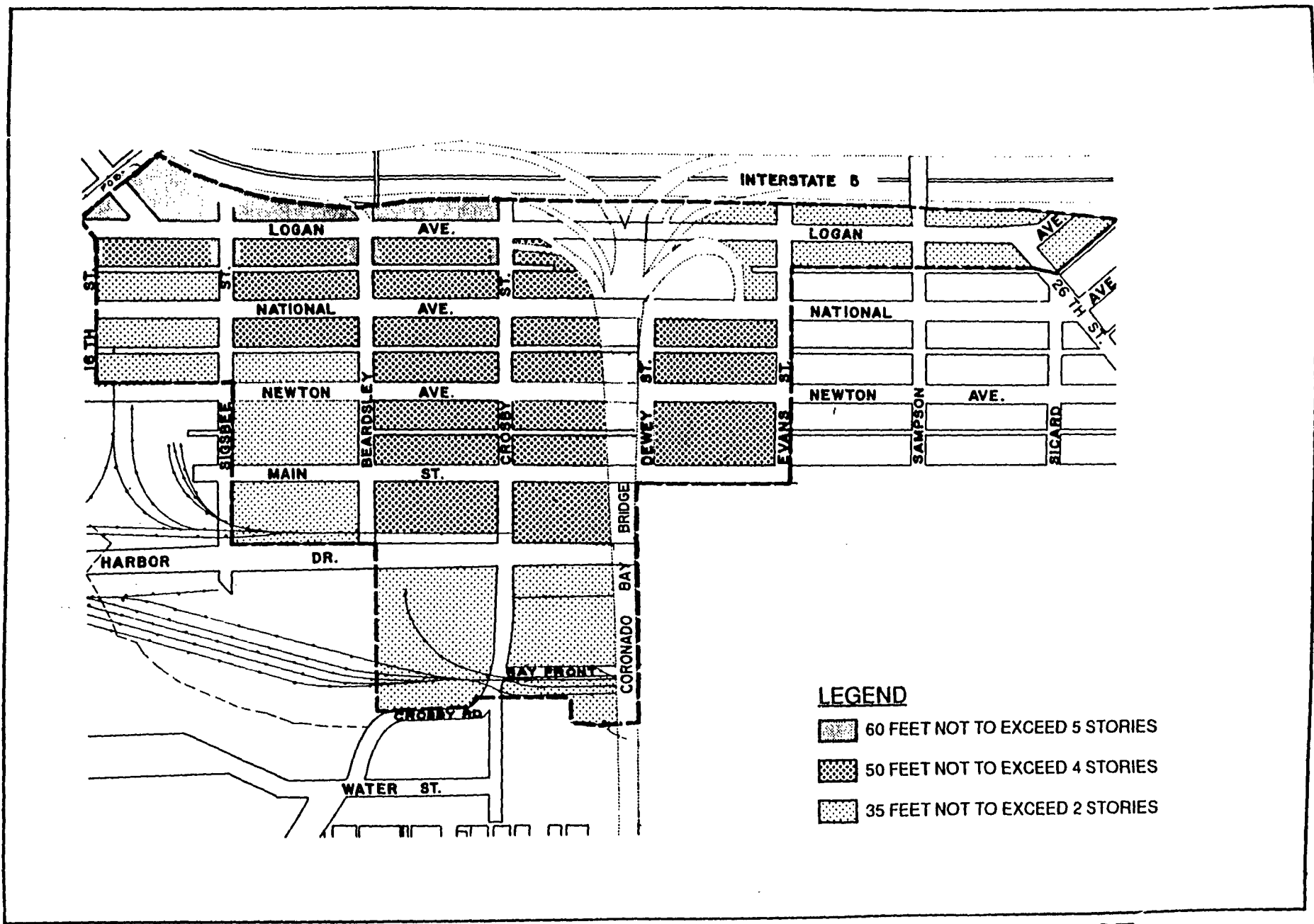
0-17746



REDEVELOPMENT SUBDISTRICT - BARRIO LOGAN PLANNED DISTRICT  
**MAXIMUM DENSITY AND FLOOR AREA RATIOS (FAR)**

FIGURE 3 OF SECTION 103.0958

0-17746



REDEVELOPMENT SUBDISTRICT - BARRIO LOGAN PLANNED DISTRICT

# MAXIMUM BUILDING HEIGHTS

FIGURE 4 OF SECTION 103.0959



Passed and adopted by the Council of The City of San Diego on .....  
 by the following vote:

**MAR 0 2 1992**

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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.

(Seal)

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

By *Linda Luzano*, 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

**FEB 18 1992**

**MAR 0 2 1992**

....., 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 *Linda Luzano*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number **0- 17746** Adopted **MAR 0 2 1992**

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1953 12 18

1953 12 18

RECEIVED

92 FEB 10 PM 2:58

CITY CLERKS OFFICE  
SAN DIEGO, CA

CERTIFICATE OF PUBLICATION

RECEIVED  
CITY CLERK  
92 MAR 18 AM 9:42  
SAN DIEGO, CALIF.

OFFICE OF THE CITY CLERK  
CITY ADMIN. BLDG.  
202 C ST., 2ND FLOOR  
SAN DIEGO, CA 92101  
ATTN: LINDA LUGANO

IN THE MATTER OF

NO.

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3,...

ORDINANCE NUMBER 0-17746 (NEW SERIES)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 9, OF THE SAN DIEGO MUNICIPAL CODE BY REPEALING SECTIONS 103.0904, 103.0905 AND 103.0934; BY AMENDING AND RENUMBERING SECTIONS 103.0900, 103.0901, 103.0902 AND 103.0903 TO SECTIONS 103.0901, 103.0903, 103.0904 AND 103.0906, RESPECTIVELY; BY ADDING NEW SECTIONS 103.0902 AND 103.0905; BY RENUMBERING SECTIONS 103.0908, 103.0909, 103.0910, 103.0911, 103.0912 AND 103.0913 TO SECTIONS 103.0915, 103.0916, 103.0917, 103.0918, 103.0919 AND 103.0920, RESPECTIVELY; BY RENUMBERING SECTIONS 103.0914, 103.0915, 103.0916, 103.0917, 103.0918 AND 103.0919, TO SECTIONS 103.0925, 103.0926, 103.0927, 103.0928, 103.0929 AND 103.0930, RESPECTIVELY; BY AMENDING AND RENUMBERING SECTION 103.0907 TO SECTION 103.0914; BY RENUMBERING SECTION 103.0906 TO SECTION 103.0907; BY RENUMBERING SECTIONS 103.0920, 103.0921, 103.0923, 103.0924, 103.0925, 103.0926 AND 103.0927, TO SECTIONS 103.0935, 103.0936, 103.0937, 103.0938, 103.0939, 103.0940 AND 103.0941, RESPECTIVELY; BY RENUMBERING SECTIONS 103.0928, 103.0929, 103.0930, 103.0931, 103.0932, AND 103.0933 TO SECTIONS 103.0945, 103.0946, 103.0947, 103.0948, 103.0949 AND 103.0950, RESPECTIVELY; BY AMENDING NEWLY RENUMBERED SECTION 103.0903 TO REFLECT THE RENUMBERING OF SECTION 103.0907 TO SECTION 103.0914 WITHIN THE TEXT OF NEWLY RENUMBERED SECTION 103.0903; BY AMENDING NEWLY RENUMBERED SECTION 103.0907 TO REFLECT THE RENUMBERING OF SECTIONS 103.0910, 103.0912, 103.0916, 103.0918, 103.0930, 103.0931, AND 103.0933, TO SECTIONS 103.0917, 103.0919, 103.0927, 103.0929, 103.0947, 103.0948 AND 103.0950, RESPECTIVELY, WITHIN THE TEXT OF NEWLY RENUMBERED SECTION 103.0907; BY AMENDING NEWLY RENUMBERED SECTIONS 103.0916 AND 103.0919 TO REFLECT THE RENUMBERING OF SECTION 103.0913 TO SECTION 103.0920 WITHIN THE TEXT OF NEWLY RENUMBERED SECTIONS 103.0916 AND 103.0919; BY AMENDING NEWLY RENUMBERED SECTIONS 103.0926 AND 103.0929 TO REFLECT THE RENUMBERING OF SECTION 103.0919 TO SECTION 103.0930 WITHIN THE TEXT OF NEWLY RENUMBERED SECTIONS 103.0926 AND 103.0929; BY AMENDING NEWLY RENUMBERED SECTION 103.0936 TO REFLECT THE RENUMBERING OF SECTION 103.0927 TO SECTION 103.0942 WITHIN THE TEXT OF NEWLY RENUMBERED SECTION 103.0936; BY AMENDING NEWLY RENUMBERED SECTION 103.0939 TO REFLECT THE RENUMBERING OF SECTIONS 103.0920 AND 103.0927 TO SECTIONS 103.0935 AND 103.0941, RESPECTIVELY, WITHIN THE TEXT OF NEWLY RENUMBERED SECTION 103.0939; BY AMENDING NEWLY RENUMBERED SECTIONS 103.0946 AND 103.0948 TO REFLECT THE RENUMBERING OF SECTIONS 103.0932 AND 103.0933 TO SECTIONS 103.0949 AND 103.0950, RESPECTIVELY, WITHIN THE TEXT OF NEWLY RENUMBERED SECTIONS 103.0946 AND 103.0948; BY AMENDING NEWLY RENUMBERED SECTIONS 103.0947 AND 103.0949 TO REFLECT THE RENUMBERING OF SECTION 103.0933 TO SECTION 103.0950 WITHIN THE TEXT OF NEWLY RENUMBERED SECTIONS 103.0947 AND 103.0949; BY ADDING NEW SECTIONS 103.0955, 103.0956, 103.0957, 103.0958, 103.0959, 103.0960 AND 103.0961; AND BY RESERVING FOR FUTURE USE SECTIONS 103.0908, 103.0909, 103.0910, 103.0911, 103.0912, 103.0913, 103.0921, 103.0922, 103.0923, 103.0924, 103.0931, 103.0932, 103.0933, 103.0934, 103.0942, 103.0943, 103.0944, 103.0951, 103.0952, 103.0953, 103.0954; ALL RELATING TO THE BARRIO LOGAN PLANNED DISTRICT.

I, Corey Donahue, 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 0-17746 (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:

MARCH 16

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

Dated at San Diego, California this 16TH day of MARCH, 1992.

*Corey Donahue*  
(Signature)

15 3/8" = 205.70

This ordinance amends Chapter X, Article 3, Division 9, of the San Diego Municipal Code, referred to as the Barrio Logan Planned District Regulations, by adding the Redevelopment Subdistrict and related land-use regulations.

This ordinance also updates the numbering of the entire division. A complete copy of the ordinance is available for inspection in the office of the City Clerk of the City of San Diego, Second floor, City Administration Building, 202 "C" Street, San Diego, CA 92101.

INTRODUCED ON FEB 18 1992  
Passed and Adopted by the Council of The City of San Diego on MAR 02 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

(SEAL)

By Linda Lugano, Deputy

