

(O-92-99) COR.COPY  
05/07/92

ORDINANCE NUMBER O- 17765 (NEW SERIES)

ADOPTED ON MAY 11 1992

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3,  
DIVISION 19, OF THE SAN DIEGO MUNICIPAL CODE  
BY ADDING SECTIONS 103.1931, 103.1932,  
103.1933, 103.1934, 103.1935 AND 103.1936;  
ALL RELATING TO THE CENTRE CITY PARKING  
REGULATIONS.

WHEREAS, on April 9, 1992, the Planning Commission of The City of San Diego, held a public hearing to consider the Centre City Parking regulations, codified as Municipal Code sections 103.1931, 103.1932, 103.1933, 103.1934, 109.1935 and 103.1936; and

WHEREAS, the Planning Commission approved and recommended approval by the Council of The City of San Diego, the Centre City Parking regulations; and

WHEREAS, on April 21, 1992, the Council of The City of San Diego held a public hearing to consider the Centre City Parking regulations; and

WHEREAS, the City Council finds that the Centre City Parking regulations compliments the Centre City Planned District, and that it is consistent with the Progress Guide and General Plan of The City of San Diego; and

WHEREAS, the City Council has considered the recommendations of the Centre City Development Corporation and the Planning Commission, the reports, maps and written documents presented prior to and at the public hearing, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

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

Section 1. That Chapter X, Article 3, Division 19, of the San Diego Municipal Code be and the same is hereby amended by adding Sections 103.1931, 103.1932, 103.1933, 103.1934, 103.1935 and 103.1936, to read as follows:

**SEC. 103.1931 PURPOSE AND INTENT**

The purpose of Municipal Code sections 103.1931 through 103.1936 is to establish policies and criteria that support the land use and transportation objectives of the Centre City Community Plan. These sections are intended to establish standards that will:

- A. Encourage a comprehensive transportation system with a major emphasis on public transit.
- B. Meet the transportation requirements generated by development in Centre City.
- C. Encourage public transit to, from, and within Centre City.
- D. Reduce single occupancy vehicle trips to Centre City.
- E. Limit the amount of off-street parking and reduce the amount of land area devoted exclusively to parking in Centre City.

**SEC. 103.1932 BOUNDARIES**

This Division applies to all property located in the Centre City Community Planning Area as shown in Figure 1 of Chapter X, Article 3, Division 19, of the Municipal Code, except for lands located within the

jurisdiction of the San Diego Unified Port District which are subject to the provisions of the San Diego Port District Act, the Tidelands Trust and the California Coastal Act of 1976.

**SEC. 103.1933 ADMINISTRATION AND REQUIRED PERMITS**

**A. Administration**

The Executive Vice President of Centre City Development Corporation or his or her designee (hereafter known as the "Executive Vice President") shall administer this Ordinance.

**B. Permit Required**

1. The provisions of this Division shall apply to any construction, erection, conversion, establishment, alteration, enlargement, or change in use in any area of Centre City identified in Municipal Code section 103.1932 that results in an increase in dwelling units, rooms, off-street parking, or an increase in the gross square footage of a building by greater than twenty percent (20%) or five thousand (5,000) square feet, whichever is greater.

2. The requirements of this Division shall be subject to, and any conflicting requirements shall not apply to, any Disposition and Development Agreement or Owner Participation Agreement entered into by the Redevelopment Agency of The City of San Diego, or Development Agreement entered into by the City, prior to MAY 11 1992, 1992.

along with any amendments made thereto, including those amendments made after MAY 11 1992, 1992.

3. The requirements of this Division shall not apply to modifications, repairs, or other alterations which do not require any type of permit issued by The City of San Diego.

4. The Department of Building Inspection or the Department of Engineering and Development shall not issue any permit for the construction, erection, conversion, establishment, alteration, enlargement or change in use of any building or structure in any area of Centre City identified in Municipal Code section 103.1932 until approval of a Centre City Parking Permit by the Executive Vice President has been obtained by the owner or applicant.

#### C. Use of Existing Structures

The strict application of the parking requirements contained in Municipal Code section 103.1936(A) and (B) as they apply to the conversion, alteration, or enlargement of existing structures may not meet the purpose and intent of this Division.

Therefore, the Executive Vice President may grant exception to the parking requirements of Municipal Code section 103.1936(A) and (B) for the conversion, alteration, or enlargement of existing structures if all of the following conditions are met:

1. The condition is unique to the property in question and is not created by an action or actions of the property owner or applicant.

2. The strict application of the requirements of this Division will constitute unnecessary hardship upon the property owner represented in the application.

3. Granting the exception will not adversely affect the health, safety, prosperity, or general welfare of adjacent property owners or residents.

4. Granting the exception will not conflict with the purpose and intent of this Division.

**D. Other Applicable Planning and Zoning**

**Regulations**

1. In evaluating and reviewing the appropriateness of any development for which a permit is required under this Division, the Executive Vice President shall utilize the provisions of this Division and the following as they apply and as they may be subsequently amended:

- a. Centre City Community Plan; April 28, 1992.
- b. Redevelopment Plan for the Centre City Redevelopment Project; April 28, 1992.
- c. Centre City Planned District Ordinance; April 28, 1992.
- d. Centre City Transit Ordinance; April 28, 1992.

e. Gaslamp Quarter Planned District Ordinance; February 1990, codified in Chapter X, Article 3, Division 4, of the Municipal Code.

f. Marina Planned District Ordinance and Design Manual; August 1, 1988, codified as Chapter X, Article 3, Division 20, of the Municipal Code.

g. Redevelopment Plan for the Horton Plaza Redevelopment Project; July 25, 1972, on file in the office of the City Clerk as Document No. O-10882.

h. City of San Diego/Port District Memorandum of Understanding regarding the Central Bayfront Design Manual; September 25, 1989, on file in the office of the City Clerk as Document No. RR-274457.

i. Centre City Streetscape Manual; April ~~28~~, 1992.

2. Where not otherwise specified in this Division, the provisions of the San Diego Municipal Code shall apply.

3. The following provisions of the San Diego Municipal Code related to off-street parking are superseded by the provisions of this Division: Chapter X, Article 1, Division 8, Sections 101.0804, 101.0805, 101.0807, 101.0808, 101.0815, 101.0822 through 101.0830, subsection (A), and

101.0831 through 101.0835 of the Municipal Code shall not apply to this Division. All other provisions of Chapter X, Article 1, Division 8, shall apply.

4. In case of conflict with any other applicable legislation, the regulations of this Division shall apply.

5. The Navy Broadway Complex and other Navy property is located within the boundaries of various areas and districts described in this Division. Redevelopment of the Navy Broadway Complex, bounded by Broadway to the north, Pacific Highway to the east, and Harbor Drive to the west and south, is expected to be in accordance with the Navy's development plan and urban design guidelines as specified in a development agreement with the City and incorporating the Central Bayfront Design Principles adopted by the Bayfront Complex Coordinating Group on September 22, 1989, or as otherwise provided by law. Replacement of Navy facilities currently located at 1220 Pacific Highway may provide off-street parking at a ratio of two (2.0) spaces per one thousand (1,000) gross square feet.

**SEC. 103.1934 APPLICATION PROCEDURES**

Concurrent with the application for a Centre City Development Permit, a Marina Planned District Permit, or a Gaslamp Quarter Permit, the project applicant

shall submit to the Executive Vice President or designated representative a Centre City Parking Permit application which is in conformance with the provisions of this Division.

**SEC. 103.1935 PROJECT REVIEW PROCEDURES**

**A. Administrative Review**

Upon receipt of a complete Centre City Parking Permit application, the Executive Vice President shall conduct an administrative review. No public hearing is required for this review. All projects shall be reviewed by the Transportation Demand Management ("TDM") Administrator. The comments provided to the Executive Vice President by the TDM Administrator will be considered in the review and approval of the project.

**B. Permit Issuance**

If the Executive Vice President approves a Centre City Parking Permit, the application shall be referred to Building Inspection or the City Engineer for any other action as necessary.

**C. Permit Denial**

If the Executive Vice President denies a Centre City Parking Permit, he or she shall issue findings in writing of the nonconformance with the provisions of this Division.

**D. Permit Time Limits**

Centre City Parking Permit approval under this Division shall be in effect for a period of three (3)



years. If a building permit has not been obtained within three (3) years the Centre City Parking Permit is no longer valid, and if the project is to proceed, the applicant must reapply for a Centre City Parking Permit pursuant to legislation that exists at that time.

**E. Permit Revocation**

The Executive Vice President at any time may revoke a Centre City Parking Permit issued under this Division for failure to comply with the conditions of approval. Prior to such a revocation, the applicant shall be given a hearing after ten (10) calendar days' notice to show cause why the permit should not be revoked.

**SEC. 103.1936 OFF-STREET PARKING REQUIREMENTS**

**A. Minimum Off-Street Parking**

1. No minimum off-street parking requirements shall apply to any non-residential use permitted within Centre City.

2. Minimum off-street parking requirements apply to residential and single room occupancy land uses and shall be as follows:

a. The minimum number of parking spaces for Group Residential projects shall be 0.1 spaces per room.

b. The minimum number of parking spaces for Live/Work Quarters shall be 0.5 spaces per unit.

c. The minimum number of parking spaces for Living Units shall be 0.9 spaces per living unit (unless otherwise allowed by Municipal Code section 101.0517(D)(3)).

d. The minimum number of parking spaces for studio units shall be 0.5 spaces per unit.

e. The minimum number of parking spaces for multi-family housing shall be 0.5 spaces per unit.

f. The minimum number of parking spaces for senior housing shall be 0.2 spaces per unit.

g. The minimum number of parking spaces for single room occupancy hotels shall be 0.2 spaces per unit.

3. For premises with two (2) or more dwelling units (excluding senior housing) the required number of motorcycle spaces is five percent (5%) of the total number of dwelling units.

4. For premises with two (2) or more dwelling units (excluding senior citizen housing) the minimum number of secured bicycle storage facilities required is twenty percent (20%) of the total number of dwelling units. Bicycle storage facilities shall be enclosed with access restricted to authorized persons. If a storage

room is used, bicycles shall be locked to a stationary object inside the room.

**B. Maximum Off-Street Parking**

1. Maximum off-street parking for all uses permitted within Centre City shall be as indicated in Table 3 of Section 103.1936.

2. The maximum number of off-street parking spaces for mixed-use projects shall be based on the maximum allowable parking ratios for the two (2) major land uses contained within the proposed project and fifty percent (50%) of the maximum number of parking spaces permitted for ancillary uses.

3. In calculating the maximum number of off-street parking spaces, a remaining fraction of one-half or more is rounded up to the next whole unit; a remaining fraction of less than one-half is disregarded.

4. The maximum number of off-street parking spaces shall be determined by multiplying the maximum allowable off-street parking ratio as specified in Table 3 of Section 103.1936 by the number of dwelling units, gross square feet, seating area or rooms.

5. The maximum number of off-street parking spaces for Commercial/Professional Uses shall be reduced over a ten (10) year period from 1.5 spaces per one thousand (1,000) gross square feet,

as shown in Table 1 of Section 103.1936. At the end of the ten (10) year period, the maximum allowable number of off-street parking spaces shall remain at 1.0 spaces per one thousand (1,000) gross square feet.

**TABLE 1 OF SECTION 103.1936**

**MAXIMUM COMMERCIAL/PROFESSIONAL PARKING**

<b>Building Permit Issued After</b>	<b>Maximum On-Site Parking Spaces Per 1,000 Gross Square Feet</b>
10/23/91	1.5
10/23/92	1.45
10/23/93	1.40
10/23/94	1.35
10/23/95	1.30
10/23/96	1.25
10/23/97	1.20
10/23/98	1.15
10/23/99	1.10
10/23/2000	1.00

**C. Transportation Demand Management**

1. Transportation Demand Management ("TDM") for the purposes of this Division, is a program of specific measures shown in Table 2 of Section 103.1936, implemented by the project applicant that will result in a reduction of single-occupant-vehicle trips into Centre City.

2. For the purposes of this Division, TDM measures shall not apply to any residential development.

3. All applicants shall achieve a minimum of twenty-four (24) points by implementing TDM

measures as contained in Table 2 of Section 103.1936.

**TABLE 2 OF SECTION 103.1936  
TRANSPORTATION DEMAND MANAGEMENT**

<b>Points</b>	<b>Measure</b>
10	Proximity to public transit (within approximately 1,320 feet)
8	Preferential car pool and/or van pool parking (two percent (2%) of permitted off-street maximum)
8	On-site commuter and car pool/van pool waiting area
6	On-site bicycle storage, lockers and shower facilities (one each per 25,000 square feet)
6	Provision of "Fleet Vehicles" for property tenants
4	On-site transit amenities (bus shelter with seating and lighting)
2	On-site transit pass sale and information area
2	On-site day care facilities
2	Membership in a Transportation Demand Management Association
—	
48	TOTAL

**TABLE 3 OF SECTION 103.1936  
OFF-STREET PARKING REQUIREMENTS**

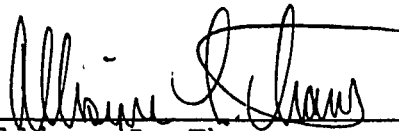
[ATTACHED]

Section 2. 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, within the coastal zone, shall be null and void.

Section 3. That the City Clerk is hereby instructed to insert the adoption date of this ordinance in place of the blank line appearing in Section 103.1933(B)(2).

APPROVED: JOHN W. WITT, City Attorney

By   
Allisyn L. Thomas  
Deputy City Attorney

ALT:lc  
03/11/92  
04/09/92  
05/07/92 COR. COPY  
Or. Dept: CCDC  
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Table 3

**OFF-STREET PARKING REQUIREMENTS**

**LAND USE CLASSIFICATIONS**

(As defined in section  
103.1925)

**MAXIMUM OFF-STREET PARKING\***

**A. RESIDENTIAL\*\***

Group Residential	0.2 per room
Live/Work Quarters (Loft)	1.0 per bedroom up to 2.0 per dwelling unit
Living Units	0.9 per living unit (as per Municipal Code)
Multifamily Residential	
Studio Units	0.9 per studio unit
One-bedroom Units	1.0 per dwelling unit
Two-bedroom Units	2.0 per dwelling unit
Three-or-more-bedroom Units	2.0 per dwelling unit
Senior Citizen Housing	0.6 per dwelling unit, plus 1.0 guest space per 10 units

**B. COMMERCIAL/PROFESSIONAL OFFICE**

Professional and Business Office	1.5
Governmental Offices	1.5

**C. COMMERCIAL RETAIL**

Food/Grocery Sales	2.5
Retail Sales	2.5
Wholesale/Retail Sales	1.0

**D. COMMERCIAL SERVICES**

Ambulance Services	1.0
Animal Hospitals	1.0
Artist's Studios	1.0
Banks, Credit Unions, and Savings and Loan Associations	1.0
Banquet Facilities, Clubs and Lodges	1.0 per 150 sf of seating area
Building Materials & Services	1.0 per 1,000 sf of lot area
Business & Home Services	1.0
Catering Services	1.0
Commercial Recreation & Entertainment	1.0
Commercial Communication Facilities	1.0
Eating & Drinking Establishments	2.5 up to 5.0 for detached use
Laboratories	1.0
Mortuaries	1.0 per 150 sf of seating area
Nurseries, Plant	1.0 per 1,000 sf of sales area
Personal Improvement Services	1.0

\* Spaces per 1,000 gross square feet unless otherwise stated.

\*\* Other off-street residential parking requirements apply.

0-17765

Table 3

**OFF-STREET PARKING REQUIREMENTS**

**LAND USE CLASSIFICATIONS**

(As defined in section  
103.1925)

**MAXIMUM OFF-STREET PARKING\***

Personal & Convenience Services	1.0
Research & Development Services	1.0
Visitor Accommodations	
Bed & Breakfast Inns	0.7 per room
Hotels & Motels	0.7 per room
Single Room Occupancy	0.2 per room
<b>E. PUBLIC AND SEMIPUBLIC</b>	
Colleges & Universities	0.25 per ADA Student or FTE Student
Community & Human Care Facilities	1.0
Correctional Placement Centers	As specified by condition of approval
Cultural Institutions	1.0
Hospitals/Clinics	1.0
Park & Recreation Facilities	As specified by condition of approval
Performing Arts/Theatres	1.0 for each 8 seats
Religious Assembly	1.0 per 150 sf of seating area
Schools, Public or Private	As specified by condition of approval
Transportation Facilities	
Major	As specified by condition of approval
Limited	As specified by condition of approval
<b>F. VEHICLE/EQUIPMENT SALES AND SERVICES</b>	
Automobile Rentals	0.5
Automobile Washing & Detailing	0.5
Service Stations	0.5 per 1,000 sf of lot area
Vehicle/Equipment Sale & Rentals	0.5
Vehicle/Equipment Repair, Limited	0.5
<b>G. INDUSTRIAL</b>	
Industrial	
General	0.5
Limited	0.5
Maintenance & Service Facilities	0.5 plus 1.0 per commercial vehicle
Marine Industry	0.5
Trucking Terminals	0.5 per sf of lot area
Utilities	
Major	As specified by condition of approval
Limited	As specified by condition of approval
Wholesaling, Distribution and Storage	0.5

\* Spaces per 1,000 gross square feet unless otherwise stated.

0-17765



50 B

MAY 11 1992

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

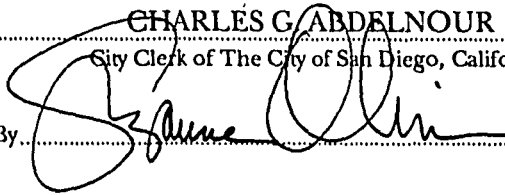
Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John 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 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: , Deputy.

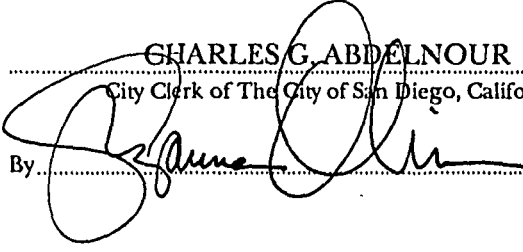
I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on **APR 28 1992**, and on **MAY 11 1992**

~~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: , Deputy.

Office of the City Clerk, San Diego, California	
Ordinance Number <b>0-17765</b>	Adopted <b>MAY 11 1992</b>

CERTIFICATE OF PUBLICATION

RECEIVED  
CITY CLERK'S OFFICE  
92 JUN -1 AM 9:56  
SAN DIEGO, CALIF.

*Cc*

OFFICE OF THE CITY CLERK  
CITY ADMINISTRATION BUILDING, 2ND FLOOR  
202 C STREET  
SAN DIEGO, CA 92101  
ATTN: SUZANNE OLIVA

IN THE MATTER OF

NO.

AN ORDINANCE AMENDING...

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 O-17765 (NEW SERIES)**  
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 19, OF THE SAN DIEGO MUNICIPAL CODE BY ADDING SECTION: 103.1931, 103.1932, 103.1933, 103.1934, 103.1935 AND 103.1936 RELATING TO THE CENTRE CITY PARKING REGULATIONS.  
This Ordinance will amend by adding provisions that will establish policies and criteria to support the land use and Transportation objectives of 1992 Centre City Community Plan.  
This ordinance also proposes to amend The City of San Diego's Local Coastal Program by making its provisions effective in their coterminous boundaries. This aspect shall only become effective if the amendment is certified by the California Coastal Commission.  
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 April 28, 1992  
Passed and Adopted by the Council of the City of San Diego on May 11, 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 Suzanne Oliva, Deputy  
Pub. May 25 247902

ORDINANCE NUMBER O-17765 (NEW SERIES)

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

MAY 25

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

Dated at San Diego, California this 25<sup>th</sup> day of MAY, 19<sup>92</sup>.

*Corey Donahue*  
\_\_\_\_\_  
(Signature)

*5" = 65.34*