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ORDINANCE NUMBER O-17973 (NEW SERIES)

ADOPTED ON SEP 13 1993

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 9, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.0905, 103.0906, 103.0907, 103.0916, 103.0917, 103.0918, 103.0919, 103.0920, 103.0926, 103.0927, 103.0928, 103.0929, 103.0930, 103.0936, 103.0937, 103.0938, 103.0939, 103.0940, 103.0941, 103.0946, 103.0947, 103.0948, 103.0949, 103.0950, 103.0956, 103.0957, 103.0958, 103.0959 AND 103.0960, RELATING TO THE BARRIO LOGAN PLANNED DISTRICT.

WHEREAS, May 18, 1993, was declared "Regulatory Relief Day";  
and

WHEREAS, one purpose of Regulatory Relief Day was to streamline and consolidate where appropriate, the City's land use regulatory procedures; and

WHEREAS, the Planning Department has reviewed San Diego Municipal Code section 103.0901 et seq. having to do with the Barrio Logan Planned District, and has suggested several amendments to the code sections to streamline the regulatory process; NOW, THEREFORE,

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

Section 1. That Chapter 10, Article 3, Division 9, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 103.0905, 103.0906, 103.0907, 103.0916, 103.0917, 103.0918, 103.0919, 103.0920, 103.0926, 103.0927, 103.0928, 103.0929, 103.0930, 103.0936, 103.0937, 103.0938, 103.0939, 103.0940, 103.0941, 103.0946, 103.0947, 103.0948,

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103.0949, 103.0950, 103.0956, 103.0957, 103.0958, 103.0959 and 103.0960, to read as follows:

**SEC. 103.0905 Exceptions**

A. and B. [No changes.]

C. A "Hearing Officer" may approve, conditionally approve or deny, in accordance with "Process Three," 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. through 4. [No changes.]

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 "Hearing Officer" at the time of review.

6. In granting any exception, the "Hearing Officer" shall make the following findings:

a. and b. [No changes.]

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

**A. Barrio Logan Planned District Permit**

Barrio Logan Planned District Permit ("Process Three") shall be required for all proposed development within the "Redevelopment Subdistrict" of the Barrio Logan Planned District. Additions to existing developments within the Redevelopment Subdistrict which meet all development regulations and do not exceed twenty percent (20%) of the existing floor area shall be reviewed as a "Process One." All proposed development outside the redevelopment subdistrict which meets the relevant development regulations shall be reviewed as a "Process One." The Planning Director may conduct further review and approve or deny an application for an exception from the provisions of the Barrio Logan Planned District in accordance with "Process Two," when the application is for limited relief in the case of new construction or remodeling which would result in a finished product (all structures on the premises) deviating twenty percent (20%) or less from applicable development regulation pertaining to: required yards or setbacks, coverage, or special character design criteria included in Section 103.0939, Paragraph 7.). However, the Planning Director shall require additional landscaping that may be feasibly placed on the site or parkway according to

City-wide landscape standards, and/or other architectural features or improvements.

The Planning Director shall in no case provide Administrative Review or approve an application for an exception from floor area ratio, height, density, amount of parking, or use.

The decision of the Planning Director shall be based upon substantial conformance with the regulations and the Purpose and Intent of the Barrio Logan Planned District. The granting of a deviation shall be for the purpose of providing design flexibility resulting in a project which benefits surrounding properties and the community.

The Planning Director's decision may be appealed to a Hearing Officer in accordance with Section 111.0504. Prior to the filing of the application, the applicant shall pay to the City a deposit equal to the estimated cost of processing the application. The deposit shall be adjusted periodically by the Planning Director to ensure full cost recovery. A current list of all deposits is kept in the office of the City Clerk.

B. and C. [No changes.]

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 application has been approved pursuant to Section 103.0906(A) and (B). 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. through G. [No changes.]

H. Variances and Conditional Use Permits.

1. Variances and conditional use 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 Municipal Code sections 101.0502, 101.0503 and 101.0510.

2. [No changes.]

I. [No changes.]

**SEC. 103.0907 Outdoor Display, Operation and Storage**

In the Barrio Logan Planned District, the following regulations shall apply to all commercial and industrial uses in all Subdistricts:

1. The following listed merchandise sold or rented on the premises may be displayed outdoors without screening walls or fences except along common property lines of abutting residentially zoned or residentially used lots:

a. through d. [No changes.]

e. Any other merchandise which the Planning Director may find to be similar in character, type or nature to the other merchandise listed in this paragraph and which will not cause an adverse visual impact on the neighborhood.

2. through 4. [No changes.]

5. The Planning Director may approve the use of other building materials for required walls, fences, and gates if he finds that such other building materials will be at least equal to the required materials in presenting a neat and attractive appearance. A change from the building material requirement, or to a lesser height, can be made pursuant to Municipal Code section 101.0502.

6. and 7. [No changes.]

**SEC. 103.0916 Subdistrict "A" -- Permitted Uses**

No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used except for one or more of the following purposes:

1. through 10. [No changes.]

11. Any other uses requiring a classification of use, including accessory uses, which may be determined by the Planning Commission, in accordance with "Process Four," which are consistent with the purpose and intent of this Subdistrict "A". The adopted resolution embodying such findings shall be file in the office of the City Clerk.

**SEC. 103.0917 Subdistrict "A" -- Special Regulations**

[No change in text of this section.]

**SEC. 103.0918 Subdistrict "A" -- Density Regulations**

[No change in text of this section.]

**SEC. 103.0919 Subdistrict "A" -- Property Development Regulations**

No building or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot be used unless the lot or premises and building or portion thereof shall comply with the following requirements and special regulations:

1. through 4. [No changes.]

5. Maximum Driveway Width.

No driveway shall exceed a width of twenty-five feet (25') measured at the property line and there shall be not less than forty-five feet (45') measured at the property line between driveways serving the same premises. Driveways shall be so located as to provide at least one on-street parking space for each thirty feet (30') of frontage of the premises; the said



on-street parking space being not less than twenty feet (20') in length measured along a full height curb; provided, however, that an alternative driveway spacing and location may be approved by the Planning Director if such alternative will result in a maximum number of on-street parking spaces being provided.

6. Landscaping.

a. [No changes.]

b. For any lot which is being developed with two (2) or more dwelling units, or with a nonresidential use and prior to the issuance of any building permits, a complete set of landscaping and irrigation plans shall be submitted to the Planning Director for approval; said landscaping and irrigation plan shall be in conformance with standards adopted by the Planning Commission as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director.

c. [No changes.]

d. Landscaping required in Sections 103.0919(6)(a), (6)(b) and (6)(c) above, is required for all commercial and industrial uses which existed on the effective date of this ordinance and shall be installed within five (5) years of the effective date of this ordinance; provided, however, that for any portion of the lot

or premises where no minimum yard is required, planter boxes or a landscaped strip between the property line and curb of the adjacent public street shall be substituted for the required landscaping. Such substitute landscaping shall be subject to the approval of the Planning Director. If the substitute landscaping is determined to be infeasible by the Zoning Administrator or City Manager, no substitute landscaping shall be required.

7. [No changes.]

**SEC. 103.0920 Subdistrict "A" -- Off-Street Parking Regulations**

[No change in text of this section.]

**SEC. 103.0926 Subdistrict "B" -- Permitted Uses**

[No change in text of this section.]

**SEC. 103.0927 Subdistrict "B" -- Special Regulations**

[No change in text of this section.]

**SEC. 103.0928 Subdistrict "B" -- Density Regulations**

[No change in text of this section.]

**SEC. 103.0929 Subdistrict "B" -- Property Development Regulations**

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, or used nor shall any premises be used unless the lot or premises and building shall comply with the following regulations and standards.

1. through 4. [No changes.]

5. Maximum Driveway Width.

No driveway shall exceed a width of twenty-five feet (25') measured at the property line and there shall be not less than forty-five feet (45') measured to the property line between driveways serving the same premises. Driveways shall be so located as to provide at least one on-street parking space for each thirty feet (30') of frontage of the premises; the said on-street parking space being not less than twenty feet (20') in length measured along a full height curb; provided, however, that an alternative driveway spacing and location may be approved by the Planning Director if such alternative will result in a maximum number of on-street parking spaces being provided.

6. Landscaping.

a. Prior to the use and occupancy of any premises of twenty-five feet (25') in width or less, a minimum of two percent of said premises which shall be visible from an immediate abutting public street right-of-way, shall be suitably landscaped with shrubs, trees, and ornamental ground cover. The minimum landscaping requirement shall increase one-half of one percent for each twenty-five feet (25') of parcel width but need not exceed a maximum of five percent (5%). The landscaped area may include planter boxes and potted plants if said items are approved by the Planning Director.

b. Prior to the issuance of any building permits, a complete landscaping plan and irrigation plan shall be submitted to the Planning Director for approval. This landscaping plan and irrigation plan shall be in conformance with the requirements of this Section 103.0929 and with the "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director.

c. [No changes.]

d. Minimum Planting Standards. Unless other planting requirements are specified in a landscape plan approved by the Planning Director, required landscaped strips on lots used for commercial and industrial uses shall include:

For each fifteen linear feet (15 lin. ft.) of lot frontage, front and street side: one tree ten feet in height or more at maturity.

For each one hundred square feet (100 sq. ft.) or portion thereof required front and street side yards: five shrubs.

e. Landscaping required in Sections 103.0929(6)(a), (6)(b) and (6)(c) above is required for all commercial and industrial uses which existed on the effective date of this ordinance and shall be installed within five years of the effective date of this ordinance; provided, however, that for any portion of the lot or

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premises where no minimum yard is required, planter boxes or a landscaped strip between the property line and curb of the adjacent public street shall be substituted for the required landscaping. Such substitute landscaping shall be subject to the approval of the Planning Director.

7. [No changes.]

**SEC. 103.0930 Subdistrict "B" -- Off-Street Parking Regulations**

[No change in text of this section.]

**SEC. 103.0936 Subdistrict "C" -- Permitted Uses**

[No change in text of this section.]

**SEC. 103.0937 Subdistrict "C" -- Sign Regulations**

[No change in text of this section.]

**SEC. 103.0938 Subdistrict "C" -- Density Regulations**

[No change in text of this section.]

**SEC. 103.0939 Subdistrict "C" -- Property Development Regulations**

[No change in text of this section.]

**SEC. 103.0940 Subdistrict "C" -- Enclosure Regulations**

[No change in text of this section.]

**SEC. 103.0941 Subdistrict "C" -- Off-Street Parking Regulations**

[No change in text of this section.]

**SEC. 103.0946 Subdistrict "D" -- Permitted Uses**

[No change in text of this section.]

**SEC. 103.0947 Subdistrict "D" -- Special Regulations**

[No change in text of this section.]

**SEC. 103.0948 Subdistrict "D" -- Property Development Regulations**

No building or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot be used unless the lot or premises and building comply with the following regulations and standards:

1. through 4. [No changes.]

5. Maximum Driveway Width.

No driveway shall exceed a width of twenty-five feet (25') measured at the property line and there shall be not less than forty-five feet (45') measured at the property line between driveways serving the same premises. Driveways shall be located so as to provide at least one on-street parking space for each thirty feet (30') of frontage of the premises; said on-street parking space being not less than twenty feet (20') in length measured along a full curb height; provided, however, that an alternative driveway spacing and location may be approved by the Planning Director if such alternative will result in a maximum number of on-street parking spaces being provided.

6. Landscaping.

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

located. The planting strip shall have a depth of not less than ten feet (10'). Landscaping and irrigation shall be in conformance with the "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director. Approved landscaping, including any required irrigation systems, shall be installed prior to the use or occupancy of any lot or premises shall be in conformance with the approved landscaping and irrigation plans. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this Section 103.0948(6)(a).

b. Landscaping required in Section 103.0948(6)(a), is required for all commercial and industrial uses which existed on the effective date of this ordinance and shall be installed within five (5) years of the effective date of this ordinance; provided, however, that for any portion of the lot or premises where no minimum yard is required, planter boxes or a landscaped strip between the property line and curb of the adjacent public street shall be substituted for the required landscaping. Such substitute landscaping shall be subject to the approval of the Planning Director.



**SEC. 103.0949 Subdistrict "D" -- Off-Street Parking**

[No change in text of this section.]

**SEC. 103.0950 Subdistrict "D" -- Exceptions**

1. A "Hearing Officer" may approve, conditionally approve or deny, in accordance with "Process Three," an application for an exception to certain Subdistrict "D" regulations where such exception would serve to carry out the purpose and intent of this Subdistrict. These exceptions shall be limited to the area within Subdistrict "D" which is on the westerly side (bay side) of Harbor Drive or the southerly side of 32nd Street, and may include any or all of the following exceptions:

a. The provisions and regulations of Section 103.0907 (Outdoor Display, Operation and Storage) shall only be required for all property lying within fifty feet (50') of the Harbor Drive on Main Street property line. All other property lines are exempt from the regulations of Section 103.0907.

b. All equipment, installations, etc., which are integral parts of the manufacturing or industrial process conducted on a parcel shall be exempt from the enclosure requirements of Sections 103.0947(1) and (2) (Special Regulations).

c. Merchandise, material or equipment may be stored at a height greater than the wall or fence which screens it from Harbor Drive or Main

Street per Section 103.0950(1)(a) above, providing the merchandise, material, or equipment is located at least fifty feet (50') from the Harbor Drive or Main Street property line.

d. The maximum building height may exceed thirty-five feet (35') in lieu of the limits noted in Section 103.0948(4).

e. The off-street parking requirements in Section 103.0949 (Off-Street Parking) may be replaced by:

(1) Every premises used for one or more of the permitted uses listed in Section 103.0946 (Permitted Uses) above shall be provided with minimum off-street parking accommodations on the same premises or on a lot or premises per Section 103.0950(1)(e)(2) below, as follows:

(a) and (b) [No changes.]

(2) The land used for required off-premises parking shall be located in Subdistrict "D" and shall be owned or controlled by the owner or owners of the use requiring the off-parking. In this connection, the owner or lessee of record of the off-premises parking site shall furnish evidence satisfactory to the "Hearing Officer" that he owns or has sufficient interest in such property to provide the

off-premises parking required by this Section 103.0950.

Provision for off-premises parking spaces required by this Section 103.0950 shall be maintained so long as they are required by the provisions of this Section 103.0950. In no event shall off-premises parking facilities which are provided to meet the requirements of this Section 103.0950 be considered as providing any of the required spaces for any other structure or use.

f. All uses shall be exempt from the provisions of Section 103.0948(6)(a), (Landscaping), provided that a landscaped strip of not less than ten feet (10') in depth be provided along all property fronting on the Harbor Drive or Main Street right-of-way. Landscaping shall be in substantial conformance with the standards adopted by the Planning Commission as set forth in the document entitled, "Developmental Standards/Operational Standards - Landscaped Strips," on file in the office of the Planning Department. Substantial conformance shall be determined by the "Hearing Officer." Approved landscaping, including any required watering systems, shall be installed prior to the use or occupancy of any lot or systems shall be in substantial conformance with the approved

landscaping plan. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this Section 103.0950(1)(f).

2. and 3. [No changes.]

**SEC. 103.0956 "Redevelopment Subdistrict" -- Permitted Land Use Categories**

[No change in the text of this section.]

**SEC. 103.0957 "Redevelopment Subdistrict" Land Use Classifications**

Permitted land uses within the Barrio Logan Redevelopment Subdistrict are grouped into Land Use Classifications. Land Use Classifications describe one (1) or more uses having similar characteristics but do not list every use or activity that may be appropriate within the use classification. If a classification of use is necessary, the Planning Commission shall make that determination, in accordance with "Process Four," 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 a 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. through K. [No changes.]

**SEC. 103.0958 "Redevelopment Subdistrict" -- Intensity of Development**

[No change in text of this section.]

**SEC. 103.0959 "Redevelopment Subdistrict" 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. and B. [No changes.]

C. MINIMUM SETBACK REQUIREMENTS

1. [No changes.]

2. Nonresidential

a. [No changes.]

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

c. through e. [No changes.]

3. [No changes.]

D. [No changes.]

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. [No changes.]

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 feet (5') of the property line. Facade indentations shall be limited to five feet (5') 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 "Hearing

Officer," as to one or two abutting streets bounding the parcel in question.

b. through g. [No changes.]

F. through I. [No changes.]

J. PARKING ACCESS

1. and 2. [No changes.]

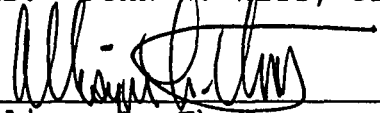
3. Driveways shall be located to ensure at least one on-street parking space for each thirty feet (30') of street frontage of the premises, the on-street parking space shall be not less than twenty feet (20') in length, measured along the curb. However, an alternative driveway spacing and location configuration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

**SEC. 103.0960 "Redevelopment Subdistrict" -- Parking Requirements and Regulations**

[No change in text of this section.]

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

By   
Allisyn L. Thomas  
Deputy City Attorney

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STRIKEOUT ORDINANCE

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AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 9, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.0905, 103.0906, 103.0907, 103.0916, 103.0917, 103.0918, 103.0919, 103.0920, 103.0926, 103.0927, 103.0928, 103.0929, 103.0930, 103.0936, 103.0937, 103.0938, 103.0939, 103.0940, 103.0941, 103.0946, 103.0947, 103.0948, 103.0949, 103.0950, 103.0956, 103.0957, 103.0958, 103.0959 AND 103.0960, RELATING TO THE BARRIO LOGAN PLANNED DISTRICT.

**SEC. 103.0905 Exceptions**

A. and B. [No changes.]

C. A "Hearing Officer" may approve, conditionally approve or deny, in accordance with "Process Three", 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. through 4. [No changes.]

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~~ "Hearing Officer" at the time of review.

6. In granting any exception, the ~~Planning Director~~ "Hearing Officer" shall make the following findings:

a. and b. [No changes.]

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

**A. Barrio Logan Planned District Permit**

A Barrio Logan Planned District Permit ("Process Three") shall be required for all proposed development within the "Redevelopment Subdistrict" of the Barrio Logan Planned District. Additions to existing developments within the Redevelopment Subdistrict which meet all development regulations and do not exceed twenty percent (20%) of the existing floor area shall be reviewed as a "Process One." All proposed development outside the redevelopment subdistrict which meets the relevant development regulations shall be reviewed as a "Process One." The Planning Director may conduct further review and approve or deny an application for an exception from the provisions of the Barrio Logan Planned District in accordance with "Process Two," when the application is for limited relief in the case of new construction or remodeling which would result in a finished product (all structures on the premises) deviating twenty percent (20%) or less from applicable development regulation pertaining to: required yards or setbacks, coverage, or special character design criteria included in Section 103.0939, Paragraph 7.). However, the Planning Director shall require additional landscaping that may be feasibly placed on the site or parkway

according to City-wide landscape standards, and/or other architectural features or improvements.

The Planning Director shall in no case provide Administrative Review or approve an application for an exception from floor area ratio, height, density, amount of parking, or use.

The decision of the Planning Director shall be based upon substantial conformance with the regulations and the Purpose and Intent of the Barrio Logan Planned District. The granting of a deviation shall be for the purpose of providing design flexibility resulting in a project which benefits surrounding properties and the community.

The Planning Director's decision may be appealed to a Hearing Officer in accordance with Section 111.0504. Prior to the filing of the application, the applicant shall pay to the City a fee deposit equal to the estimated cost of processing the application. The fee deposit shall be adjusted periodically by the Planning Director to ensure full cost recovery. A current list of all fees deposits is kept in the office of the City Clerk.

B. and C. [No changes.]

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 ~~"Hearing Officer" has approved or conditionally approved a Barrio Logan Planned District permit application has been approved pursuant to Section 103.0906(A) and (B).~~ 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. through G. [No changes.]

H. Variances, ~~and~~ Conditional Use Permits ~~and Reconstruction Permits.~~

1. Variances, ~~and~~ 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 sections 101.0502, 101.0503 and 101.0510.~~

2. [No changes.]

I. [No changes.]

#### SEC. 103.0907 Outdoor Display, Operation and Storage

In the Barrio Logan Planned District, the following regulations shall apply to all commercial and industrial uses in all Subdistricts:

1. The following listed merchandise sold or rented on the premises may be displayed outdoors without screening walls or fences except along common property lines of abutting residentially zoned or residentially used lots:

a. through d. [No changes.]

e. Any other merchandise which the ~~Zoning Administrator-Planning Director~~ may find to be similar in character, type or nature to the other merchandise listed in this paragraph and which will not cause an adverse visual impact on the neighborhood.

2. through 4. [No changes.]

5. The ~~Zoning Administrator-Planning Director~~ may approve the use of other building materials for required walls, fences, and gates if he finds that such other building materials will be at least equal to the required materials in presenting a neat and attractive appearance. A change from the building material requirement, or to a lesser height, can be made pursuant to ~~Chapter X, Article 1, Division 5, Municipal Code S~~ section 101.0502.

6. and 7. [No changes.]

**SEC. 103.0916 Subdistrict "A" -- Permitted Uses**

No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used except for one or more of the following purposes:

1. through 10. [No changes.]

11. Any other uses ~~requiring a classification of use,~~ including accessory uses, which may be determined by the Planning Commission, in accordance with "Process Four", which are consistent with the purpose and intent of this Subdistrict "A". The adopted resolution embodying such findings shall be file in the office of the City Clerk.

**SEC. 103.0917 Subdistrict "A" -- Special Regulations**

[No change in text of this section.]

**SEC. 103.0918 Subdistrict "A" -- Density Regulations**

[No change in text of this section.]

**SEC. 103.0919 Subdistrict "A" -- Property Development Regulations**

No building or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot be used unless the lot or premises and building or portion thereof shall comply with the following requirements and special regulations:

1. through 4. [No changes.]

5. Maximum Driveway Width.

No driveway shall exceed a width of ~~25~~-~~twenty-five~~ feet (~~25'~~) measured at the property line and there shall be not less than ~~45~~-~~forty-five~~ feet (~~45'~~) measured at the property line between driveways serving the same premises. Driveways shall be so located as to provide at least one on-street parking space for each ~~30~~-~~thirty~~ feet (~~30'~~) of frontage of the premises; the said on-street parking space being not less than ~~20~~-~~twenty~~ feet (~~20'~~) in length measured along a full height curb; provided, however, that an alternative driveway spacing and location may be approved by the ~~Zoning Administrator~~-~~Planning Director~~ if such alternative will result in a maximum number of on-street parking spaces being provided.

6. Landscaping.

a. [No changes.]

b. For any lot which is being developed with two (2) or more dwelling units, or with a nonresidential use and prior to the issuance of any building permits, a complete set of landscaping and irrigation plans shall be submitted to the ~~Zoning Administrator~~ Planning Director for approval; said landscaping and irrigation plan shall be in conformance with standards adopted by the Planning Commission as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the ~~Zoning Administrator~~ Planning Director.

c. [No changes.]

d. Landscaping required in ~~Paragraphs 6.a., b., and e.~~ Sections 103.0919(6)(a), (6)(b) and (6)(c) above, is required for all commercial and industrial uses which existed on the effective date of this ordinance and shall be installed within five (5) years of the effective date of this ordinance; provided, however, that for any portion of the lot or premises where no minimum yard is required, planter boxes or a landscaped strip between the property line and curb of the adjacent public street shall be substituted for the required landscaping. Such substitute landscaping shall be subject to the approval of the ~~Zoning Administrator and City Manager~~ Planning Director. If the substitute landscaping is determined to be infeasible by the Zoning Administrator or City Manager, no substitute landscaping shall be required.

7. [No changes.]

SEC. 103.0920 ~~Subdistrict "A"~~ -- Off-Street Parking Regulations

[No change in text of this section.]

SEC. 103.0926 ~~Subdistrict "B"~~ -- Permitted Uses

[No change in text of this section.]

SEC. 103.0927 ~~Subdistrict "B"~~ -- Special Regulations

[No change in text of this section.]

SEC. 103.0928 ~~Subdistrict "B"~~ -- Density Regulations

[No change in text of this section.]

SEC. 103.0929 ~~Subdistrict "B"~~ -- Property Development Regulations

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, or used nor shall any premises be used unless the lot or premises and building shall comply with the following regulations and standards.

1. through 4. [No changes.]

5. Maximum Driveway Width.

No driveway shall exceed a width of ~~25~~-~~twenty-five~~ feet (~~25'~~) measured at the property line and there shall be not less than ~~45~~-~~forty-five~~ feet (~~45'~~) measured to the property line between driveways serving the same premises. Driveways shall be so located as to provide at least one on-street parking space for each ~~30~~-~~thirty~~ feet (~~30'~~) of frontage of the premises; the said on-street parking space being not less than ~~20~~-~~twenty~~ feet (~~20'~~) in length measured along a full height curb; provided, however, that an alternative driveway spacing and location may be approved by the ~~Zoning Administrator~~-~~Planning Director~~ if such alternative



will result in a maximum number of on-street parking spaces being provided.

6. Landscaping.

a. Prior to the use and occupancy of any premises of ~~25-twenty-five~~ feet (25') in width or less, a minimum of two percent of said premises which shall be visible from an immediate abutting public street right-of-way, shall be suitably landscaped with shrubs, trees, and ornamental ground cover. The minimum landscaping requirement shall increase one-half of one percent for each ~~25-twenty-five~~ feet (25') of parcel width but need not exceed a maximum of five percent (5%). The landscaped area may include planter boxes and potted plants if said items are approved by the ~~Zoning Administrator~~ ~~Planning Director~~.

b. Prior to the issuance of any building permits, a complete landscaping plan and irrigation plan shall be submitted to the ~~Zoning Administrator~~ ~~Planning Director~~ for approval. This landscaping plan and irrigation plan shall be in conformance with the requirements of this Section 103.1029 and with ~~standards adopted by the Planning Commission as set forth in the documents entitled, the~~ "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the ~~Zoning Administrator~~ ~~Planning Director~~.

c. [No changes.]

d. Minimum Planting Standards. Unless other planting requirements are specified in a landscape plan approved by the ~~Zoning Administrator~~, ~~Planning Director~~, required

landscaped strips on lots used for commercial and industrial uses shall include:

For each ~~15~~-fifteen linear feet (15 lin. ft.) of lot frontage, front and street side: one tree ten feet in height or more at maturity.

For each ~~100~~-one hundred square feet (100 sq. ft.) or portion thereof required front and street side yards: five shrubs.

e. Landscaping required in Paragraphs ~~6.a., b., c.,~~ and ~~d.~~ Sections 103.0929(6)(a), (6)(b) and (6)(c) above is required for all commercial and industrial uses which existed on the effective date of this ordinance and shall be installed within five years of the effective date of this ordinance; provided, however, that for any portion of the lot or premises where no minimum yard is required, planter boxes or a landscaped strip between the property line and curb of the adjacent public street shall be substituted for the required landscaping. Such substitute landscaping shall be subject to the approval of the ~~Zoning Administrator and City Manager~~ Planning Director. ~~If the substitute landscaping is determined to be infeasible by the Zoning Administrator or City Manager, no substitute landscaping shall be required.~~

7. [No changes.]

SEC. 103.0930 ~~subdistrict "B"~~ -- Off-Street Parking Regulations

[No change in text of this section.]

SEC. 103.0936 ~~subdistrict "C"~~ -- Permitted Uses

[No change in text of this section.]

SEC. 103.0937 **Subdistrict "C" -- Sign Regulations**

[No change in text of this section.]

SEC. 103.0938 **Subdistrict "C" -- Density Regulations**

[No change in text of this section.]

SEC. 103.0939 **Subdistrict "C" -- Property Development Regulations**

[No change in text of this section.]

SEC. 103.0940 **Subdistrict "C" -- Enclosure Regulations**

[No change in text of this section.]

SEC. 103.0941 **Subdistrict "C" -- Off-Street Parking Regulations**

[No change in text of this section.]

SEC. 103.0946 **Subdistrict "D" -- Permitted Uses**

[No change in text of this section.]

SEC. 103.0947 **Subdistrict "D" -- Special Regulations**

[No change in text of this section.]

SEC. 103.0948 **Subdistrict "D" -- Property Development Regulations**

No building or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot be used unless the lot or premises and building comply with the following regulations and standards:

1. through 4. [No changes.]
5. **Maximum Driveway Width.**

No driveway shall exceed a width of ~~25~~ **twenty-five** feet ~~(25')~~ measured at the property line and there shall be not less than ~~45~~ **forty-five** feet ~~(45')~~ measured at the property line between driveways serving the same premises. Driveways shall be located so as to provide at least one on-street parking space for each ~~30~~ **thirty** feet ~~(30')~~ of frontage of the premises; said

on-street parking space being not less than ~~20~~ twenty feet (20') in length measured along a full curb height; provided, however, that an alternative driveway spacing and location may be approved by the ~~Zoning Administrator~~ ~~Planning Director~~ if such alternative will result in a maximum number of on-street parking spaces being provided.

6. Landscaping.

a. Prior to the use or occupancy of any lot or premises, a planting strip shall be required along those portions of the perimeter of the lot or premises adjoining street highways and public places except where driveways and sidewalks are located. The planting strip shall have a depth of not less than ten ~~(10)~~ feet (10'). Landscaping and irrigation shall be in conformance with ~~the standards adopted by the Planning Commission as set forth in the document entitled, the~~ "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the ~~Zoning Administrator~~ ~~Planning Director~~. Approved landscaping, including any required irrigation systems, shall be installed prior to the use or occupancy of any lot or premises shall be in conformance with the approved landscaping and irrigation plans. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this ~~Paragraph~~ ~~Section 103.0948(6)(a)~~.

b. Landscaping required in Section 103.0948(6)(a), is required for all commercial and industrial uses which existed on the effective date of this ordinance and shall be

installed within five (5) years of the effective date of this ordinance; provided, however, that for any portion of the lot or premises where no minimum yard is required, planter boxes or a landscaped strip between the property line and curb of the adjacent public street shall be substituted for the required landscaping. Such substitute landscaping shall be subject to the approval of the ~~Zoning Administrator and City Manager~~ Planning Director. ~~If the substitute landscaping is determined to be infeasible by the Zoning Administrator or City Manager, no substitute landscaping shall be required.~~

**SEC. 103.0949 Subdistrict "D" -- Off-Street Parking**

[No change in text of this section.]

**SEC. 103.0950 Subdistrict "D" -- Exceptions**

1. A "Hearing Officer" may approve, conditionally approve or deny, in accordance with "Process Three", an application for an exception to certain Subdistrict "D" regulations where such exception would serve to carry out the purpose and intent of this Subdistrict. These exceptions shall be limited to the area within Subdistrict "D" which is on the westerly side (bay side) of Harbor Drive or the southerly side of 32nd Street, and may include any or all of the following exceptions:

- a. The provisions and regulations of ~~SEC. Section~~ 103.0907 (Outdoor Display, Operation and Storage) shall only be required for all property lying within ~~50~~ fifty feet (50') of the Harbor Drive on Main Street property line. All other property lines are exempt from the regulations of ~~SEC. Section~~ 103.0907.

b. All equipment, installations, etc., which are integral parts of the manufacturing or industrial process conducted on a parcel shall be exempt from the enclosure requirements of ~~SEC. Sections~~ 103.0947, ~~Paragraphs 1 and 3~~ (1) and (2) (Special Regulations).

c. Merchandise, material or equipment may be stored at a height greater than the wall or fence which screens it from Harbor Drive or Main Street per ~~"a."~~ ~~Section~~ 103.0950(1)(a) above, providing the merchandise, material, or equipment is located at least ~~50~~ ~~fifty~~ feet (50') from the Harbor Drive or Main Street property line.

d. The maximum building height may exceed ~~35~~ ~~thirty-~~ ~~five~~ feet (35') in lieu of the limits noted in ~~SEC. Section~~ 103.0948, ~~Paragraph~~ (4).

e. The off-street parking requirements in Section 103.0949 (Off-Street Parking) may be replaced by:

(1) Every premises used for one or more of the permitted uses listed in ~~SEC. Section~~ 103.0946 (Permitted Uses) above shall be provided with minimum off-street parking accommodations on the same premises or on a lot or premises per ~~Paragraph Section~~ 103.0950(1)(e)(2) below, as follows:

(a) and (b) [No changes.]

(2) The land used for required off-premises parking shall be located in Subdistrict "D" and shall be owned or controlled by the owner or owners of the use requiring the off-parking. In this connection, the owner or lessee of record of the off-premises parking

site shall furnish evidence satisfactory to the ~~Zoning Administrator~~ "Hearing Officer" that he owns or has sufficient interest in such property to provide the off-premises parking required by this Section 103.0950.

Provision for off-premises parking spaces required by this Section 103.0950 shall be maintained so long as they are required by the provisions of this Section 103.0950. In no event shall off-premises parking facilities which are provided to meet the requirements of this Section 103.0950 be considered as providing any of the required spaces for any other structure or use.

f. All uses shall be exempt from the provisions of Section 103.0948(6)(a), (Landscaping), provided that a landscaped strip of not less than ten ~~(10)~~ feet (10') in depth be provided along all property fronting on the Harbor Drive or Main Street right-of-way. Landscaping shall be in substantial conformance with the standards adopted by the Planning Commission as set forth in the document entitled, "Developmental Standards/Operational Standards - Landscaped Strips," on file in the office of the Planning Department. Substantial conformance shall be determined by the ~~Zoning Administrator~~ "Hearing Officer." Approved landscaping, including any required watering systems, shall be installed prior to the use or occupancy of any lot or systems shall be in substantial conformance with the approved landscaping plan. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this Paragraph Section 103.0950(1)(f).

2. and 3. [No changes.]

**SEC. 103.0956 "Redevelopment Subdistrict" -- Permitted Land Use Categories**

[No change in the text of this section.]

**SEC. 103.0957 "Redevelopment Subdistrict" Land Use Classifications**

Permitted land uses within the Barrio Logan Redevelopment Subdistrict are grouped into Land Use Classifications. Land Use Classifications describe one (1) or more uses having similar characteristics but do not list every use or activity that may be appropriate within the use classification. If a classification of use is necessary, the Planning Commission shall ~~determine~~ ~~make that determination~~, in accordance with "Process Four", ~~whether a specific use falls within one (1) 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 a 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. through K. [No changes.]

**SEC. 103.0958 "Redevelopment Subdistrict" -- Intensity of Development**

[No change in text of this section.]



SEC. 103.0959 "Redevelopment Subdistrict" 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. and B. [No changes.]

C. MINIMUM SETBACK REQUIREMENTS

1. [No changes.]

2. Nonresidential

a. [No changes.]

b. Interior side -- zero. The ~~Planning Director~~

"Hearing Officer" may require a ten ~~(10)~~-foot (10 ft.)

interior side setback where a project is adjoining an existing residential project in order to maintain adequate provisions for light and air.

c. through e. [No changes.]

3. [No changes.]

D. [No changes.]

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. [No changes.]

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 **(5')** of the property line. Facade indentations shall be limited to five ~~(5)~~-feet **(5')** 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,~~ **"Hearing Officer,"** as to one or two abutting streets bounding the parcel in question.

b. through g. [No changes.]

F. through I. [No changes.]

J. PARKING ACCESS

1. and 2. [No changes.]

3. Driveways shall be located to ensure at least one on-street parking space for each thirty ~~(30)~~-feet **(30')** of street frontage of the premises, the on-street parking space shall be not less than twenty ~~(20)~~-feet **(20')** in length, measured along the curb. However, an alternative driveway

spacing and location configuration may be approved by the  
Planning Director ~~"Hearing Officer"~~ if the alternative will  
result in a maximum number of on-street parking spaces being  
provided.

**SEC. 103.0960 "Redevelopment Subdistrict" -- Parking  
Requirements and Regulations**

[No change in text of this section.]

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06/10/93  
07/07/93 COR.COPY  
07/12/93 COR.COPY  
Or.Dept:Plan.  
O-93-173  
Form=o+t

SEP 13 1993

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

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
George Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
Juan Vargas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

SUSAN GOLDING  
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California.  
By *Blonda B. Barnes* Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on  
**AUG 10 1993**, and on **SEP 13 1993**

~~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.

(Seal)

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California.  
By *Blonda B. Barnes* Deputy.

Office of the City Clerk, San Diego, California

SEP 13 1993

Ordinance Number 0-17973 Adopted .....

51K

JUL 19 1993

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SAN DIEGO, CA

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JUL 19 1993

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SAN DIEGO, CA

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CERTIFICATE OF PUBLICATION

RECEIVED 93  
CITY CLERK  
93 SEP 28 AM 9:57  
SAN DIEGO, CALIF.

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

IN THE MATTER OF

NO.

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

**ORDINANCE NUMBER 0-17973 (NEW SERIES)**

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 9; OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.0905, 103.0906, 103.0907, 103.0916, 103.0917, 103.0918, 103.0919, 103.0920, 103.0926, 103.0927, 103.0928, 103.0929, 103.0930, 103.0935, 103.0937, 103.0938, 103.0939, 103.0940, 103.0941, 103.0946, 103.0947, 103.0948, 103.0949, 103.0950, 103.0956, 103.0957, 103.0958, 103.0959 AND 103.0960, RELATING TO THE BARRIO LOGAN PLANNED DISTRICT.

This ordinance allows for the ministerial decisions under "Process one" for projects outside the Redevelopment Sub-Area, and which meet all development regulations, and for projects within the Redevelopment Sub-Area which meet all development regulations and do not exceed twenty percent (20%) of the existing floor area. This ordinance would also allow the Planning Director to approve or deny, under "Process Two," an exception to the Barrio Logan Planned District ordinance when the construction or remodeling would result in a twenty (20%) or less deviation from certain set-out development regulations, and the exception is for the purpose that benefits the surrounding properties and the community.

A complete copy of the Ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 2nd Floor, City Administration Building, 202 "C" Street, San Diego, CA 92101

INTRODUCED ON AUGUST 10 1993

Passed and Adopted by the Council of The City of San Diego on SEP 13 1993

AUTHENTICATED BY:

SUSAN GOLDING  
Mayor of the City of San Diego, CA  
CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, CA

SEAL

By RHONDA R. BARNES, Deputy

Pub. Sept. 27

279774

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 0-17973 (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:

SEPT. 27

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

Dated at San Diego, California this 27th day of SEPT., 1993.

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

3 3/8" x 2 = \$ 89.60