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09/22/94

ORDINANCE NUMBER O- 18088 (NEW SERIES)

ADOPTED ON JUL 25 1994

AN ORDINANCE AMENDING THE SAN DIEGO MUNICIPAL CODE BY CHANGING ALL REFERENCES TO DEPARTMENT OF BUILDING INSPECTION, BUILDING INSPECTION DEPARTMENT OR BUILDING INSPECTION TO READ DEVELOPMENT SERVICES DEPARTMENT IN SPECIFIED SECTIONS OF CHAPTERS I, II, III, IV, IX, X, AND XI; BY CHANGING ALL REFERENCES TO DIRECTOR OF BUILDING INSPECTION, DIRECTOR OF BUILDING INSPECTION DEPARTMENT, DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT AND BUILDING INSPECTION DIRECTOR TO READ DEVELOPMENT SERVICES DIRECTOR IN SPECIFIED SECTIONS OF CHAPTERS IX AND X; BY CHANGING ALL REFERENCES TO THE ENGINEERING AND DEVELOPMENT DEPARTMENT, ENGINEERING & DEVELOPMENT DEPARTMENT, AND THE DEPARTMENT OF ENGINEERING AND DEVELOPMENT TO READ ENGINEERING DEPARTMENT AND ALL REFERENCES TO ENGINEERING AND DEVELOPMENT DIRECTOR TO READ ENGINEERING DIRECTOR IN SPECIFIED SECTIONS OF CHAPTERS I, II, AND X; BY CHANGING ALL REFERENCES TO NEIGHBORHOOD CODE COMPLIANCE DEPARTMENT TO READ DEVELOPMENT SERVICES DEPARTMENT IN CHAPTER X, ARTICLE 1, DIVISION 5, SECTION 101.0580; BY CHANGING ALL REFERENCES TO DIRECTOR OF NEIGHBORHOOD CODE COMPLIANCE DEPARTMENT AND DIRECTOR OF THE NEIGHBORHOOD CODE COMPLIANCE DEPARTMENT TO READ DEVELOPMENT SERVICES DIRECTOR IN SPECIFIED SECTIONS OF CHAPTER X; BY CHANGING ALL REFERENCES TO PLANNING DEPARTMENT TO READ DEVELOPMENT SERVICES DEPARTMENT IN SPECIFIED SECTIONS OF CHAPTERS II, IV, V, VI, IX, X, AND XI; BY CHANGING ALL REFERENCES TO PLANNING DIRECTOR TO READ DEVELOPMENT SERVICES DIRECTOR IN SPECIFIED SECTIONS OF CHAPTERS II, V, VI, VIII, IX, X, AND XI; BY AMENDING SPECIFIED SECTIONS IN CHAPTER V, ARTICLE 9.5, DIVISION 5; BY AMENDING SPECIFIED SECTIONS IN CHAPTER VI, ARTICLE 9, DIVISIONS 1 AND 2; BY AMENDING SPECIFIED SECTIONS IN CHAPTER X, ARTICLE 1, DIVISIONS 2, 4, 5, 8, 9, AND 11; BY AMENDING SPECIFIED SECTIONS IN CHAPTER X, ARTICLE 3, DIVISIONS 2, 3, 5, 6, 7, 10, 11, 16, 20, 21, AND 22; ALL RELATING TO THE REORGANIZATION OF THE BUILDING INSPECTION DEPARTMENT, THE

NEIGHBORHOOD CODE COMPLIANCE DEPARTMENT AND
THE PLANNING DEPARTMENT.

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

Section 1. That Chapters I, II, III, IV, V, IX, X, and XI of the San Diego Municipal Code are hereby amended by amending the sections listed below by changing all references to Department of Building Inspection, Building Inspection Department or Building Inspection to read Development Services Department:

<u>Chapter I:</u>	11.0210	
<u>Chapter II:</u>	22.1801	
<u>Chapter III:</u>	33.3540	33.3552
<u>Chapter IV:</u>	42.0167	
<u>Chapter IX:</u>		
91.0106	91.0303	91.2905
91.0203	91.0304	91.8603
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92.0201	92.0205	92.0504
92.0202	92.0301	
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93.0110	93.0302	93.0401
93.0301	93.0306	
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95.0204	95.0208	
95.0207	95.0209	
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98.0420	98.0421	98.0422
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99.0202	99.0302	
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Chapter X, Article 1:

101.0260(E)	101.0260(J)
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101.0414 (E) 101.0445 101.0456 (D) (5)
101.0444 (H) & (L) 101.0452.5 (D) 101.0458 (C)

101.0518 (H) 101.0550 (F) 101.0570 101.0581 (D) (10)

101.0620 (F) (5)

101.1101.18 101.1114 (C)

101.1910

101.2001 (C)

Chapter X, Article 3:

103.0203 (B) (1)

103.0412

103.0704 103.0710

103.0905 (A) 103.0906 (D)

103.1204

103.1303 (A)

103.1404

103.1504 (B)

103.1602 (G) 103.1602 (H)

103.1703

103.1904 (B) (5) 103.1933

103.2004 (B) (2)

103.2104 (C)

103.2203 (A) (2) 103.2203 (B)

Chapter XI: 111.1302

Section 2. That Chapters IX and X of the San Diego Municipal Code are hereby amended by amending the sections listed below by changing all references to Director of Building Inspection, Director of Building Inspection Department, Director of the Building Inspection Department and Building Inspection Director to read Development Services Director:

Chapter IX: 91.0203

Chapter X:

103.0203 (B) (1)

103.0607 (B) (8)

103.1004 (A) 103.1004 (E)

103.2004 (C) (6)

Section 3. That Chapters I, II, and X of the San Diego Municipal Code are hereby amended by amending the sections listed below by changing all references to the Engineering and Development Department, Engineering & Development Department, and the Department of Engineering and Development to read Engineering Department and all references to Engineering and Development Director to read Engineering Director:

Chapter I: 11.0210

Chapter II: 22.0207
 22.0706
 22.1801

Chapter X, Article 1:

101.0407 101.0454(I) (3) (b) 101.0462

101.0550

Chapter X, Article 2:

102.0303

102.0411.1

Chapter X, Article 3:

103.0210

103.0606 103.0607

103.0704 103.0712

103.0906

103.1209

103.1421 103.1421

103.1504

103.1703

103.1904 103.1933

103.2105 103.2112

103.2203

Section 4. That Chapter X of the San Diego Municipal Code is hereby amended by amending the sections listed below by changing all references to Neighborhood Code Compliance Department to read Development Services Department:

Chapter X: 101.0580(C) 101.0580(D)

Section 5. That Chapter X of the San Diego Municipal Code is hereby amended by amending the sections listed below by changing all references to Director of Neighborhood Code Compliance Department and Director of the Neighborhood Code Compliance Department to read Development Services Director:

Chapter X:

101.0580(E) (1) 101.0580(E) (2) (A) 101.0580(F)

101.1101.1

Section 6. That Chapters II, IV, V, VI, IX, X, and XI of the San Diego Municipal Code is hereby amended by amending the sections listed below by changing all references to Planning Department to read Development Services Department:

Chapter II: 22.2401 (including the title)

Chapter IV: 42.0908

Chapter V: 55.0889.0201

Chapter VI: 65.0209.5

Chapter IX: 99.0504

Chapter X, Article 1:

101.0101.34 101.0101.55 101.0101.95

101.0201

101.0212

101.0303

101.0407	101.0454 (E) (1)	101.0457.5 (A) (2)
101.0410	101.0454 (G)	101.0457.5 (G)
101.0414	101.0454 (H)	101.0457.5 (H)
101.0427 (D) (4)	101.0455.4 (D)	101.0460 (E) (2) (a)
101.0427.1 (D) (6)	101.0456 (D) (1) (a)	101.0462
101.0452.5 (D)	101.0457.5 (A) (1)	101.0480 (E) (10)

101.0502 (F)	101.0511 (D)	101.0516
101.0510 (D)	101.0512 (B)	101.0550
101.0510 (I) (2)	101.0513	101.0560 (E)
101.0510 (J)	101.0514 (C)	101.0582 (D)
101.0510 (L)	101.0515 (B)	

101.0604

101.0631

101.0815

101.0821 (C)

101.0901 (D)	101.0920 (H)	101.0994.1
101.0901 (G)	101.0920 (L)	101.0996
101.0901 (H)	101.0930	101.0998
101.0910 (H)		

101.1002

101.2002G

101.1101.125 (A) (3)

101.2002 (H)

Chapter X, Article 2:

102.0201

102.0300	102.0302
102.0301	102.0303 (F)

102.0805

102.0806

Chapter X, Article 3:

Chapter X, Article 3:

103.0202	103.0209(B)	103.0210
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103.0302.2(B)	103.0304.2(F)	103.0304.6(E)
103.0302.3(G)	103.0304.3(F)	103.0305
103.0304.1(G)	103.0304.4(C)	
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103.0408(F)(2)	103.0409	
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103.0606(A)	103.0607(A)	
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103.0704(F)	103.0707(B)	
103.0706	103.0709(G)	
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103.0902	103.0906(B)	103.0957(F)
103.0905(A)	103.0950	
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103.1108(D)		
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103.1208(E)(4)	103.1208(E)(4)	103.1209
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103.1422	103.1424	
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103.1602(C)		
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103.1708(N)(4)		
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103.2104(C)	103.2104 (Appendix C.1. at B.3.)	
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103.2203(B)		
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Chapter X, Article 4:

104.0100.8

Chapter XI:

111.0506

111.0603

111.0803

111.0804

111.0902

111.0907

111.1010

111.1202 (b)

111.1204

111.1203

111.1208

Section 7. That Chapters II, V, VI, VIII, IX, X and XI of the San Diego Municipal Code are hereby amended by amending the sections listed below by changing all references to Planning Director to read Development Services Director:

Chapter II: 22.2401

Chapter V: 55.0889

Chapter VI, Article 2:

62.0107 62.0108

62.0209

62.0410

62.0418

62.0420

Chapter VI, Article 9:

69.0205

69.0215

69.0218

69.0206

69.0216

Chapter VIII:

84.03

Chapter IX:

91.0204

91.8602

95.0102

95.0111

Chapter X, Article 1:

101.0204

101.0260

101.0304

101.0403

101.0432

101.0455.4

101.0403.1

101.0434.1

101.0456 (C)

101.0404

101.0435.1

101.0456 (D) (2) (g)

101.0405

101.0435.2

101.0457.5 (A)

101.0407

101.0436

101.0457.5 (B)

101.0410

101.0437

101.0457.5 (C)

101.0414

101.0440

101.0457.5 (F)

101.0418

101.0441

101.0457.5 (H)

101.0421.1

101.0444 (D) (2)

101.0457.5 (K)

101.0423

101.0444 (E)

101.0458

101.0426

101.0444 (H) (1)

101.0459

101.0426.1

101.0444 (H) (2)

101.0460 (E) (2) (a)

101.0427

101.0444 (I)

101.0462

101.0427.1

101.0444 (J)

101.0463

101.0428

101.0454 (H)

101.0480

101.0430

101.0454 (I) (4)

101.0455.1

101.0500

101.0511

101.0570

101.0502

101.0513

101.0581

101.0510 (B)

101.0518

101.0582

101.0510 (I) (2)

101.0550

101.0510 (L)

101.0560

101.0610

101.0702

101.0703

101.0713

101.0835

101.0901 (B)

101.0910 (H)

101.0920 (L)

101.0901 (E) (6)

101.0910 (L)

101.0930 (B)

101.0901 (H)

101.0920 (E)

101.0930 (H)

101.0901 (J)

101.0920 (H)

101.0930 (J)

101.0910 (E)

101.0920 (I) (title)

101.1002

101.1101.162

101.1208

101.2002 (I)

Chapter X, Article 2:

102.0102

102.0203

102.0206

102.0301
102.0302

102.0303
102.0307

102.0312
102.0326

102.0807

102.0808

102.0809

Chapter X, Article 3:

103.0101(C)

103.0202 (A)
103.0202 (B)

103.0203
103.0206

103.0210

103.0302.1
103.0302.2 (A)
103.0302.3 (B)
103.0302.3 (D)

103.0304.1 (H)
103.0304.2 (G)
103.0304.3
103.0304.4

103.0304.6 (E)
103.0305

103.0408

103.0416

103.0607 (B) (4)

103.0607 (B) (9)

103.0613

103.0704
103.0706 (F)
103.0707

103.0708
103.0709
103.0710 (A)

103.0713
103.0714 (E)

103.0906
103.0907

103.0919
103.0929

103.0948
103.0957

103.1004 (B) (4)

103.1004 (E)

103.1102 (A) (1)	103.1102 (D)	103.1107
103.1102 (B)	103.1103	103.1108 (E)
103.1102 (C)		

103.1204	103.1208	
103.1206	103.1209	

Appendix C of Chapter X, Article 3, Division 12

103.1303	103.1306	
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103.1405	103.1420	103.1424
103.1406	103.1422	

103.1504	103.1513	
103.1512 (B)	103.1514 (B)	

103.1602	103.1606	
103.1604	103.1607	

103.1703	103.1706	
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103.2103	103.2105	103.2109
103.2104	103.2106	

103.2203

Chapter X, Article 5:

105.0205	105.0209	
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Chapter XI:

111.0802

111.0904

111.1204	111.1209	
111.1206	111.1214	

Section 8. That Chapter V, Article 9.5, of the San Diego Municipal Code is hereby amended by amending Sections 59.5.0201, 59.5.0206, and 59.5.0207 to read as follows:

SEC. 59.5.0201 Establishment of Noise Abatement and Control Administrator

There is hereby established within the Neighborhood Code Compliance Department of The City of San Diego the function of Noise Abatement and Control Administration which shall be administered by the Director of the Neighborhood Code Compliance Department (hereinafter referred to as the "Administrator").

SEC. 59.5.0206 The San Diego City Noise Map

A. The official record of noise levels in the City of San Diego shall be the San Diego City Noise Map. The Development Services Director shall compile existing records of sound level measurements and noise prediction models available to The City of San Diego, and take further sound level measurements as necessary. From these records, measurements and models, the Development Services Director shall determine Community Noise Equivalent Levels (CNEL) for The City of San Diego. The map shall be sufficiently detailed to enable a resident to locate his/her place of residence. Where adequate data are available the map shall be marked with isograms of CNEL at 60 decibels, and at five-decibel intervals above 60 decibels.

B. At least once each year the Development Services Director shall revise the San Diego City Noise

Contours, correcting any inadequacies that may have become evident particularly from noise measurements made during the preceding year.

C. Any person may request the Development Services Director to accept for a location within the City of San Diego, a CNEL where none is predicted by the San Diego City Noise Map or which differs from the predicted one, subject to the following requirements. The request shall be accompanied by an estimate of the annual CNEL at the place that is based on a survey of noise there that includes essentially continuous measurement of the sound level over a period of at least two weeks, and appropriate information about the noise-making activity in the area during the test period and during the preceding year. These two items shall be such as to support the stated estimate of annual CNEL within an accuracy of two decibels. The survey and estimate of annual CNEL for the specific date and place shall be made by a qualified acoustical consultant at the expense of the applicant.

SEC. 59.5.0207 Board for Abatement and Control of Noise

A. and B. [No changes except for global changes referenced in Sections 1 through 7 above.]

C. Powers and Duties

1. and 2. [No changes except for global changes referenced in Sections 1 through 7 above.]

3. The Director of Neighborhood Code Compliance Department shall act as Secretary to the Board. The Secretary shall cause minutes of each meeting of the Board to be kept accurately and distributed promptly. The Director shall cause appropriate written notice of each forthcoming meeting to be given to all members of the Board and to persons who have business with the Board. The Director shall procure, prepare, and distribute to members of the Board information which the Board, or any of its members, may require for transcription of business of the Board.

Section 9. That Chapter VI, Article 9, of the San Diego Municipal Code is hereby amended by amending the Sections 69.0109 and 69.0204, to read as follows:

SEC. 69.0109 Definitions

[No changes to the first paragraph.]

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

(c) The term "DEP" means the Development and Environmental Planning Division of the Development Services Department.

(d) The term "Director" means the Director of the Development Services Department.

SEC. 69.0204 Powers and Duties of the Development and Environmental Planning Division

The Director shall be responsible for conducting environmental reviews and making determinations in

accordance with CEQA regarding the environmental significance of projects and the type of environmental documents required for all projects or activities that are subject to discretionary approval by the City proposed by private applicants, the City, or other public agencies. DEP shall also conduct those activities, prepare appropriate reports and perform such services as set forth in this Article, CEQA, and the State CEQA Guidelines. The requirements for the preparation of environmental documents should not cause undue delays in the processing of applications for permits or other entitlements for use.

DEP shall establish and maintain that degree of independence in the performance of its functions and duties as will assure the City Council, the City Manager, the Planning Commission and the people of the City of San Diego that the review and analysis of the environmental consequences of projects under its purview, whether beneficial or detrimental, are in accordance with CEQA, are independent and wholly objective and are not prepared for the purpose of either supporting or detracting from any project, plan or position, whether advanced by the City, the Planning Department, the Development Services Department, any other governmental agency, a developer, a citizen or a group of citizens. DEP shall, in addition, work with and encourage project applicants to incorporate and effect all feasible environmental mitigation measures

or project alternatives to minimize, if not preclude, adverse impacts to the environment from the project, consistent with CEQA.

Section 10. That Chapter X, Article 1, of the San Diego Municipal Code is hereby amended by amending Sections 101.0202, 101.0212, 101.0444, 101.0454, 101.0456, 101.0457.5, 101.0460, 101.0480, 101.0510, 101.0822, 101.0901, 101.0910, 101.0920, 101.0930, and 101.1101.162, to read as follows:

SEC. 101.0202 Approval Required Before Issuance of Permit

Notwithstanding any other section of this Code to the contrary, the Department of Public Health and the Development Services Department shall not issue any permit for the installation of fixtures or equipment, or for the erection, construction, conversion, establishment, alteration or enlargement of any building, structure, or improvement in any portion of the City until the development plans have been reviewed and conformity to Chapter X of the Municipal Code has been established by the Development Services Department and a stamp of approval has been obtained by the applicant or owner, and every application for a permit shall state therein the purpose for which the proposed building, structure or improvement is intended to be used.

SEC. 101.0212 Enforcement Authority and Remedies

(a) Enforcement Authority. The Directors of the Development Services Department and the Neighborhood

Code Compliance Department are authorized to administer and enforce the provisions of this Chapter. The Directors shall coordinate and develop programs and policies for the consistent and uniform enforcement of this Chapter. The Directors and their designated Enforcement Officials may exercise any enforcement powers as set forth in Division 1, Article 2 of Chapter I of this Code. The Directors may also promulgate policies and regulations reasonably necessary to implement the intent and provisions of this Chapter.

(b) through (e) [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC. 101.0444 Airport Environs Overlay Zone

A. through C. [No changes except for those global changes referred to in Sections 1 through 7 above.]

D. PERMITTED BUILDINGS, STRUCTURES AND USES.

[No changes in text of the first paragraph.]

The Development Services Department shall not issue a permit for new construction, floor area additions, expansion or changes in use except as indicated in Section 101.0444(D) until compliance with this section has been determined by the Development Services Director.

E. through F. [No changes except for those global changes referred to in Sections 1 through 7 above.]

G. DEVELOPMENT REVIEW.

No discretionary or administrative permit and no building permit may be issued for any development or use within the sixty (60) or greater CNEL contour, or within an Accident Potential Zone as identified in the current Comprehensive Land Use Plan, until such development or permitted use has been reviewed, found compatible with this section and approved by the Development Services Director.

H. CONTENT OF PLAN SUBMITTAL.

[No changes in text of the first paragraph.]

1. through 4. [No changes except for those global changes referred to in Sections 1 through 7 above.]

5. Noise Mitigation Measures. When applicable, sound attenuation measures to be applied in the development shall be identified, together with an analysis of the noise insulation effectiveness of the proposed construction showing that the prescribed interior noise level requirements are met. If allowable interior noise levels are met by requiring that windows be unopenable, the design for the structure must also specify the means that will be employed to provide ventilation to provide a habitable interior environment. No building permit shall be issued until the Development Services Department has reviewed and approved all structural plans so as

to ensure that the construction materials utilized are such that sound attenuation yields an interior average sound level at or below that indicated in the adopted Comprehensive Land Use Plan.

6. [No changes except for those global changes referred to in Sections 1 through 7 above.]

I. through L. [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC. 101.0454 H.R. (Hillside Review) Overlay Zone

A. through D. [No changes except for those global changes referred to in Sections 1 through 7 above.]

E. HILLSIDE REVIEW PERMIT

1. through 8. [No changes except for those global changes referred to in Sections 1 through 7 above.]

9. The decision of approving, conditionally approving or denying the application shall include the findings of fact relied upon by the decisionmaker. The decision shall be filed with the City Clerk, the Development Services Department, and the Engineering Department, and a copy shall be mailed to the applicant.

10. [No changes except for those global changes referred to in Sections 1 through 7 above.]

F. through K. [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC. 101.0456 Mission Trails Design District

A. through C. [No changes except for those global changes referred to in Sections 1 through 7 above.]

D. PROCEDURES FOR PERMIT APPLICATION AND REVIEW

1. and 2. [No changes except for those global changes referred to in Sections 1 through 7 above.]

3. Referral

The City Engineer shall refer all applications under Section 101.0456(D)(1) to the Development Services Department.

4. and 5. [No changes except for those global changes referred to in Sections 1 through 7 above.]

E. [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC. 101.0457.5 Administrative Procedures

A. through C. [No changes except for those global changes referred to in Sections 1 through 7 above.]

D. DECISION OF A HEARING OFFICER ON TYPE B APPLICATIONS

1. through 3. [No changes except for those global changes referred to in Sections 1 through 7 above.]

4. A copy of the permit and the written findings of fact shall be filed with the City Clerk, the Development Services Department, and

shall be mailed to the applicant and to the appropriate Community Planning Committee.

E. through K. [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC. 101.0480 SCR (Sensitive Coastal Resource) Overlay Zone

A. through D. [No changes except for those global changes referred to in Sections 1 through 7 above.]

E. SENSITIVE COASTAL RESOURCE OVERLAY ZONE

PERMIT PROCEDURES

1. through 7. [No changes except for those global changes referred to in Sections 1 through 7 above.]

8. Filing the Action. The decision on the application shall be filed with the City Clerk, the Development Services Department, the Engineering Department, and a copy shall be mailed to the applicant.

9. and 10. [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC. 101.0510 Conditional Use Permit

A. through D. [No changes except for those global changes referred to in Sections 1 through 7 above.]

E. ACTION OF THE DECISIONMAKER

1. and 2. [No changes except for those global changes referred to in Sections 1 through 7 above.]

3. The decision to approve, conditionally approve or deny the Conditional Use Permit shall be in writing and include a finding of facts showing whether the conditional use fulfills or fails to fulfill the requirements set forth in Section 101.0510(E)(1). The written decision shall be filed with the City Clerk, the Development Services Department and the County Recorder of San Diego County. A copy of the decision shall be mailed to the applicant. The written decision shall not be filed with the County Recorder if the Conditional Use Permit is denied.

4. [No changes except for those global changes referred to in Sections 1 through 7 above.]

F. through H. [No changes except for those global changes referred to in Sections 1 through 7 above.]

I. RESCISSION OF PERMIT BY APPLICANT PRIOR TO INITIATION OF USE

1. and 2. [No changes except for those global changes referred to in Sections 1 through 7 above.]

3. Upon receipt of the request the Development Services Director shall cause preparation of a written declaration rescinding the Conditional Use Permit. The declaration shall be filed with the City Clerk, the Development

Services Director and the County Recorder of San Diego County. A copy of the declaration shall be mailed to the owner of the subject property. The permit shall become void when the declaration is recorded by the County Recorder or 120 calendar days after the Development Services Department receives the written request, whichever occurs later.

J. through M. [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC. 101.0822 Shared Parking

In all Commercial Zones and commercial areas within Planned Districts, shared parking may be permitted by the Development Services Director in accordance with "Process One," subject to the following:

1. through 5. [No changes except for those global changes referred to in Sections 1 through 7 above.]

6. Subsequent modifications to the structure or change in tenant occupancy shall require review by the Development Services Director for conformance to this section and Section 101.0830.

7. [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC 101.0901 Planned Residential Developments

A. through D. [No changes except for those global changes referred to in Sections 1 through 7 above.]

E. DECISION PROCESS

1. through 4. [No changes except for those global changes referred to in Sections 1 through 7 above.]

5. A copy of these written findings of fact shall be filed with the City Clerk and the Development Services Department, and shall be mailed to the applicant and to the Community Planning Chairman.

6. [No changes except for those global changes referred to in Sections 1 through 7 above.]

F. through N. [No changes except for those global changes referred to in Sections 1 through 7 above.]

O. CERTIFICATE OF OCCUPANCY

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

P. [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC. 101.0910 Planned Commercial Developments

A. through H. [No changes except for those global changes referred to in Sections 1 through 7 above.]

I. DECISION PROCESS

1. through 3. [No changes except for those global changes referred to in Sections 1 through 7 above.]

4. A copy of this written decision shall be filed with the City Clerk and the Development Services Department, and shall be mailed to the applicant and the chairperson of the Community Planning Committee.

J. through O. [No changes except for those global changes referred to in Sections 1 through 7 above.]

P. CERTIFICATE OF OCCUPANCY

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

SEC. 101.0920 Planned Industrial Developments

A. through H. [No changes except for those global changes referred to in Sections 1 through 7 above.]

I. DECISION OF THE DEVELOPMENT SERVICES DIRECTOR

1. and 2. [No changes except for those global changes referred to in Sections 1 through 7 above.]

3. A copy of the written decision shall be filed with the City Clerk and the Development Services Department, and shall be mailed to the

applicant and the Chairperson of the Community Planning Committee.

J. through P. [No changes except for those global changes referred to in Sections 1 through 7 above.]

Q. CERTIFICATE OF OCCUPANCY

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

SEC. 101.0930 Planned Infill Residential Developments

A. through D. [No changes except for those global changes referred to in Sections 1 through 7 above.]

E. DECISION PROCESS

1. through 4. [No changes except for those global changes referred to in Sections 1 through 7 above.]

5. A copy of these written findings of fact shall be filed with the City Clerk and the Development Services Department, and shall be mailed to the applicant and to the Community Planning Chairman.

F. through N. [No changes except for those global changes referred to in Sections 1 through 7 above.]

O. CERTIFICATE OF OCCUPANCY

A certificate of occupancy shall not be issued for any structure in a Planned Infill Residential until all improvements required by the permit have been completed

to the satisfaction of the City Engineer and the Development Services Department or a phasing plan has been approved by the Development Services Director.

P. [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC. 101.1101.162 Development Services Director

The Development Services Director or a designated representative.

Section 11. That Chapter X, Article 3, of the San Diego Municipal Code is hereby amended by amending the Sections 103.0202, 103.0203, 103.0302.3, 103.0506, 103.0607, 103.0710, 103.1004, 103.1102, 103.1602, 103.1605, 103.2004, 103.2104, and 103.2203 to read as follows:

SEC. 103.0202 Administrative Regulations

A. and B. [No changes except for global changes referenced in Sections 1 through 7 above.]

C. PROJECT REVIEW ADMINISTRATION

1. Application

[No changes in text of first paragraph.]

a. [No changes except for global changes referenced in Sections 1 through 7 above.]

b. All submittals shall illustrate the following:

(1) through (4) [No changes except for global changes referenced in Sections 1 through 7 above.]

(5) Any other information deemed necessary by the Development Services Director or Board to evaluate the project for compliance with the regulations contained herein and other applicable laws and regulations.

2. Decision Process

a. and b. [No changes except for global changes referenced in Sections 1 through 7 above.]

c. Within sixty (60) calendar days after the submission of a complete application to the Development Services Department or the Engineering Department, which shall include completed environmental review, the Development Services Director shall issue a decision in writing, except when the applicant requests and receives approval from the Development Services Director for an extension of time.

d. [No changes except for global changes referenced in Sections 1 through 7 above.]

D. and E. [No changes except for global changes referenced in Sections 1 through 7 above.]

SEC. 103.0203 Special Permits

[No changes in text of first paragraph.]

A. [No changes except for global changes referenced in Sections 1 through 7 above.]

B. HISTORIC AND ARCHITECTURALLY SIGNIFICANT STRUCTURES

[No changes in text of first paragraph.]

1. [No changes except for global changes referenced in Sections 1 through 7 above.]

2. Exceptions

a. and b. [No changes except for global changes referenced in Sections 1 through 7 above.]

c. In approving or conditionally approving any exception the "Hearing Officer" shall make a written finding specifying facts relied upon in rendering its decision. A copy of this written finding, together with all evidence presented, including plans required elsewhere in Division 2 of this Article shall be filed in the Office of the City Clerk and the Development Services Department.

3. and 4. [No changes except for global changes referenced in Sections 1 through 7 above.]

C. through F. [No changes except for global changes referenced in Sections 1 through 7 above.]

**SEC. 103.0302.3 Procedures for Permits Application
and Review**

A. A La Jolla Shores Planned District Permit shall be issued pursuant to the Municipal Code, Chapter IX, and Chapter VI, Article 2, before the commencement of any work in the erection of any new building or structure, or remodeling, alteration, addition, or demolition of any existing building or structure within the Planned District or any grading or landscaping. A La Jolla Shores Planned District Permit is not required for interior modifications, repairs or remodeling, nor any exterior repairs or alterations for which a permit is not now required.

B. [No changes except for global changes referenced in Sections 1 through 7 above.]

C. The City Engineer shall refer all applications made under Section 103.0302.3(A) above to the Development Services Director.

D. [No changes except for global changes referenced in Sections 1 through 7 above.]

E. Within 60 days after the submission of a complete application to the Development Services Director, the Development Services Director shall send the decision in writing to the applicant and City Engineer, except when the applicant requests or agrees to an extension of time.

F. and G. [No changes except for global changes referenced in Sections 1 through 7 above.]

H. A La Jolla Shores Planned District Permit is not required for all other applications made under the Building Code and not under Section 103.0302.3 or involving interior work and not subject to any regulation contained within this Division.

SEC. 103.0506 Mission Beach Planned District Permit Required Before Issuance of Building Permit

The Development Services Department shall not issue any permit for the installation of fixtures or equipment, or for the erection, construction, conversion, establishment, alteration or enlargement of any building, structure or improvement, or for the occupancy of any building or structure in any portion of the Mission Beach Planned District until a Mission Beach Planned District Permit has been obtained from the Development Services Department by the applicant or owner. Each application for a permit shall state therein the purpose for which the proposed building, structure or improvement is intended to be used.

SEC. 103.0607 Administration

A. [No changes except for global changes referenced in Sections 1 through 7 above.]

B. PROCEDURES FOR REVIEW

1. through 7. [No changes except for global changes referenced in Sections 1 through 7 above.]

8. Following approval of the development plan by the Planning Commission, the Development Services Director or City Engineer shall issue the

permit(s) for any work requested which conforms to City regulations, except as provided in Section 103.0607(B)(9).

9. [No changes except for global changes referenced in Sections 1 through 7 above.]

SEC. 103.0710 Regulations for Historic and Architecturally Significant Structures

A. [No changes except for global changes referenced in Sections 1 through 7 above.]

B. REMOVAL OF DAMAGED HISTORIC STRUCTURES

In the event any building or structure deemed by the Historic Site Board to have architectural or historic significance is damaged by earthquake, fire, or act of God to such an extent that in the opinion of the Planning Director and the Development Services Director it cannot reasonably be repaired and restored, the same may be removed upon issuance of a permit for said removal, subject to Section 103.0704(F).

SEC. 103.1004 Development Services Department Approval Required before Issuance of Planned District Permit

A. APPLICATION

Applications for a building permit shall be made to the Development Services Department. The Development Services Department shall not issue any building permit for the commencement of any work in the erection of any new building or structure, or remodeling, alteration, addition, requiring a building permit, or demolition of any existing building or

structure within the Planned District, or any building or structure which is moved into the Planned District, or grading, until a Planned District Permit is obtained. Applications for permits shall be made in accordance with the San Diego Municipal Code, Chapter IX and Chapter VI, Article 2.

B. [No changes except for global changes referenced in Sections 1 through 7 above.]

C. REFERRAL

The City Engineer shall refer all applications to the Development Services Director.

D. DETERMINATION

The Development Services Director may approve or deny, in accordance with "Process One," applications for the permits described in Section 103.1004(A). The Development Services Director shall provide a statement that the project does or does not conform to the regulations contained herein. In the event the Development Services Director determines that the proposed project does not conform to the regulations contained herein, the specific facts on which that determination is based shall be included in a written decision and provided to the applicant.

The Development Services Director may waive the requirements contained in this Division to issue a building or construction related permit application of an emergency nature if such actions are to correct any condition which renders a building unsafe.

E. [No changes except for global changes referenced in Sections 1 through 7 above.]

SEC. 103.1102 Administrative Regulations

A. GENERAL PROVISIONS

1. [No changes except for global changes referenced in Sections 1 through 7 above.]

2. The Development Services Department shall not issue any building permit for the erection, construction, conversion, establishment, alteration or enlargement of any building or structure in any portion of the Otay Mesa Development District until an Otay Mesa Development Permit has been obtained by the applicant or owner. Each application for a building permit or occupancy permit shall state therein the purpose for which the proposed building, structure or improvement is intended to be used. Approval of the Development Services Director is not required for interior modifications, repairs or remodeling, nor any exterior repairs or alterations for which a building permit or occupancy permit is not required.

3. through 7. [No changes except for global changes referenced in Sections 1 through 7 above.]

B. through D. [No changes except for global changes referenced in Sections 1 through 7 above.]

SEC. 103.1602 Administrative Regulations

A. [No changes except for global changes referenced in Sections 1 through 7 above.]

B. ACTIVITIES REGULATED

1. [No changes except for global changes referenced in Sections 1 through 7 above.]

2. The Development Services Department shall not issue any permit for such activities in any portion of the Centre City East Planned District until a Centre City East Planned District Permit has been obtained.

3. and 4. [No changes except for global changes referenced in Sections 1 through 7 above.]

C. through K. [No changes except for global changes referenced in Sections 1 through 7 above.]

SEC. 103.1605 Land Use Regulations by Subdistricts

A. [No changes except for global changes referenced in Sections 1 through 7 above.]

B. EXCEPTIONS FOR HISTORIC AND ARCHITECTURALLY SIGNIFICANT STRUCTURES

The Development Services Director may grant a special use permit for an exception to the land-use regulations in Section 103.1605, when such exception is necessary to permit the preservation or restoration of a historic or architecturally significant building, structure or site. This provision shall not apply where building code or fire code requirements are involved.

The Development Services Director shall refer all applications or an exception under this section to the Historical Site Board for a report and recommendations. In making a decision, the Development Services Director shall make a written finding that shall specify facts relied upon in rendering the decision. A copy of this written finding, together with all evidence presented to the Development Services Director, shall be filed with the Development Services Director's decision in the office of the City Clerk and the Development Services Department. The written finding and decision shall be mailed to the applicant and shall be subject to appeal as provided in Section 103.1602.

[No changes to remaining portion of Section 103.1605.]

SEC. 103.2004 Administrative Regulations

A. and B. [No changes except for global changes referenced in Sections 1 through 7 above.]

C. MARINA PLANNED DISTRICT PERMIT PROCESS

1. through 5. [No changes except for global changes referenced in Sections 1 through 7 above.]

6. Issuance of Planned District Permit.

If CCDC finds that the One Hundred Percent (100%) Construction Drawings conform to the Conditional Planned District Permit, then the applicant may apply for any other necessary permits from the Development Services Director or

City Engineer or other applicable governmental agency.

7. and 8. [No changes except for global changes referenced in Sections 1 through 7 above.]

SEC. 103.2104 Permit Application, Review and Issuance

A. GENERAL

1. The Development Services and/or Engineering Departments shall not issue any permit for the erection, construction, conversion, alteration, enlargement or establishment of any structure, sign or use, or for the grading of any project located within the Mission Valley Planned District until approval of the Planning Director has been obtained by the applicant.

2. and 3. [No changes except for global changes referenced in Sections 1 through 7 above.]

B. through D. [No changes except for global changes referenced in Sections 1 through 7 above.]

SEC. 103.2203 Applicable Requests

A. GENERAL PROVISIONS

1. and 2. [No changes except for global changes referenced in Sections 1 through 7 above.]

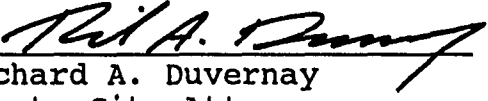
3. A San Ysidro Development Permit is not required for the Development Services Department to issue permits for tenant improvements and facade improvements that do not increase the square-foot floor area of the structure.

B. through G. [No changes except for global changes referenced in Sections 1 through 7 above.]

Section 12. 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


Richard A. Duvernay
Deputy City Attorney

RAD:lc
05/17/94
05/25/94 COR.COPY
06/21/94 COR.COPY
09/22/94 COR.COPY
Or.Dept:Bldg.Insp.
O-94-104
Form=o+t

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~
NEW LANGUAGE: Shaded

AN ORDINANCE AMENDING THE SAN DIEGO MUNICIPAL CODE BY CHANGING ALL REFERENCES TO DEPARTMENT OF BUILDING INSPECTION, BUILDING INSPECTION DEPARTMENT OR BUILDING INSPECTION TO READ DEVELOPMENT SERVICES DEPARTMENT IN SPECIFIED SECTIONS OF CHAPTERS I, II, III, IV, IX, X, AND XI; BY CHANGING ALL REFERENCES TO DIRECTOR OF BUILDING INSPECTION, DIRECTOR OF BUILDING INSPECTION DEPARTMENT, DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT AND BUILDING INSPECTION DIRECTOR TO READ DEVELOPMENT SERVICES DIRECTOR IN SPECIFIED SECTIONS OF CHAPTERS IX AND X; BY CHANGING ALL REFERENCES TO THE ENGINEERING AND DEVELOPMENT DEPARTMENT, ENGINEERING & DEVELOPMENT DEPARTMENT, AND THE DEPARTMENT OF ENGINEERING AND DEVELOPMENT TO READ ENGINEERING DEPARTMENT AND ALL REFERENCES TO ENGINEERING AND DEVELOPMENT DIRECTOR TO READ ENGINEERING DIRECTOR IN SPECIFIED SECTIONS OF CHAPTERS I, II, AND X; BY CHANGING ALL REFERENCES TO NEIGHBORHOOD CODE COMPLIANCE DEPARTMENT TO READ DEVELOPMENT SERVICES DEPARTMENT IN CHAPTER X, ARTICLE 1, DIVISION 5, SECTION 101.0580; BY CHANGING ALL REFERENCES TO DIRECTOR OF NEIGHBORHOOD CODE COMPLIANCE DEPARTMENT AND DIRECTOR OF THE NEIGHBORHOOD CODE COMPLIANCE DEPARTMENT TO READ DEVELOPMENT SERVICES DIRECTOR IN SPECIFIED SECTIONS OF CHAPTER X; BY CHANGING ALL REFERENCES TO PLANNING DEPARTMENT TO READ DEVELOPMENT SERVICES DEPARTMENT IN SPECIFIED SECTIONS OF CHAPTERS II, IV, V, VI, IX, X, AND XI; BY CHANGING ALL REFERENCES TO PLANNING DIRECTOR TO READ DEVELOPMENT SERVICES DIRECTOR IN SPECIFIED SECTIONS OF CHAPTERS II, V, VI, VIII, IX, X, AND XI; BY AMENDING SPECIFIED SECTIONS IN CHAPTER V, ARTICLE 9.5, DIVISION 5; BY AMENDING SPECIFIED SECTIONS IN CHAPTER VI, ARTICLE 9, DIVISIONS 1 AND 2; BY AMENDING SPECIFIED SECTIONS IN CHAPTER X, ARTICLE 1, DIVISIONS 2, 4, 5, 8, 9, AND 11; BY AMENDING SPECIFIED SECTIONS IN CHAPTER X, ARTICLE 3, DIVISIONS 2, 3, 5, 6, 7, 10, 11, 16, 20, 21, AND 22; ALL RELATING TO THE REORGANIZATION OF THE BUILDING INSPECTION DEPARTMENT, THE ENGINEERING AND DEVELOPMENT DEPARTMENT, THE NEIGHBORHOOD CODE COMPLIANCE DEPARTMENT AND THE PLANNING DEPARTMENT.

Section 1. Change all references to Department of Building Inspection, Building Inspection Department or Building Inspection

to read Development Services Department:

Chapter I: 11.0210
Chapter II: 22.1801
Chapter III: 33.3540 33.3552
Chapter IV: 42.0167
Chapter IX:

91.0106 91.0303 91.2905
91.0203 91.0304 91.8603

92.0201 92.0205 92.0504
92.0202 92.0301

93.0110 93.0302 93.0401
93.0301 93.0306

95.0204 95.0208
95.0207 95.0209

98.0420 98.0421 98.0422

99.0202 99.0302

Chapter X, Article 1:

101.0260(E) 101.0260(J)

101.0414(E) 101.0445 101.0456(D) (5)
101.0444(H) & (L) 101.0452.5(D) 101.0458(C)

101.0518(H) 101.0550(F) 101.0570 101.0581(D) (10)

101.0620(F) (5)

101.1101.18 101.1114(C)

101.1910

101.2001(C)

Chapter X, Article 3:

103.0203(B) (1)

103.0412

103.0704 103.0710

103.0905(A) 103.0906(D)

103.1204

103.1303(A)

103.1404

103.1504(B)

103.1602(G) 103.1602(H)

103.1703

103.1904(B) (5) 103.1933

103.2004(B) (2)

103.2104(C)

103.2203(A) (2) 103.2203(B)

Chapter XI: 111.1302

Section 2. Change all references to Director of Building Inspection, Director of Building Inspection Department, Director of the Building Inspection Department and Building Inspection

Director to read Development Services Director:

Chapter IX: 91.0203

Chapter X:

103.0203(B) (1)

103.0607(B) (8)

103.1004(A) 103.1004(E)

103.2004(C) (6)

Section 3. Change all references to the Engineering and Development Department, Engineering & Development Department, and the Department of Engineering and Development to read Engineering Department and all references to Engineering and Development Director to read Engineering Director:

Chapter I: 11.0210

Chapter II: 22.0207

22.0706

22.1801

Chapter X, Article 1:

101.0407 101.0454(I) (3) (b) 101.0462

101.0550

Chapter X, Article 2:

102.0303

102.0411.1

Chapter X, Article 3:

103.0210

103.0606 103.0607

103.0704 103.0712

103.0906

103.1209

103.1421 103.1421

103.1504

103.1703

103.1904 103.1933

103.2105 103.2112

103.2203

Section 4. Change all references to Neighborhood Code Compliance Department to read Development Services Department:

Chapter X: 101.0580(C) 101.0580(D)

Section 5. Change all references to Director of Neighborhood Code Compliance Department and Director of the Neighborhood Code Compliance Department to read Development Services Director:

Chapter X:

101.0580(E) (1) 101.0580(E) (2) (A) 101.0580(F)

101.1101.1

Section 6. Change all references to Planning Department to read Development Services Department:

Chapter II: 22.2401 (including the title)

Chapter IV: 42.0908

Chapter V: 55.0889.0201

Chapter VI: 65.0209.5

Chapter IX: 99.0504

Chapter X, Article 1:

101.0101.34	101.0101.55	101.0101.95
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101.0201	101.0212
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101.0303

101.0407	101.0454 (E) (1)	101.0457.5 (A) (2)
101.0410	101.0454 (G)	101.0457.5 (G)
101.0414	101.0454 (H)	101.0457.5 (H)
101.0427 (D) (4)	101.0455.4 (D)	101.0460 (E) (2) (a)
101.0427.1 (D) (6)	101.0456 (D) (1) (a)	101.0462
101.0452.5 (D)	101.0457.5 (A) (1)	101.0480 (E) (10)

101.0502 (F)	101.0511 (D)	101.0516
101.0510 (D)	101.0512 (B)	101.0550
101.0510 (I) (2)	101.0513	101.0560 (E)
101.0510 (J)	101.0514 (C)	101.0582 (D)
101.0510 (L)	101.0515 (B)	

101.0604	101.0631
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101.0815	101.0821 (C)
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101.0901 (D)	101.0920 (H)	101.0994.1
101.0901 (G)	101.0920 (L)	101.0996
101.0901 (H)	101.0930	101.0998
101.0910 (H)		

101.1002	101.2002G
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101.1101.125(A) (3)

101.2002(H)

Chapter X, Article 2:

102.0201

102.0300	102.0302
102.0301	102.0303(F)

102.0805	102.0806
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Chapter X, Article 3:

103.0202	103.0209(B)	103.0210
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103.0302.2(B)	103.0304.2(F)	103.0304.6(E)
103.0302.3(G)	103.0304.3(F)	103.0305
103.0304.1(G)	103.0304.4(C)	

103.0408(F) (2)	103.0409
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103.0606(A)	103.0607(A)
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103.0704(F)	103.0707(B)
103.0706	103.0709(G)

103.0902	103.0906(B)	103.0957(F)
103.0905(A)	103.0950	

103.1108(D)

103.1208(E) (4)	103.1208(E) (4)	103.1209
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103.1422	103.1424
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103.1602(C)

103.1708(N) (4)

103.2104(C) 103.2104 (Appendix C.1. at B.3.)

103.2203(B)

Chapter X, Article 4:

104.0100.8

Chapter XI:

111.0506

111.0603

111.0803 111.0804

111.0902 111.0907

111.1010

111.1202(b) 111.1204
111.1203 111.1208

Section 7. Change all references to Planning Director to
read Development Services Director:

Chapter II: 22.2401

Chapter V: 55.0889

Chapter VI, Article 2:

62.0107 62.0108

62.0209

62.0410 62.0418 62.0420

Chapter VI, Article 9:

69.0205 69.0215 69.0218

69.0206	69.0216	
<u>Chapter VIII:</u>	84.03	
<u>Chapter IX:</u>		
91.0204	91.8602	
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95.0102	95.0111	
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<u>Chapter X, Article 1:</u>		
101.0204	101.0260	
<hr/>		
101.0304		
<hr/>		
101.0403	101.0432	101.0455.4
101.0403.1	101.0434.1	101.0456(C)
101.0404	101.0435.1	101.0456(D) (2) (g)
101.0405	101.0435.2	101.0457.5(A)
101.0407	101.0436	101.0457.5(B)
101.0410	101.0437	101.0457.5(C)
101.0414	101.0440	101.0457.5(F)
101.0418	101.0441	101.0457.5(H)
101.0421.1	101.0444(D) (2)	101.0457.5(K)
101.0423	101.0444(E)	101.0458
101.0426	101.0444(H) (1)	101.0459
101.0426.1	101.0444(H) (2)	101.0460(E) (2) (a)
101.0427	101.0444(I)	101.0462
101.0427.1	101.0444(J)	101.0463
101.0428	101.0454(H)	101.0480
101.0430	101.0454(I) (4)	
	101.0455.1	
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101.0500	101.0511	101.0570
101.0502	101.0513	101.0581
101.0510(B)	101.0518	101.0582
101.0510(I) (2)	101.0550	
101.0510(L)	101.0560	
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101.0610		
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101.0702	101.0703	101.0713
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101.0835		
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101.0901(B)	101.0910(H)	101.0920(L)
101.0901(E) (6)	101.0910(L)	101.0930(B)
101.0901(H)	101.0920(E)	101.0930(H)
101.0901(J)	101.0920(H)	101.0930(J)
101.0910(E)	101.0920(I) (title)	

101.1002

101.1101.162

101.1208

101.2002(I)

Chapter X, Article 2:

102.0102

102.0203	102.0206
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102.0301	102.0303	102.0312
102.0302	102.0307	102.0326

102.0807	102.0808	102.0809
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Chapter X, Article 3:

103.0101(C)

103.0202(A)	103.0203	103.0210
103.0202(B)	103.0206	

103.0302.1	103.0304.1(H)	103.0304.6(E)
103.0302.2(A)	103.0304.2(G)	103.0305
103.0302.3(B)	103.0304.3	
103.0302.3(D)	103.0304.4	

103.0408	103.0416
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103.0607(B) (4)	103.0607(B) (9)	103.0613
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103.0704	103.0708	103.0713
103.0706(F)	103.0709	103.0714(E)
103.0707	103.0710(A)	

103.0906	103.0919	103.0948
103.0907	103.0929	103.0957

103.1004(B)(4)	103.1004(E)	
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103.1102(A)(1)	103.1102(D)	103.1107
103.1102(B)	103.1103	103.1108(E)
103.1102(C)		

103.1204	103.1208	
103.1206	103.1209	
Appendix C of Chapter X, Article 3, Division 12		

103.1303	103.1306	
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103.1405	103.1420	103.1424
103.1406	103.1422	

103.1504	103.1513	
103.1512(B)	103.1514(B)	

103.1602	103.1606	
103.1604	103.1607	

103.1703	103.1706	
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103.2103	103.2105	103.2109
103.2104	103.2106	

103.2203

Chapter X, Article 5:

105.0205	105.0209	
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Chapter XI:

111.0802

111.0904

111.1204 111.1209
111.1206 111.1214

SEC. 59.5.0201 Establishment of Noise Abatement and Control Administrator

There is hereby established within the ~~Building Inspection~~ ~~Neighborhood Code Compliance~~ Department of The City of San Diego the function of Noise Abatement and Control Administration which shall be administered by the ~~Noise Abatement Officer~~ ~~Director of the Neighborhood Code Compliance Department~~ (hereinafter referred to as the "Administrator"). ~~In the performance of such duties as may be established, the Administrator shall be required to possess sufficient background and as is set forth in the Manual of Class Specifications for The City of San Diego.~~

SEC. 59.5.0206 The San Diego City Noise Map

A. The official record of noise levels in the City of San Diego shall be the San Diego City Noise Map. The ~~Administrator~~ ~~Development Services Director~~ shall compile existing records of sound level measurements and noise prediction models available to The City of San Diego, and take further sound level measurements as necessary. From these records, measurements and models, the ~~Administrator~~ ~~Development Services Director~~ shall determine Community Noise Equivalent Levels (CNEL) for The City of San Diego. The map shall be sufficiently detailed to enable a resident to locate his/her place of residence. Where adequate data are available the map shall be marked with isograms of CNEL

O 18088

at 60 decibels, and at five-decibel intervals above 60 decibels.

B. At least once each year the ~~Administrator-Development~~
~~Services Director~~ shall revise the San Diego City Noise Contours,
correcting any inadequacies that may have become evident
particularly from noise measurements made during the preceding
year.

C. Any person may request the ~~Administrator-Development~~
~~Services Director~~ to accept for a location within the City of San
Diego, a CNEL where none is predicted by the San Diego City Noise
Map or which differs from the predicted one, subject to the
following requirements. The request shall be accompanied by an
estimate of the annual CNEL at the place that is based on a
survey of noise there that includes essentially continuous
measurement of the sound level over a period of at least two
weeks, and appropriate information about the noise-making
activity in the area during the test period and during the
preceding year. These two items shall be such as to support the
stated estimate of annual CNEL within an accuracy of two
decibels. The survey and estimate of annual CNEL for the
specific date and place shall be made by a qualified acoustical
consultant at the expense of the applicant.

SEC. 59.5.0207 Board for Abatement and Control of Noise

A. and B. [No changes except for global changes referenced
in Sections 1 through 7 above.]

C. Powers and Duties

1. and 2. [No changes except for global changes
referenced in Sections 1 through 7 above.]

3. The Director of ~~Building Inspection-Neighborhood~~

~~Code Compliance~~ Department shall act as Secretary to the Board. The Secretary shall cause minutes of each meeting of the Board to be kept accurately and distributed promptly. ~~He-The Director~~ shall cause appropriate written notice of each forthcoming meeting to be given to all members of the Board and to persons who have business with the Board. ~~He~~ ~~The Director~~ shall procure, prepare, and distribute to members of the Board information which the Board, or any of its members, may require for transcription of business of the Board.

SEC. 69.0109 Definitions

[No changes to the first paragraph.]

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

(c) The term "DEP" means the Development and Environmental Planning Division of the ~~Planning-Development Services~~ Department.

(d) The term "~~Deputy-Director~~" means the ~~Deputy-Director~~ of the ~~Development and Environmental Planning Division of the~~ ~~Planning-Development Services~~ Department.

SEC. 69.0204 Powers and Duties of the Development and Environmental Planning Division

The ~~Deputy-Director~~ shall be responsible for conducting environmental reviews and making determinations in accordance with CEQA regarding the environmental significance of projects and the type of environmental documents required for all projects or activities that are subject to discretionary approval by the City proposed by private applicants, the City, or other public agencies. DEP shall also conduct those activities, prepare

appropriate reports and perform such services as set forth in this Article, CEQA, and the State CEQA Guidelines. The requirements for the preparation of environmental documents should not cause undue delays in the processing of applications for permits or other entitlements for use.

DEP shall establish and maintain that degree of independence in the performance of its functions and duties as will assure the City Council, the City Manager, the Planning Commission and the people of the City of San Diego that the review and analysis of the environmental consequences of projects under its purview, whether beneficial or detrimental, are in accordance with CEQA; are independent and wholly objective and are not prepared for the purpose of either supporting or detracting from any project, plan or position, whether advanced by the City, the Planning Department—~~itself~~, ~~the Development Services Department~~, any other governmental agency, a developer, a citizen or a group of citizens. DEP shall, in addition, work with and encourage project applicants to incorporate and effect all feasible environmental mitigation measures or project alternatives to minimize, if not preclude, adverse impacts to the environment from the project, consistent with CEQA.

SEC. 101.0202 Approval Required Before Issuance of Permit

Notwithstanding any other section of this Code to the contrary, the Department of Public Health and the ~~Development Services~~ Department of ~~Building Inspection Director~~ shall not issue any permit for the installation of fixtures or equipment, or for the erection, construction, conversion, establishment, alteration or enlargement of any building, structure, or

improvement in any portion of the City until the development plans have been reviewed and conformity to Chapter X of the Municipal Code has been established by ~~either the Planning Development Services Department or the Department of Building Inspection Director~~ and a stamp of approval ~~of either the Planning Department or the Department of Building Inspection~~ has been obtained by the applicant or owner, and every application for a permit shall state therein the purpose for which the proposed building, structure or improvement is intended to be used.

SEC. 101.0212 Enforcement Authority and Remedies

(a) Enforcement Authority. The Directors of the ~~Planning Development Services~~ Department and the Neighborhood Code Compliance Department are authorized to administer and enforce the provisions of this Chapter. The Directors shall coordinate and develop programs and policies for the consistent and uniform enforcement of this Chapter. The Directors and their designated Enforcement Officials may exercise any enforcement powers as set forth in Division 1, Article 2 of Chapter I of this Code. The Directors may also promulgate policies and regulations reasonably necessary to implement the intent and provisions of this Chapter.

(b) through (e) [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC. 101.0444 Airport Environs Overlay Zone

A. through C. [No changes except for those global changes referred to in Sections 1 through 7 above.]

D. PERMITTED BUILDINGS, STRUCTURES AND USES.

[No changes in text of the first paragraph.]

The ~~Building Inspection Development Services~~ Department shall not issue a permit for new construction, floor area additions, expansion or changes in use except as indicated in Section 101.0444(D) until compliance with this section has been determined by the ~~Planning Development Services~~ Director ~~or the Building Inspection Director~~.

E. through F. [No changes except for those global changes referred to in Sections 1 through 7 above.]

G. DEVELOPMENT REVIEW.

No discretionary or administrative permit and no building permit may be issued for any development or use within the sixty (60) or greater CNEL contour, or within an Accident Potential Zone as identified in the current Comprehensive Land Use Plan, until such development or permitted use has been reviewed, found compatible with this section and approved by the ~~Planning Development Services~~ Director ~~or the Building Inspection~~ Director.

H. CONTENT OF PLAN SUBMITTAL.

[No changes in text of the first paragraph.]

1. through 4. [No changes except for those global changes referred to in Sections 1 through 7 above.]

5. Noise Mitigation Measures. When applicable, sound attenuation measures to be applied in the development shall be identified, together with an analysis of the noise insulation effectiveness of the proposed construction showing that the prescribed interior noise level requirements are met. If allowable interior noise levels are met by requiring that windows be unopenable, the design

for the structure must also specify the means that will be employed to provide ventilation to provide a habitable interior environment. No building permit shall be issued until the ~~Building Inspection Development Services~~ Department ~~or the Planning Director~~ has reviewed and approved all structural plans so as to ensure that the construction materials utilized are such that sound attenuation yields an interior average sound level at or below that indicated in the adopted Comprehensive Land Use Plan.

6. [No changes except for those global changes referred to in Sections 1 through 7 above.]

I. through L. [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC. 101.0454 H.R. (Hillside Review) Overlay Zone

A. through D. [No changes except for those global changes referred to in Sections 1 through 7 above.]

E. HILLSIDE REVIEW PERMIT

1. through 8. [No changes except for those global changes referred to in Sections 1 through 7 above.]

9. The decision of approving, conditionally approving or denying the application shall include the findings of fact relied upon by the decisionmaker. The decision shall be filed with the City Clerk, the ~~Planning Development Services~~ Department, and the ~~Engineering and Development~~ Department, and the ~~Building Inspection~~ Department and a copy shall be mailed to the applicant.

10. [No changes except for those global changes

referred to in Sections 1 through 7 above.]

F. through K. [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC. 101.0456 Mission Trails Design District:

A. through C. [No changes except for those global changes referred to in Sections 1 through 7 above.]

D. PROCEDURES FOR PERMIT APPLICATION AND REVIEW

1. and 2. [No changes except for those global changes referred to in Sections 1 through 7 above.]

3. Referral

The ~~Building Inspection Director and the City Engineer~~ shall refer all applications under Section 101.0456(D)(1) to the ~~Planning Development Services~~ Department.

4. and 5. [No changes except for those global changes referred to in Sections 1 through 7 above.]

E. [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC. 101.0457.5 Administrative Procedures

A. through C. [No changes except for those global changes referred to in Sections 1 through 7 above.]

D. DECISION OF A HEARING OFFICER ON TYPE B APPLICATIONS

1. through 3. [No changes except for those global changes referred to in Sections 1 through 7 above.]

4. A copy of the permit and the written findings of fact shall be filed with the City Clerk, the ~~Planning Development Services~~ Department ~~and the Director of Building Inspection~~, and shall be mailed to the applicant and to the appropriate Community Planning Committee.

E. through K. [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC. 101.0480 SCR (Sensitive Coastal Resource) Overlay Zone

A. through D. [No changes except for those global changes referred to in Sections 1 through 7 above.]

E. SENSITIVE COASTAL RESOURCE OVERLAY ZONE PERMIT PROCEDURES

1. through 7. [No changes except for those global changes referred to in Sections 1 through 7 above.]

8. Filing the Action. The decision on the application shall be filed with the City Clerk, the ~~Planning-Development Services~~ Department, the Engineering and ~~Development~~ Department, and ~~the Building Inspection Department~~ and a copy shall be mailed to the applicant.

9. and 10. [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC. 101.0510 Conditional Use Permit

A. through D. [No changes except for those global changes referred to in Sections 1 through 7 above.]

E. ACTION OF THE DECISIONMAKER

1. and 2. [No changes except for those global changes referred to in Sections 1 through 7 above.]

3. The decision to approve, conditionally approve or deny the Conditional Use Permit shall be in writing and include a finding of facts showing whether the conditional use fulfills or fails to fulfill the requirements set forth in Section 101.0510(E)(1). The written decision shall be filed with the City Clerk, the ~~Planning-Development Services~~

Department, ~~the Director of Building Inspection~~ and the County Recorder of San Diego County. A copy of the decision shall be mailed to the applicant. The written decision shall not be filed with the County Recorder if the Conditional Use Permit is denied.

4. [No changes except for those global changes referred to in Sections 1 through 7 above.]

F. through H. [No changes except for those global changes referred to in Sections 1 through 7 above.]

I. RESCISSION OF PERMIT BY APPLICANT PRIOR TO INITIATION OF USE

1. and 2. [No changes except for those global changes referred to in Sections 1 through 7 above.]

3. Upon receipt of the request the ~~Planning Development Services~~ Director shall cause preparation of a written declaration rescinding the Conditional Use Permit. The declaration shall be filed with the City Clerk, the ~~Planning Development Services~~ Director, ~~the Director of Building Inspection~~ and the County Recorder of San Diego County. A copy of the declaration shall be mailed to the owner of the subject property. The permit shall become void when the declaration is recorded by the County Recorder or 120 calendar days after the ~~Planning Development Services~~ Department receives the written request, whichever occurs later.

J. through M. [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC. 101.0822 Shared Parking

In all Commercial Zones and commercial areas within Planned Districts, shared parking may be permitted by the ~~Planning Development Services Director or Building Inspection Director~~ in accordance with "Process One," subject to the following:

1. through 5. [No changes except for those global changes referred to in Sections 1 through 7 above.]

6. Subsequent modifications to the structure or change in tenant occupancy shall require review by the ~~Planning Development Services~~ Director for conformance to this section and Section 101.0830.

7. [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC 101.0901 Planned Residential Developments

A. through D. [No changes except for those global changes referred to in Sections 1 through 7 above.]

E. DECISION PROCESS

1. through 4. [No changes except for those global changes referred to in Sections 1 through 7 above.]

5. A copy of these written findings of fact shall be filed with the City Clerk, ~~and the Planning Development Services~~ Department ~~and the Building Inspection Director~~, and shall be mailed to the applicant and to the Community Planning Chairman.

6. [No changes except for those global changes referred to in Sections 1 through 7 above.]

F. through N. [No changes except for those global changes referred to in Sections 1 through 7 above.]

O. CERTIFICATE OF OCCUPANCY

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

P. [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC. 101.0910 Planned Commercial Developments

A. through H. [No changes except for those global changes referred to in Sections 1 through 7 above.]

I. DECISION PROCESS

1. through 3. [No changes except for those global changes referred to in Sections 1 through 7 above.]

4. A copy of this written decision shall be filed with the City Clerk, ~~and the Planning Development Services Department and the Building Inspection Director~~, and shall be mailed to the applicant and the chairperson of the Community Planning Committee.

J. through O. [No changes except for those global changes referred to in Sections 1 through 7 above.]

P. CERTIFICATE OF OCCUPANCY

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

Department.

SEC. 101.0920 Planned Industrial Developments

A. through H. [No changes except for those global changes referred to in Sections 1 through 7 above.]

I. DECISION OF THE ~~PLANNING-DEVELOPMENT SERVICES~~ DIRECTOR

1. and 2. [No changes except for those global changes referred to in Sections 1 through 7 above.]

3. A copy of the written decision shall be filed with the City Clerk, ~~and the Planning-Development Services Department and the Building Inspection Director~~, and shall be mailed to the applicant and the Chairperson of the Community Planning Committee.

J. through P. [No changes except for those global changes referred to in Sections 1 through 7 above.]

Q. CERTIFICATE OF OCCUPANCY

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

SEC. 101.0930 Planned Infill Residential Developments

A. through D. [No changes except for those global changes referred to in Sections 1 through 7 above.]

E. DECISION PROCESS

1. through 4. [No changes except for those global changes referred to in Sections 1 through 7 above.]

5. A copy of these written findings of fact shall be

filed with the City Clerk, and the ~~Planning-Development Services~~ Department and the ~~Building Inspection Director~~, and shall be mailed to the applicant and to the Community Planning Chairman.

F. through N. [No changes except for those global changes referred to in Sections 1 through 7 above.]

O. CERTIFICATE OF OCCUPANCY

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

P. [No changes except for those global changes referred to in Sections 1 through 7 above.]

SEC. 101.1101.162 ~~Planning-Development Services~~ Director

The ~~Development Services~~ Director ~~of the Planning Department~~ or a designated representative.

SEC. 103.0202 Administrative Regulations

A. and B. [No changes except for global changes referenced in Sections 1 through 7 above.]

C. PROJECT REVIEW ADMINISTRATION

1. Application

[No changes in text of first paragraph.]

a. [No changes except for global changes referenced in Sections 1 through 7 above.]

b. All submittals shall illustrate the following:

(1) through (4) [No changes except for global changes referenced in Sections 1 through 7 above.]

(5) Any other information deemed necessary by the ~~Development Services Director, or Board, and Building Inspection Director~~ to evaluate the project for compliance with the regulations contained herein and other applicable laws and regulations.

2. Decision Process

a. and b. [No changes except for global changes referenced in Sections 1 through 7 above.]

c. Within sixty (60) calendar days after the submission of a complete application to the ~~Building Inspection~~ ~~Development Services~~ Department or the Engineering and ~~Development~~ Department, which shall include completed environmental review, the ~~Planning~~ ~~Development Services~~ Director shall ~~send~~ ~~issue~~ his/her a decision in writing to the Director of the ~~Building Inspection~~ Department or the Director of the Engineering and ~~Development~~ Department with the application and documents, except when the applicant requests and receives approval from the ~~Planning~~ ~~Development Services~~ Director for an extension of time.

d. [No changes except for global changes referenced in Sections 1 through 7 above.]

D. and E. [No changes except for global changes referenced

in Sections 1 through 7 above.]

SEC. 103.0203 Special Permits

[No changes in text of first paragraph.]

A. [No changes except for global changes referenced in Sections 1 through 7 above.]

B. HISTORIC AND ARCHITECTURALLY SIGNIFICANT STRUCTURES

[No changes in text of first paragraph.]

1. [No changes except for global changes referenced in Sections 1 through 7 above.]

2. Exceptions

a. and b. [No changes except for global changes referenced in Sections 1 through 7 above.]

c. In approving or conditionally approving any exception the "Hearing Officer" shall make a written finding specifying facts relied upon in rendering its decision. A copy of this written finding, together with all evidence presented, including plans required elsewhere in Division 2 of this Article shall be filed in the Office of the City Clerk, and the ~~Development Services~~ Department of Building Inspection, and the ~~Planning~~ Department.

3. and 4. [No changes except for global changes referenced in Sections 1 through 7 above.]

C. through F. [No changes except for global changes referenced in Sections 1 through 7 above.]

SEC. 103.0302.3 Procedures for Permits Application and Review

A. ~~A La Jolla Shores Planned District Permit Applications~~

~~for permits shall be made in accordance with issued pursuant to~~
the Municipal Code, Chapter IX, and Chapter VI, Article 2, before
the commencement of any work in the erection of any new building
or structure, or remodeling, alteration, addition, or demolition
of any existing building or structure within the Planned District
or any grading or landscaping. ~~Approval of the Planning Director~~
~~A La Jolla Shores Planned District Permit~~ is not required for
interior modifications, repairs or remodeling, nor any exterior
repairs or alterations for which a permit is not now required.

B. [No changes except for global changes referenced in
Sections 1 through 7 above.]

C. ~~The Building Inspection Director and the City Engineer~~
shall refer all applications made under ~~"A."~~ Section
~~103.0302.3(A)~~ above to the ~~Planning Development Services~~
Director.

D. [No changes except for global changes referenced in
Sections 1 through 7 above.]

E. Within 60 days after the submission of a complete
application to the ~~Planning Development Services~~ Director, the
~~Planning Development Services~~ Director shall ~~as required above,~~
send ~~his~~ the decision in writing to the applicant, ~~Building~~
~~Inspection Director~~ and City Engineer, except when the applicant
requests or agrees to an extension of time.

F. and G. [No changes except for global changes referenced
in Sections 1 through 7 above.]

H. ~~A La Jolla Shores Planned District Permit is not~~
~~required for~~ All other applications made under the Building Code
and not under Section 103.0302.3 or involving interior work and

not subject to any regulation contained within this Division shall be processed in the normal manner without referral to or approval by the Planning Department.

SEC. 103.0506 ~~Planning Department Approval Mission Beach Planned District Permit Required Before Issuance of Building Permit~~

The ~~Development Services~~ Department of ~~Building Inspection~~ shall not issue any permit for the installation of fixtures or equipment, or for the erection, construction, conversion, establishment, alteration or enlargement of any building, structure or improvement, or for the occupancy of any building or structure in any portion of the Mission Beach Planned District until ~~approval of the Planning Department~~ a ~~Mission Beach Planned District Permit~~ has been obtained from the ~~Development Services Department~~ by the applicant or owner. Each application for a permit shall state therein the purpose for which the proposed building, structure or improvement is intended to be used.

SEC. 103.0607 Administration

A. [No changes except for global changes referenced in Sections 1 through 7 above.]

B. PROCEDURES FOR REVIEW

1. through 7. [No changes except for global changes referenced in Sections 1 through 7 above.]

8. Following approval of the development plan approval and subject to the consent of the Planning Director by the Planning Commission, the Building Inspection ~~Development Services~~ Director or City Engineer shall issue the permit(s) for any work requested which conforms to City regulations, except as provided in Section

103.0607(B)(9).

9. [No changes except for global changes referenced in Sections 1 through 7 above.]

SEC. 103.0710 Regulations for Historic and Architecturally Significant Structures

A. [No changes except for global changes referenced in Sections 1 through 7 above.]

B. REMOVAL OF DAMAGED HISTORIC STRUCTURES

In the event any building or structure deemed by the Historic Site Board to have architectural or historic significance is damaged by earthquake, fire, or act of God to such an extent that in the opinion of the Planning Director and the ~~Building Inspection~~ Development Services Director it cannot reasonably be repaired and restored, the same may be removed upon issuance of a permit for said removal, subject to Section 103.0704, ~~Paragraph (F)~~.

SEC. 103.1004 ~~Planning~~ Development Services Department Approval Required before Issuance of Planned District Permit

A. APPLICATION

Applications for a building permit shall be made to the ~~Building Inspection~~ Development Services Department. ~~Before the permit may be approved by the Building Inspection Director, The~~ Development Services Department shall not issue any building permit for the commencement of any work in the erection of any new building or structure, or remodeling, alteration, addition, requiring a building permit, or demolition of any existing building or structure within the Planned District, or any building or structure which is moved into the Planned District,

or grading, ~~approval of the Planning Director shall be until a~~ Planned District Permit is obtained. Applications for permits shall be made in accordance with the San Diego Municipal Code, Chapter IX and Chapter VI, Article 2.

B. [No changes except for global changes referenced in Sections 1 through 7 above.]

C. REFERRAL

The ~~Building Inspection Director and City Engineer~~ shall refer all applications to the Planning Development Services Director.

D. DETERMINATION

The Planning Development Services Director may approve or deny, in accordance with "Process One", applications for the permits described in Section 103.1004(A). The Planning Development Services Director shall provide a statement that the project does or does not conform to the regulations contained herein. In the event the Planning Development Services Director determines that the proposed project does not conform to the regulations contained herein, the specific facts on which that determination is based shall be included in a written decision and provided to the applicant.

The ~~Building Inspection Development Services~~ Director may ~~approve-waive the requirements contained in this Division to~~ issue a building or construction related permit applications of an emergency nature ~~without prior approval of the Planning Director~~ if such actions are to correct any condition which renders a building unsafe. ~~All such actions by the Building Inspection Director shall be immediately reported to the Planning~~

~~Director.~~

E. [No changes except for global changes referenced in Sections 1 through 7 above.]

SEC. 103.1102 Administrative Regulations

A. GENERAL PROVISIONS

1. [No changes except for global changes referenced in Sections 1 through 7 above.]

2. The ~~Development Services~~ Department ~~of Building Inspection~~ shall not issue any building permit for the erection, construction, conversion, establishment, alteration or enlargement of any building or structure in any portion of the Otay Mesa Development District until ~~approval of the Planning Department~~ ~~an Otay Mesa Development Permit~~ has been obtained by the applicant or owner. Each application for a building permit or occupancy permit shall state therein the purpose for which the proposed building, structure or improvement is intended to be used. Approval of the ~~Planning Development Services~~ Director is not required for interior modifications, repairs or remodeling, nor any exterior repairs or alterations for which a building permit or occupancy permit is not required.

3. through 7. [No changes except for global changes referenced in Sections 1 through 7 above.]

B. through D. [No changes except for global changes referenced in Sections 1 through 7 above.]

SEC. 103.1602 Administrative Regulations

A. [No changes except for global changes referenced in Sections 1 through 7 above.]

B. ACTIVITIES REGULATED

1. [No changes except for global changes referenced in Sections 1 through 7 above.]

2. ~~The Development Services Department of Building Inspection~~ shall not issue any permit for such activities in any portion of the Centre City East Planned District until ~~approval by the Planning Department or his designated representative~~ a Centre City East Planned District Permit has been obtained.

3. and 4. [No changes except for global changes referenced in Sections 1 through 7 above.]

C. through K. [No changes except for global changes referenced in Sections 1 through 7 above.]

SEC. 103.1605 Land Use Regulations by Subdistricts

A. [No changes except for global changes referenced in Sections 1 through 7 above.]

B. EXCEPTIONS FOR HISTORIC AND ARCHITECTURALLY SIGNIFICANT STRUCTURES

The ~~Planning Development Services~~ Director may grant a special use permit for an exception to the land-use regulations in ~~SEC. Section~~ 103.1605, when such exception is necessary to permit the preservation or restoration of a historic or architecturally significant building, structure or site. This provision shall not apply where building code or fire code requirements are involved.

The ~~Planning Development Services~~ Director shall refer all applications or an exception under this section to the Historical Site Board for a report and recommendations. In making a

decision, the ~~Planning-Development Services~~ Director shall make a written finding that shall specify facts relied upon in rendering ~~his-the~~ decision. A copy of this written finding, together with all evidence presented to the ~~Planning-Development Services~~ Director, shall be filed with the ~~Planning-Development Services~~ Director's decision in the office of the City Clerk, ~~and the Development Services Department of Building Inspection, and the Planning Department.~~ The written finding and decision shall be mailed to the applicant and shall be subject to appeal as provided in ~~SEC. Section~~ 103.1602.

[No changes to remaining portion of Section 103.1605.]

SEC. 103.2004 Administrative Regulations

A. and B. [No changes except for global changes referenced in Sections 1 through 7 above.]

C. MARINA PLANNED DISTRICT PERMIT PROCESS

1. through 5. [No changes except for global changes referenced in Sections 1 through 7 above.]

6. Issuance of Planned District Permit.

If CCDC finds that the One Hundred ~~Percent~~ (100%) Construction Drawings conform to the Conditional Planned District Permit, then the applicant may apply for any other necessary permits from the ~~Building Inspection Director,~~ ~~Planning-Development Services~~ Director or City Engineer or other applicable governmental agency.

7. and 8. [No changes except for global changes referenced in Sections 1 through 7 above.]

SEC. 103.2104 Permit Application, Review and Issuance

A. GENERAL

1. ~~The Planning, Building Inspection-Development Services~~ and/or Engineering and Development Departments shall not issue any permit for the erection, construction, conversion, alteration, enlargement or establishment of any structure, sign or use, or for the grading of any project located within the Mission Valley Planned District until approval of the Planning Director has been obtained by the applicant.

2. and 3. [No changes except for global changes referenced in Sections 1 through 7 above.]

B. through D. [No changes except for global changes referenced in Sections 1 through 7 above.]

SEC. 103.2203 Applicable Requests

A. GENERAL PROVISIONS

1. and 2. [No changes except for global changes referenced in Sections 1 through 7 above.]

3. ~~The Building Inspection-A San Ysidro Development Permit is not required for the Development Services Department may to~~ issue permits for tenant improvements and facade improvements that do not increase the square-foot floor area of the structure, ~~without approval of the Planning Department.~~

B. through G. [No changes except for global changes referenced in Sections 1 through 7 above.]

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06/21/94 and 09/22/94 COR.COPIES
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O-94-104

JUL 25 1994

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

Council Members	Yeas	Nays	Not Present	Ineligible
Harry Mathis	<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"/>
Christine Kehoe	<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"/>
Barbara Warden	<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"/>
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 *Marjell G. Salazar*, 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

JUL 05 1994, and on JUL 25 1994

~~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 *Marjell G. Salazar*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number 0-18088 Adopted JUL 25 1994

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CITY ADMINISTRATION BLDG.
202 C STREET
SAN DIEGO, CA 92101

IN THE MATTER OF

NO.

AN ORDINANCE AMENDING THE SAN DIEGO MUNICIPAL CODE...

ORDINANCE NUMBER 0-18088 (NEW SERIES)

AN ORDINANCE AMENDING THE SAN DIEGO MUNICIPAL CODE BY CHANGING ALL REFERENCES TO DEPARTMENT OF BUILDING INSPECTION, BUILDING INSPECTION DEPARTMENT OR BUILDING INSPECTION TO READ DEVELOPMENT SERVICES DEPARTMENT IN SPECIFIED SECTIONS OF CHAPTERS I, II, III, IV, IX, X, AND XI; BY CHANGING ALL REFERENCES TO DIRECTOR OF BUILDING INSPECTION, DIRECTOR OF BUILDING INSPECTION DEPARTMENT, DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT AND BUILDING INSPECTION DIRECTOR TO READ DEVELOPMENT SERVICES DIRECTOR IN SPECIFIED SECTIONS OF CHAPTERS IX AND X BY CHANGING ALL REFERENCES TO THE ENGINEERING AND DEVELOPMENT DEPARTMENT, ENGINEERING & DEVELOPMENT DEPARTMENT, AND THE DEPARTMENT OF ENGINEERING AND DEVELOPMENT TO READ ENGINEERING DEPARTMENT AND ALL REFERENCES TO ENGINEERING AND DEVELOPMENT DIRECTOR TO READ ENGINEERING DIRECTOR IN SPECIFIED SECTIONS OF CHAPTERS I, II, AND X; BY CHANGING ALL REFERENCES TO NEIGHBORHOOD CODE COMPLIANCE DEPARTMENT TO READ DEVELOPMENT SERVICES DEPARTMENT IN CHAPTER X, ARTICLE 1, DIVISION 5, SECTION 101.0580; BY CHANGING ALL REFERENCES TO DIRECTOR OF NEIGHBORHOOD CODE COMPLIANCE DEPARTMENT AND DIRECTOR OF THE NEIGHBORHOOD CODE COMPLIANCE DEPARTMENT TO READ DEVELOPMENT SERVICES DIRECTOR IN SPECIFIED SECTIONS OF CHAPTER X; BY CHANGING ALL REFERENCES TO NEIGHBORHOOD CODE COMPLIANCE DEPARTMENT TO READ DEVELOPMENT SERVICES DEPARTMENT IN CHAPTER X, ARTICLE 1, DIVISIONS 5, SECTION 101.0580; BY CHANGING ALL REFERENCES TO PLANNING DEPARTMENT TO READ DEVELOPMENT SERVICES DEPARTMENT IN SPECIFIED SECTIONS OF CHAPTERS II, IV, V, VI, IX, X, AND XI; BY CHANGING ALL REFERENCES TO PLANNING DIRECTOR TO READ DEVELOPMENT SERVICES DIRECTOR IN SPECIFIED SECTIONS OF CHAPTERS II, V, VI, VIII, IX, X, AND XI; BY AMENDING SPECIFIED SECTIONS IN CHAPTER V, ARTICLE 9.5, DIVISION 5; BY AMENDING SPECIFIED SECTIONS IN CHAPTER VI, ARTICLE 9, DIVISIONS 1 AND 2; BY AMENDING SPECIFIED SECTIONS IN CHAPTER X, ARTICLE 1, DIVISIONS 2, 4, 5, 9, AND 11; BY AMENDING SPECIFIED SECTIONS IN CHAPTER X, ARTICLE 3, DIVISIONS 2, 3, 5, 6, 7, 10, 11, 16, 20, 21 AND 22; ALL RELATING TO THE REORGANIZATION OF THE BUILDING INSPECTION DEPARTMENT, THE ENGINEERING AND DEVELOPMENT DEPARTMENT, THE NEIGHBORHOOD CODE COMPLIANCE DEPARTMENT AND THE PLANNING DEPARTMENT.

This ordinance contains non-substantive housekeeping provisions which re-delegates departmental responsibility for planning and building inspection services, all of which are under the administrative authority of the City Manager. Additionally, the ordinance changes the name of the Building Inspection Department to the Development Services Department and changes the name of the Engineering and Development Department to the Engineering Department.

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 JUL 05 1994. Passed and adopted by the Council of the City of San Diego on JUL 25 1994.

AUTHENTICATED BY:

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

(SEAL)

By MARY CEPEDA, Deputy

Pub. Aug. 8

288337

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 0-18088

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:

AUG. 8

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

Dated at San Diego, California this 8th day of AUG., 19 94.

Corey Donahue
(Signature)

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