

(O-98-69)

ORDINANCE NUMBER O- **18493** (NEW SERIES)

ADOPTED ON **APR 07 1998**

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 22 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.2203, 103.2204, AND 103.2205, ALL RELATING TO SAN YSIDRO IMPLEMENTING ORDINANCE.

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

Section 1. That Chapter X, Article 3, Division 22, of the San Diego Municipal Code is amended by amending section 103.2203, to read as follows:

**SEC. 103.2203 Applicable Requests**

A. GENERAL PROVISIONS

1. Where not otherwise specified in this division the following provisions of the Land Development Code apply:

Chapter 11 (Land Development Procedures);

Chapter 12 (Land Development Reviews) except Article 6, Division 6 (Planned Development Permit Procedures);

Chapter 13 (Zones);

Chapter 14, Article 1 (Separately Regulated Use Regulations);

Chapter 14, Article 2, Division 1 (Grading Regulations);

Chapter 14, Article 2, Division 2 (Drainage Regulations);

Chapter 14, Article 2, Division 3 (Fence Regulations);

Chapter 14, Article 2, Division 4 (Landscaping Regulations);  
Chapter 14, Article 2, Division 5 (Parking Regulations);  
Chapter 14, Article 2, Division 6 (Public Facility Regulations);  
Chapter 14, Article 2, Division 8 (Refuse and Recyclable Materials Storage);  
Chapter 14, Article 2, Division 12 (Sign Regulations);  
Chapter 14, Article 3 (Supplemental Development Regulations) except Division 4  
(Planned Development Permit Regulations);  
Chapter 14, Article 4 (Subdivision Regulations);  
Chapter 14, Article 5 (Building Code Regulations);  
Chapter 14, Article 6 (Electrical Code Regulations); and  
Chapter 14, Article 7 (Plumbing and Mechanical Code Regulations).

Where there is a conflict between the Land Development Code and this division, this division applies.

2. No permit may be issued for the erection, construction, establishment, or enlargement of any structure or for the occupancy of any building or structure or for the grading, subdivision or street actions for any site shown on Map Drawing No. C-801.2 in the San Ysidro community until an applicant obtains approval from the appropriate decision maker in compliance with the development criteria for this Planned District. Applications for grading permits, tentative maps and street actions shall not be accepted unless concurrent application is made for a San Ysidro Development Permit and/or building permit, or until the City Manager determines such action may proceed independent of said permits.

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

4. The procedure for application and for taking action on requests for variance, conditional use permit, subdivision, and change of street name shall be the same as set forth in Land Development Code Chapter 12, Article 5 (Subdivision Procedures) and Chapter 12, Article 6 (Development Permit Procedures).

5. Any change in use shall require landscaping, fencing, signage, outdoor storage enclosures, on-site parking where possible, and a toxics disclosure statement where applicable to be provided as required by the regulations of this planned district.

#### B. MINISTERIAL REVIEW

1. Applications for building permits for additions consisting of less than 25 percent of the gross square foot floor area of the existing structure for up to 1,000 square feet and attached to the existing structure shall be made pursuant to Land Development Code Chapter 12, Article 9, Division 1 (General Construction Permit Procedures and Authorities) and Chapter 12, Article 9, Division 2 (Building Permit Procedures) and shall be reviewed for conformance with the development standards of this Planned District in accordance with Process One.

2. Additions greater than 25 percent to less than 50 percent of the gross square foot floor area of an existing structure, commercial development less than 5,000 square feet, and industrial development less than 7,000 square feet shall be reviewed for conformance with the development standards of this Planned District in accordance with

Process One.

### C. ADMINISTRATIVE REVIEW

The City Manager may conduct further review and approve or deny an application for an exception from the provisions of the San Ysidro Implementing Ordinance in accordance with Process Two, when the application is for limited relief in the case of new construction or remodeling which would result in a finished product (all structures on the premises) deviating 20 percent or less from applicable development regulation pertaining to: required yards or setbacks, offsetting planes, or coverage. However, the City Manager shall require additional landscaping that may be feasibly placed on the site or parkway according to City-wide landscape standards, and/or other architectural features or improvements. The City Manager shall in no case provide administrative review or approve an application for an exception from floor area ratio, height, density, amount of parking, or use. The decision of the City Manager shall be based upon substantial conformance with the regulations and the purpose and intent of the San Ysidro Implementing Ordinance. The granting of a deviation shall be for the purpose of providing design flexibility resulting in a project which benefits surrounding properties and the community. The City Manager's decision may be appealed to the Board of Zoning Appeals in accordance with Land Development Code Section 112.0504.

### D. SAN YSIDRO DEVELOPMENT PERMIT

1. [No change.]
2. An application for a San Ysidro Development Permit, including fees or deposits, shall be processed in the same manner as an application for a Site Development

Permit, in accordance with Land Development Code Chapter 11, Article 2 (Required Steps in Processing) and Chapter 12, Article 6, Division 5 (Site Development Permit Procedures).

3. An application for a San Ysidro Development Permit may be approved, conditionally approved or denied, by a Hearing Officer, in accordance with Process Three. The Hearing Officer's decision may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0506. If the Hearing Officer determines that the application is complete and conforms with all City regulations, policies, guidelines, design standards and density, the Hearing Officer may approve or conditionally approve a San Ysidro Development Permit if all of the following facts exist:

a. through c. [No change.]

d. The proposed use will comply with the relevant regulations in the Municipal Code.

4. [No change.]

5. Prior to the Hearing Officer taking action on an application for a San Ysidro Development Permit, copies of the application shall be forwarded and reviewed by the San Ysidro Community Planning Committee. The Community Planning Committee shall provide the Hearing Officer with a written recommendation on the application within 30 calendar days of receipt of the proposal.

6. [No change.]

E. [No change.]

## F. FENCING

All fences constructed on site shall be of wrought iron, wood, concrete or other masonry materials. Plant materials, including thorned species, may be used in lieu of fencing where appropriate. Plant material fencing shall be installed and maintained in accordance with the provisions of Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations). All other applicable provisions of Land Development Code Chapter 14, Article 2, Division 3 (Fence and Wall Regulations), apply. Chain-link fencing may be allowed in accordance with Land Development Code Chapter 14, Article 2, Division 3, and for temporary security of unsafe structures or sites.

## G. NEIGHBORHOOD FOCUS

Additional focused development criteria are established per neighborhood/special district requirements as contained in Appendix C, page 2, of this division.

Section 2. That Chapter X, Article 3, Division 22, of the San Diego Municipal Code is amended by amending section 103.2204, to read as follows:

### **SEC. 103.2204 Commercial Zone Regulations -- CSF, CSR and CT**

#### A. ZONES AND CATEGORIES -- PURPOSE AND INTENT

1. Design Zones. The design zones are provided to utilize the urban design features of the community. The intent is to establish zones that are tailored to the specific functions of the commercial entities.

a. The CSF zone is intended to allow for commercial strip development with parking in the front or side of the building. These zones are applied to accommodate existing development patterns or encourage patterns that are deemed to be

appropriate because of the urban design features anticipated for the area. The focus is on automobile-oriented establishments where the primary commercial function is geared to a single stop activity.

b. The CSR Zone is intended to allow for commercial strip development with parking to the rear or side of the building. This zone is suggested in those areas where pedestrian activity is predominant.

c. The CT Zone is intended to allow for a commercial center area that generally contains its own internal vehicular circulation and parking system and functions as an independent entity. It is expected that this zone will accommodate commercial areas of activity that have numerous retail commercial facilities available in close proximity.

2. Use Categories are established to determine which use activities are appropriate for each design zone. The uses are assigned in conjunction with the land use designations of the San Ysidro Community Plan.

a. The Neighborhood-Commercial Category-1 is primarily intended to accommodate shopping areas that provide convenience goods and specialized office and professional services for residential neighborhoods. Since these individual areas will normally be of limited size, it is important to emphasize the local needs. The development standards in this division are designed to minimize possible conflicts with adjacent residential uses.

b. The Community-Commercial Category-2 is intended to accommodate a wide variety of community shopping and business needs and services

which are both retail and wholesale in nature. Since the uses in this category service larger areas and therefore have considerable impact on the adjacent land uses and circulation patterns, these areas must be sensitively selected and located in the community.

c. The Recreational-Commercial Category-3 is intended to provide for establishments catering to the lodging, dining, and general entertainment uses of the community and for visitors to the community.

#### B. PERMITTED USES

1. No building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered, or enlarged, nor shall any premises be used except for one or more of the uses permitted in the zones in Appendix A of this division.

2. Exception: Community commercial category- 2 uses may be permitted in neighborhood commercial category-1 zones where the subject property has direct vehicle access from two streets classified as Major Streets. For this exception, all approved community commercial uses will be specified as conditions of a San Ysidro Development Permit.

#### C. MINIMUM LOT AREAS AND DIMENSIONS

1. Minimum lot areas and dimensions required within the respective commercial zones and categories shall be as shown in Table I below:

TABLE I OF SECTION 103.2204  
COMMERCIAL ZONES  
MINIMUM LOT AREAS AND DIMENSIONS  
(Linear Feet)

Minimum

Minimum Dimensions



Zone	Area (Sq. Ft.)	Street Frontage	Interior	Width Corner	Depth
CSF-1	5,000	50	50	60	100
CSR-1	5,000	50	50	60	100
CSF-2,3	10,000	100	100	100	100
CSR-2,3	10,000	100	100	100	100
CT-1,2,3	10,000	100	100	100	100

2. Exception. Any lot which qualifies under the definition of a lot as set forth in Land Development Code Section 113.0103 and Section 113.0237 and which does not comply in all respects with the minimum lot dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

#### D. YARD REQUIREMENTS

1. Yard requirements for properties in the respective commercial categories shall be as shown in Table II below:

TABLE II OF SECTION 103.2204  
COMMERCIAL ZONES  
MINIMUM YARD DIMENSIONS  
(Linear Feet)

Zone	Front Yard Min.	Side Yard Int.	Side Yard Street	Rear Yard
CSF 1,2,3	20	0(1)	10(2)	0(1)
CSR 1,2,3	0	0(1)	10(2)	0(1)
CT	15	0(1)	15	0(1)

(1) If adjacent to residentially zoned property, provide a 15-foot building setback with the exception that the first story can be placed along the property line (0-foot setback) provided that the second story is stepped back 15 feet. In all cases, the building shall be set back or stepped back from the required setback or property line an additional distance of 3 feet for each story

above 2 stories.

(2) Where the lot is less than 50 feet in width, the minimum Street Side Yard shall be as follows:

Lot Width	No. of Feet
45 up to 50 feet	9
40 up to 45 feet	8
35 up to 40 feet	7
30 up to 35 feet	6
less than 30 feet	5

#### E. MAXIMUM BUILDING HEIGHT, LOT COVERAGE, AND FLOOR AREA

#### RATIOS

The maximum lot coverage, building heights and floor area ratios permitted in the

C zones shall be as shown on Table III:

TABLE III OF SECTION 103.2204

#### MAXIMUM LOT COVERAGE, BUILDING HEIGHTS AND FLOOR AREA RATIOS -- COMMERCIAL ZONES

Zone	Building		FAR
	Coverage	Height	
CSF-1	50%	(1)	0.50
CSF-2,3	50%	--	0.50
CSR-1,2,3	75%	--	0.75
CT-1,2,3	35%	--	1.00

(1) 24 feet if flat roof, 30 feet if structure has roof with pitch of 3:12 or steeper.

#### F. SIGNS

Land Development Code Chapter 14, Article 2, Division 12 (Sign Regulations)

apply in this Planned District.

#### G. WALLS

Prior to the use or occupancy of any premises, a solid fence or wall not less than 6 feet in height shall be constructed along all portions of the perimeter of said premises that abut residentially zoned property; provided, however, that within any required front yard or street side yard such wall shall be reduced to 3 feet in height.

#### H. OUTDOOR STORAGE

Outdoor storage of merchandise, material or equipment shall be permitted only when incidental to a permitted use located on the same premises, and provided that:

1. The storage area shall be completely enclosed by solid fences, walls or buildings or a combination thereof. Said walls shall be not less than 6 feet in height.

2. There shall be no outdoor storage of merchandise, materials, equipment or other goods to height greater than that of any enclosing wall or building.

#### I. OFF-STREET PARKING REGULATIONS

Parking shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

#### J. SITE LANDSCAPE REQUIREMENTS

Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations).

#### K. DRIVEWAYS

Curb cuts for driveways shall comply with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

#### L. OFF-STREET LOADING FACILITIES

Loading or unloading facilities shall be so sized and located so as to not permit trucks in required front or street side yards during loading and unloading activities.

#### M. SPECIAL REGULATIONS

##### 1. Hours of Operation

In the zones with a Category 1 designation, no permitted use shall commence operating prior to 6:00 a.m. nor continue later than 12:00 midnight of any day.

##### 2. Lighting

Artificial lighting used to illuminate the premises shall be directed away from adjacent properties.

##### 3. Offsetting Planes and Building Facade Variation Requirement

a. Offsetting plane -- The particular facade, side or elevation of a building which faces the front and street side property line, shall have building variations in a minimum of three separate planes for up to 50 feet of horizontal building wall elevation. A separate building plane shall be provided for each additional 25 feet of building elevation or part thereof. A separate building plane is distinguished by an average horizontal difference of 2 feet measured perpendicular to the subject plane. No single plane shall total more than 50 percent or less than 20 percent of the building elevation area (Appendix B, Illustration 2); and

b. Building Facade Variation -- The particular face, side or elevation of the building which faces the front and street side property line, shall have building facade variations in a minimum of three separate materials, textures, colors, or any combination thereof. No single variation shall total less than 20 percent nor more

than 50 percent of the building elevation area.

#### B. PERMITTED USES

Permitted uses are those listed in Appendix A of this division.

Section 3. That Chapter X, Article 3, Division 22, of the San Diego Municipal Code is amended by amending section 103.2205, to read as follows:

### **SEC. 103.2205 Industrial Zone Regulations -- I-1**

#### A. PURPOSE AND INTENT

1. The Light Industrial I-1 Zone is intended to provide for a wide range of manufacturing, light industrial uses and certain heavy commercial uses such as lumber yards which are not commonly found in shopping centers.

2. The standards and regulations in the I-1 zone are designed to permit development and use of property in a manner that is consistent with efficient industrial operation, while at the same time providing proper safeguards for adjoining industrial and non-industrial properties.

3. The I-1 zone is intended to provide quality development, decrease land use conflicts and provide maximum employment opportunities.

#### B. PERMITTED USES

No building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premise be used except for one or more of the uses listed for applicable zones in Appendix A of this division.

#### C. PROPERTY DEVELOPMENT REGULATIONS

1. Minimum lot areas and dimensions required within the respective industrial zones shall be as shown on Table I below.

TABLE I OF SECTION 103.2205

INDUSTRIAL ZONE  
MINIMUM LOT AREAS AND DIMENSIONS

Zone	Area (Sq. ft.)	Street Frontage	Lot Width	Lot Depth
I-1	10,000	100	100	100

2. Exception: Any lot which qualifies under the definition of a lot as set forth in Land Development Code Section 113.0103 and Section 113.0237 and which does not comply in all respects with the minimum lot dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

D. YARD REQUIREMENTS

Yard requirements for properties in the respective industrial zones are as shown in Table II below:

TABLE II OF SECTION 103.2205

YARDS

Zone	Front Yard	Side Yard (Interior)	Side Yard (Street)	Rear Yard
I-1	10 ft.	0 ft.(1)	10 ft.	15 ft.(2)

- (1) Interior side yard abutting residentially zoned property: 25 ft.
- (2) Rear yard abutting residentially zoned property: 25 ft.

E. MAXIMUM BUILDING HEIGHT, LOT COVERAGE, AND FLOOR

AREA RATIOS

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

TABLE III OF SECTION 103.2205

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

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

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

F. SIGNS

Land Development Code Chapter 14, Article 2, Division 12 (Sign Regulations) applies to the maintenance and use of signs in this planned district.

G. WALLS

Prior to the use or occupancy of any premises, a wall not less than 6 feet in height shall be constructed along all portions of the perimeter of said premises that abut residentially zoned property; provided, however, that within any required front yard or street side yard, such wall shall be reduced to 3 feet in height.

H. OUTDOOR STORAGE

Outdoor storage of merchandise, material or equipment shall be permitted only when incidental to a permitted use located on the same premises, and provided that:

1. The storage area shall be completely enclosed by walls or buildings or a combination thereof. Said walls shall be not less than 6 feet in height.
2. There shall be no outdoor storage of merchandise, materials,

equipment or other goods to height greater than that of any enclosing walls, or building.

#### I. OFF-STREET PARKING REGULATIONS

Parking shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

#### J. SITE LANDSCAPE REQUIREMENTS

Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations).

Landscaping requirements for this planned district apply to all industrial uses which existed on the effective date of Ordinance No. O-17548. Required landscaping must be installed within five years of the effective date of O-17548.

#### K. DRIVEWAYS

Curb cuts for driveways shall be provided to comply with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

#### L. OFF-STREET LOADING FACILITIES

Loading or unloading facilities shall be so sized and located so as to not permit trucks in required front or street side yards during loading and unloading activities.

#### M. SPECIAL REGULATIONS

##### 1. Lighting

Artificial lighting used to illuminate the premises shall be directed away from adjacent properties.



## 2. Building Modulation or Offsetting Planes and Building Facade

### Variation Requirement

a. Building Modulation - The particular face, side or elevation of a building which faces the front, street side, and alley property lines shall have building breaks or modulations which vary in setback by at least 2 feet for each 20 feet of the particular facade or building elevation. The differential offset shall extend for a minimum distance of 4 feet. The face of the building will be offset in plan for each floor (Appendix B, Illustration 1); or

b. Offsetting Plane - The particular face, side or elevation of a building which faces the front, street side, and alley property lines, shall have building variations in a minimum of 3 separate planes. A separate building plane is distinguished by an average horizontal or vertical difference of 2 feet measured perpendicular to the subject plane. No single plane shall total more than 50 percent or less than 20 percent of the building elevation area (Appendix B, Illustration 2); and

c. Building Facade Variation - The particular face, side, or elevation of a building which faces the front, street side, or alley property line, shall have building facade variations in a minimum of 3 separate materials, textures, colors, or any combination thereof. No single variation shall total less than 20 percent nor more than 50 percent of the building elevation area.

### N. ENVIRONMENTAL EFFECTS

The following effects and toxic materials shall be controlled through the conditions of a San Ysidro Development Permit, where the permit is required.

1. Air contaminants, including but not limited to smoke, charred paper, dust, soot, grime, carbon, noxious acids, toxics, fumes, gases, odors, or particulate matter, or any combination thereof or any emissions that endanger human health, cause damage to vegetation or property or cause soiling.

2. Loud, unnecessary or unusual noise which endangers health, peace or safety of others, or objectionable changes in temperature or direct or sky-reflected glare.

3. Radioactivity or electrical disturbance which unduly interferes with the normal operation of equipment or instruments.

4. Toxic Materials. Application for industrial uses shall include a County of San Diego, Department of Health Services Hazardous Materials Management Division Toxics Disclosure Statement and completed Hazardous Materials Management Questionnaire, and a completed City of San Diego Fire Department hazardous materials information form (Form FPB-500). The Development Services Department will meet with the Fire Department, the County of San Diego Department of Health Services and the Air Pollution Control District where necessary to determine the need for mitigating measures to reduce the risk of potential contaminants. Any decision of the Hearing Officer may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0506.

**APPENDIX A  
PERMITTED USES  
of  
SAN YSIDRO PLANNED DISTRICT**

Legend: P = Permitted  
- = Not Permitted  
L = Subject to Limitations  
SP= Special Permit

	COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	EXPLANATION OF "L" LIMITATIONS
	1	2	3	I-1	
<b>PERMITTED USES</b>					
<b>RESIDENTIAL</b>					
Single family dwellings	-	-	-	-	
Two-family dwellings	-	-	-	-	
Apartment houses (no temporary residence)	-	-	-	-	
Boarding and lodging houses (not a residential care facility)	-	-	-	-	
Child day care center	SP	SP	-	-	
Churches, temples or buildings of a permanent nature used for religious purposes	SP	SP	SP	-	
Companion units	-	-	-	-	
Elderly or handicapped housing	-	-	-	-	
Fraternities, sororities	-	-	-	-	
Guest quarters	-	-	-	-	
Institutions/home-full time child care (maximum 15 children under 16 years)	L(1)	L(1)	-	-	
City operated branch library	P	P	P	P	
Mobilehome (1) temporary watchman	SP	SP	SP	SP	
Mobile home park	-	-	-	-	
Parks and playgrounds--public	-	-	-	-	
Real estate offices/model homes (temporary) new subdivisions	-	-	-	-	
Residential care facilities	-	-	-	-	
Schools, limited to primary, elementary, junior high and senior high	-	-	-	-	

**COMMERCIAL**

**Establishments engaged in the retail, wholesale, service or office uses for the following unless otherwise indicated**

Advertising, secretarial & telephone answering services	-	P	P	P
Agencies for tickets, travel & car rental	-	P	P	P
Ambulance service	-	P	-	P

Animal hospital	-	SP	-	SP	
Antique shops	-	P	P	-	
Apparel shops	P	P	P	-	
Art stores and art galleries	-	P	P	-	
Automobile & truck sales, rental agencies (usable vehicles only)	-	L	L	P	CT-2-3 only
Automobile wash establishment	-	P	L	-	CSF-3 only
Automobile paint & repair	-	SP	-	SP	CSF and CT Zones only
Automobile service stations/gas stations	SP	SP	SP	SP	
Bakeries and bakery products	P	P	-	P	
Banks, savings, & loans	P	P	P	P	
Barber shops	P	P	P	-	
Beauty shops	P	P	P	-	
Bicycle shops	P	P	-	-	
Boat sales agencies	-	P	-	P	
Book stores	P	P	P	-	
Building materials stores (2)	-	P	-	P	
Business machine sales display & service	-	P	L	-	CSF-3 only
Catering services	-	P	P	P	
Cleaning & dyeing works (including rugs, carpets, and upholstery) (3) (4)	-	P	-	P	
Cocktail lounges	-	SP	SP	-	
Communication facilities	-	P	-	P	
Confectioneries	P	P	P	P	
Curtain, drapery and upholstery shops	-	P	-	P	
Custom shop for curtains, draperies, floor coverings, upholstery and wearing apparel	-	P	-	P	
Dairy stores, including drive-ins	L	L	L	-	Drive-ins in CSF or CT zones only
Delicatessens	P	P	P	P	
Drafting and blueprint services	-	P	-	P	
Drug stores	P	P	-	-	
Dry cleaning establishments (no truck delivery of finished cleaning)	P	P	P	P	
Dry cleaning & laundry agencies and self-service dry cleaning & laundry establishments	P	P	P	P	
Electronic data processing, tabulating, and record keeping services	-	P	-	P	
Employment agencies	-	P	-	P	
Equipment and tool rental establishments (no man-ridden equipment)	-	P	-	P	
Feed stores	-	P	-	P	
Financial institutions	-	P	-	P	
Florists	P	P	P	-	
Florist supplies	-	P	P	P	
Food stores	P	P	P	-	
Frozen food lockers	-	P	-	P	
Funeral parlors	-	P	-	-	
Furniture stores	-	P	-	P	
Gift shops	P	P	P	-	
Greeting card shops	P	P	P	-	
Gymnasium and health studios	-	P	P	P	
Hardware stores	-	P	-	P	

Hobby shops	P	P	-	-
Hospital/veterinary clinic	-	SP	-	SP
Hotels, motels, and time-share projects (5)	-	-	P	-
Ice delivery stations	-	P	-	P
Interior decorators	-	P	-	P
Jewelry stores	P	P	P	-
Labor unions (no hiring halls) & trade associations	-	P	-	P
Laundromats	P	P	P	-
Leather goods and luggage shops	-	P	P	-
Liquor stores	-	SP	SP	-
Lithography shops	-	P	-	P
Locksmith shops	-	P	-	P
Medical, dental, biological, and X-ray laboratories	-	P	-	P
Medical appliance sales	-	P	-	P
Mexican insurance	-	L	L	-
Money exchange	-	L	L	-
Motor vehicle, parts and accessories, retail sale of new items only	-	P	-	P
Moving and household storage facilities	-	-	-	P
Music stores, video stores	P	P	P	-
Newspaper plants	-	-	-	SP
Nurseries (plants)	-	P	-	P
Office furniture and equipment sales	-	P	-	P
Offices: business and professional (6)	P	P	P	P
Paint and wallpaper stores	-	P	-	-
Parking lots - commercial	-	SP	SP	SP
Pawn shops	-	P	-	-
Pet stores	P	P	-	-
Pharmacies	P	P	P	-
Photographic equipment, supplies and film processing stores	-	P	P	-
Photographic studios and retail outlets	-	P	P	-
Plumbing shops (2)	-	P	-	P
Post offices	SP	SP	SP	SP
Private clubs, fraternal organizations and lodges	-	SP	SP	SP
Public-body operated buildings and uses	-	SP	SP	SP
Radio, television and home appliance repair shops	-	P	-	P
Radio and television broadcasting studios	-	SP	-	SP
Recreational facilities (2,500 sq. ft. maximum floor area)	-	P	P	P
Recreational facilities; including bowling lanes, miniature golf courses, skating rinks, gymnasiums, and health centers	-	SP	SP	SP
Restaurants, drive-thru and drive-in	-	L	-	-
Restaurants and bars with incidental entertainment and dancing	-	SP	SP	-
Restaurants (excluding sale of intoxicating beverages, drive-in & drive-thru, and incidental entertainment)	P	P	P	P
Rug and carpet stores	-	P	P	-
Shoe stores	P	P	P	-

See Map Drawing No.  
C-801.2, Sheet 2  
See Map Drawing No.  
C-801.2, Sheet 2

CSF or CT Zones only

Shoe repair shops	P	P	-	-
Sporting goods stores	P	P	P	P
Stationers	P	P	-	-
Studios for teaching of art, dancing and music	SP	SP	SP	SP
Theaters	-	SP	SP	-
Trade and business schools	-	P	-	P
Trailer sales agencies	-	P	-	P
Travel bureaus	P	P	P	-
Variety stores	-	P	P	-
Wedding chapels	-	P	-	-
Wholesaling or warehousing of goods and merchandise associated with the primary on-site use provided that the floor area occupied for such use per establishment does not exceed 25% of the building gross floor area (3).	-	P	-	P

## INDUSTRIAL

Establishments engaged in the manufacturing, fabricating, assembly, testing repair, servicing and processing of the following (for service, retail, wholesale or rental uses, see listings under commercial uses)

Aircraft manufacturing and assembly	-	-	-	P
Aircraft parts other than engines	-	-	-	P
Apparel belts	-	-	-	P
Apparel except leather and fur goods	-	-	-	P
Audio products	-	-	-	P
Awnings - metal, wood or canvas	-	-	-	P
Bags, except textile bags	-	-	-	P
Bakery products	-	-	-	P
Beverages	-	-	-	P
Brooms and brushes	-	-	-	P
Cabinet making	-	-	-	P
Coated, plated and engraved metal	-	-	-	SP
Communication equipment	-	-	-	P
Concrete and clay products	-	-	-	SP
Confectionery and related products	-	-	-	P
Costume jewelry, costume novelties button, and miscellaneous notions	-	-	-	P
Cut stone and stone products	-	-	-	P
Cutlery, hand tools and general hardware	-	-	-	P
Diecut paper and paperboard, cardboard	-	-	-	P
Dress and work gloves, except knit and leather products	-	-	-	P
Drugs	-	-	-	P
Electric lighting and wiring equipment	-	-	-	P
Electric industrial apparatus	-	-	-	P
Electronic components and accessories	-	-	-	P
Electronic computing equipment other than desk top machines	-	-	-	P

Envelopes	-	-	-	P
Fabricated textile products	-	-	-	P
Fabricated wire products	-	-	-	P
Farm machinery and equipment	-	-	-	P
Furniture and fixtures	-	-	-	P
Glass containers	-	-	-	P
Glassware, pressed and blown	-	-	-	P
Guided missiles and space vehicles	-	-	-	P
Hats, caps and millinery	-	-	-	P
Jewelry, silverware and plated ware	-	-	-	P
Laboratories - research, development, testing	-	-	-	SP
Lamp shades, except metal and glass	-	-	-	P
Luggage	-	-	-	P
Metal cans	-	-	-	P
Mill work	-	-	-	P
Miscellaneous apparel and accessories	-	-	-	P
Motor vehicles, parts and accessories	-	-	-	P
Mortician's goods	-	-	-	P
Musical instruments and parts	-	-	-	P
Office machine	-	-	-	P
Paperboard containers and boxes	-	-	-	P
Pens, pencils and other office and other office and artists' materials	-	-	-	P
Perfumes, cosmetics and other toilet preparations	-	-	-	P
Plumbing fixtures and heating apparatus	-	-	-	P
Pottery and related products	-	-	-	P
Professional, scientific and controlling instruments	-	-	-	P
Photographic and optical goods, watches and clocks	-	-	-	P
Radio and television receiving sets, except communication types	-	-	-	P
Roasted coffee and coffee products	-	-	-	P
Robes and dressing gowns	-	-	-	P
Service industry machines	-	-	-	P
Sighting and fire-control equipment	-	-	-	P
Special industry machinery, except metal-working machinery	-	-	-	P
Toys, amusements, sporting and athletic goods	-	-	-	P
Umbrellas, parasols and canes	-	-	-	P
Wooden containers	-	-	-	P

**Establishments engaged in the wholesale  
distribution of the following:**

Automotive equipment	-	-	-	P
Drugs, chemicals and allied products	-	-	-	P
Dry goods and apparel	-	-	-	P
Flowers and florist supplies	-	-	-	P
Groceries and related products, except poultry and poultry products, fish and seafood, and fruit and vegetables	-	-	-	P

Electrical goods	-	-	-	P
Hardware, plumbing, heating equipment and supplies	-	-	-	P
Machinery, equipment and supplies, except farm machinery and equipment	-	-	-	P
Tobacco and tobacco products	-	-	-	P
Beer, wine and distilled alcoholic beverages	-	-	-	P
Paper, paper products and kindred supplies	-	-	-	P
Office and home furniture and furnishings	-	-	-	P

**Establishments engaged in the following:**

Data processing services	-	P	-	P
Motion picture production	-	-	-	P

**The following establishments:**

Carpenter shops	-	-	-	P
Metal working shops	-	-	-	SP
Lumber yards	-	-	-	P
Machine shops	-	-	-	P
Public utility substations	-	P	-	P
Regional and headquarters offices of businesses, industries and governmental agencies	-	-	-	P
Storage garages	-	-	-	P
Welding shops	-	-	-	SP

**The following business and professional establishments:**

Accountants	-	P	-	P
Architects	-	P	-	P
Attorneys	-	P	-	P
Contractors	-	P	-	P
Engineers	-	P	-	P
Financial institutions	-	P	-	P
Insurance agencies	-	P	-	P
Photographers	-	P	-	P
Real estate brokers	P	P	-	-
Surveyors	-	P	-	P
Graphic Artists	-	P	-	P
Business machine sales, display and service	-	P	-	P
Drafting and blueprinting	-	P	-	P
Electronic data processing	-	P	-	P
Tabulating and record-keeping services	-	P	-	P
Labor unions and trade associations	-	-	-	P
Addressing and secretarial services	-	P	-	P

Any other use which the Planning Commission may find to be similar in character or compatible to the uses permitted in the specific zone or zones. The adopted resolution embodying such finding shall be filed in the Office of the City Clerk. Any other use allowed with a Conditional Use Permit decided in accordance with Process Five as identified in Section 103.0105.



Footnotes to Appendix A

- (1) No overnight residents permitted.
- (2) Open storage areas completely enclosed by walls or buildings, or a combination thereof, not less than six feet in height, and provided also there shall be no outdoor storage or merchandise, materials, equipment, or other goods, to a height greater than that of any enclosing wall or building.
- (3) Must be entirely within closed building.
- (4) Ten employees, maximum.
- (5) Single room occupancy hotels are not a permitted use.
- (6) Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance agencies, medical clinics (no overnight patients), photographers, real estate brokers, securities brokers, surveyors and graphic artists.

[End of Appendix A]

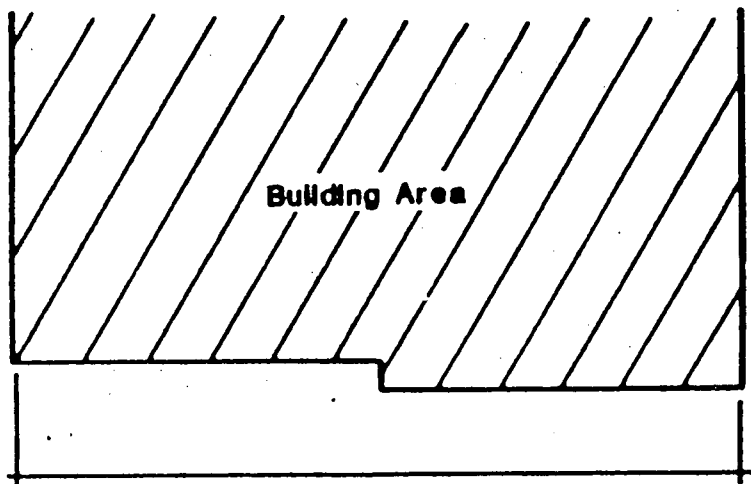
Section 4. This ordinance shall take effect and be in force on May 1, 1998 or on the date the Coastal Commission unconditionally certifies the provisions subject to Coastal Commission jurisdiction as a local coastal program amendment, whichever is later.

APPROVED: CASEY GWINN, City Attorney

By Prescilla Dugard  
Prescilla Dugard  
Deputy City Attorney

PD:cdk  
03/05/98  
Or.Dept:Dev.Svcs.  
O-98-69

## FACADE MODULATION EXAMPLE



STANDARDS FOR FACADE MODULATION  
ARE TO BE CALCULATED AS FOLLOWS:

WHERE: X=LENGTH IN FEET OF THE FRONT  
OF A BUILDING AND:  
Y=THE NUMBER OF  
MINIMUM OFFSETS:

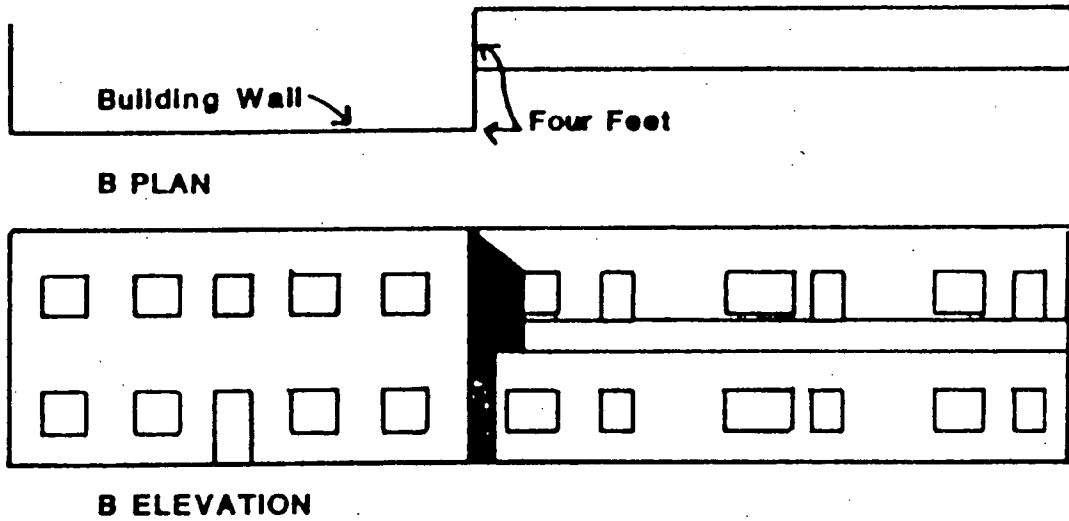
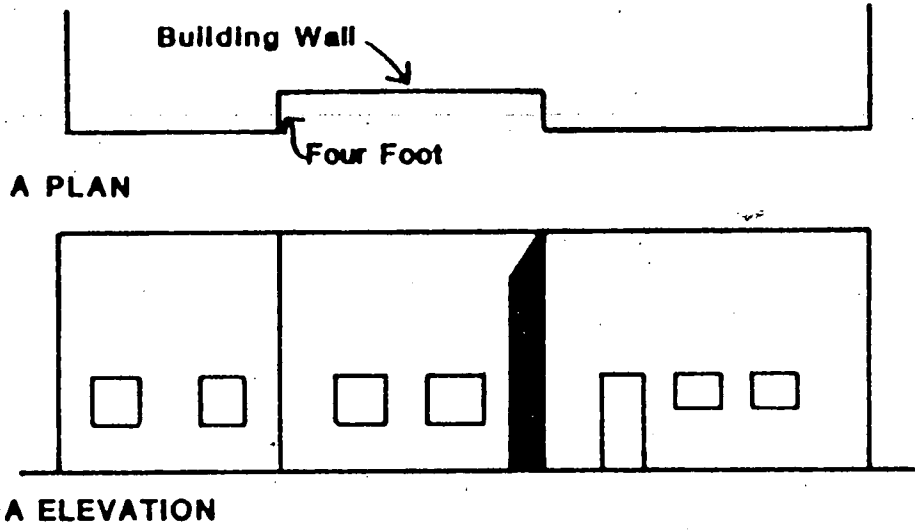
THEN:  $\left\lceil \frac{X}{20} \right\rceil - 1 = Y$

APPENDIX B

ILLUSTRATION 1

0-18493

**OFFSETTING PLANES REQUIREMENT**



APPENDIX B

ILLUSTRATION 2

0-18493