

ORDINANCE NUMBER O- 18831 (NEW SERIES)

ADOPTED ON JUL 31 2000

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 19, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.1903, 103.1904, 103.1910, 103.1915, 103.1918, 103.1925, 103.1933, AND 103.1936; BY REPLACING THE EXISTING BASE MAP FOR EXISTING FIGURES 1 THROUGH 3 WITH A REVISED BASE MAP; BY REPLACING THE EXISTING BASE MAP FOR EXISTING FIGURES 4 THROUGH 7 WITH A REVISED BASE MAP AND BY RENUMBERING EXISTING FIGURES 4 THROUGH 7 TO READ FIGURES 5 THROUGH 8; BY AMENDING, REPLACING THE EXISTING BASE MAP WITH A REVISED BASE MAP, AND RENUMBERING EXISTING FIGURE 8 TO READ FIGURE 9; BY REPLACING THE EXISTING BASE MAP FOR EXISTING FIGURES 9 THROUGH 11 WITH A REVISED BASE MAP AND BY RENUMBERING EXISTING FIGURES 9 THROUGH 11 TO READ FIGURES 10 THROUGH 12; AND BY ADDING NEW FIGURES 4 AND 13; ALL RELATING TO THE CENTRE CITY PLANNED DISTRICT REGULATIONS.

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

Section 1. That Chapter X, Article 3, Division 19, of the San Diego Municipal Code is amended by amending Sections 103.1903, 103.1904, 103.1910, 103.1915, 103.1918, 103.1925, 103.1933, and 103.1936, to read as follows:

SEC. 103.1903 Boundaries and Applicable Districts

This Division applies to all property located in the Centre City Community Planning Area shown in Figure 1 of Chapter X, Article 3, Division 19, except for lands within the jurisdiction of the San Diego Unified Port District which are subject to the provisions of the San Diego Port District Act, the Tidelands Trust

and the California Coastal Act of 1976, the Navy Broadway Complex, the County Administration Center property as shown in Figure 1 (except in the case of private use of the property), and land within the jurisdiction of the Gaslamp Quarter Planned District and Marina Planned District, codified in the San Diego Municipal Code as Chapter X, Article 3, Division 4 et seq., and Chapter X, Article 3, Division 20 et seq., respectively.

SEC. 103.1904 Administration and Required Permits

A. through F. [No changes.]

G. Other Applicable Planning and Zoning Regulations

1. through 4. [No changes.]

5. The Navy Broadway Complex and other Navy property is located within the boundaries of various areas and districts described in this Division. Redevelopment of the Navy Broadway Complex, bounded by Broadway to the north, Pacific Highway to the east, and Harbor Drive to the west and south, is expected to be in accordance with the Navy's development plan and urban design guidelines as specified in a development agreement with the City, or as otherwise provided by law.

SEC. 103.1910 Land Use Districts

Ten land use districts as shown in Figure 2 of Chapter X, Article 3, Division 19, have been established to define geographic areas that allow specific land use classifications. In addition, specific uses are required on designated streets in Centre City, as shown in Figure 3 of Chapter X, Article 3, Division 19.

Permitted land use classifications within each land use district are shown in
TABLE 4 of Chapter X, Article 3, Division 19.

A. through H. [No changes.]

I. Required Street Level Uses

Along the streets, shown in Figure 3, at least seventy percent (70%) of the first story *street wall* shall be devoted to Street Level Uses. On Broadway west of California Street, and on Grape and Ash Streets west of California Street, seventy-five percent (75%) of the first story *street wall* shall be devoted to Street Level Uses. For projects located within the Mixed Use/Residential Emphasis or Hotel/Residential District and fronting designated Required Street Level Uses streets, the gross square footage of a project devoted to meeting the required street level use may be excluded from the calculation of the maximum nonresidential land use requirement.

SEC. 103.1915 Property Development Regulations

A. and B. [No changes.]

C. Building Height

1. and 2. [No changes.]

3. Within the area located west of California Street, and between Ash Street and Hawthorn Street, the maximum height for structures is eighty-five (85) feet above grade.

4. [No changes.]

5. Building height in the North Embarcadero Overlay District shall be as specified in Figure 4, titled "Building Height - North Embarcadero."

6. [No changes in text.]

D. and E. [No changes.]

F. Street Level Development Standards

1. *Street Wall*

a. [No changes.]

b. A *street wall* is required along one hundred percent (100%) of the total linear property line adjacent to the *public right-of-way*. The *street wall* shall be located at, or within five (5) feet of the street *property line*, except within the North Embarcadero Overlay District as indicated on Figure 13.

2. *Street Wall Height*

a. [No changes.]

b. The minimum *street wall* height is thirty feet (30'), except as shown on Table 2 of Section 103.1915, "View Corridors." Projects meeting all other requirements of Sections 103.1915(F)(1)(a)(3) and (4) and Sections 103.1915(K)(3) and (4) may have a *street wall* height of less than thirty feet (30').

c. [No changes.]

3. and 4. [No changes.]

G. View Corridor *Setbacks* and Stepbacks

1. *Setbacks* and stepbacks are required along those portions of certain streets as shown in Figure 8. Required *setbacks* and stepbacks shall be measured from the property line, above the sidewalk along the designated Centre City view corridors as specified in Table 2 of Section 103.1915, "View Corridors." Where the *public right of way* or sidewalk is required to be widened, the view corridor shall be taken from the new *property line*.

2. and 3. [No changes.]

TABLE 2 OF SECTION 103.1915
VIEW CORRIDORS

STREET	STEPBACK	STEPBACK ELEVATION
[Laurel through Grape - No changes.]		
*Date	15'	30'
Fir [No changes.]		
*Cedar	15'	Ground Level
*Beech	15'	30'
[Ash through C - No changes]		
Broadway**		
West of Kettner	40'	Ground Level
East of Kettner	15'	Ground Level
East of Kettner	10'	90'
E Street		
East of California	25'	50'
West of California	25'	30'
F Street		
East of California	25'	50'
West of California	15'	30'

G Street

East of California	25'	50'
West of California	15'	30'

[Market through Pacific Highway - No Changes.]

Note: *See also Figure 13, titled "Special Building Setback Requirements."
**Street Wall and Building Bulk requirements (25' stepback above the building base) apply along the length of Broadway.

SEC. 103.1918 North Embarcadero Overlay District

A. The purpose of the North Embarcadero Overlay District is to implement the provisions of the North Embarcadero Visionary Plan, endorsed by the members of the North Embarcadero Alliance (Centre City Development Corporation, City of San Diego, County of San Diego, San Diego Unified Port District, United States Navy) in December 1998. The North Embarcadero Overlay District is shown on Figure 9, "Waterfront District." Unless otherwise specified, all *development* within the North Embarcadero Overlay District shall comply with all other provisions of Chapter X, Article 3, Division 19.

B. The City Council and Redevelopment Agency shall refer to the North Embarcadero Visionary Plan Design Guidelines, a copy of which is on file in the office of the City Clerk as Document No D-18831, in the review and approval of all *development* within the North Embarcadero Overlay District. These Design Guidelines are intended to be used as a basis for design review, but are not to be considered regulatory as each individual *development* may not meet each specific guideline.

C. All *development* proposals in the North Embarcadero Overlay District shall be referred for comment to a representative of the members of the

North Embarcadero Alliance, (the City of San Diego, the County of San Diego, the San Diego Unified Port District and the United States Navy) as part of the review by the President regarding the design of the *development*, prior to issuance of a Centre City Development Permit.

D. County Administration Center Design Zone

1. The County Administration Center Design Zone is located within the the North Embarcadero Overlay District boundaries between Grape and Ash Streets and between Pacific Highway and California Street, as shown in Figure 12 of Chapter X, Article 3, Division 19.

2. The President shall refer to the Design Guidelines for the Pacific Highway – County Administration Center Design Zone, on file in the office of the Clerk of the Board of the County of San Diego and adopted by the County Board of Supervisors on APR 24 2000, in review and approval of any project within this zone.

SEC. 103.1925 Land Use Classifications

A. through I. [No changes.]

**TABLE 4 OF SECTION 103.1925
LAND USE CLASSIFICATIONS PERMITTED
BY LAND USE DISTRICTS**

[See attached Exhibit A for amended Table 4.]

SEC. 103.1933 Administration and Permits

A. through C. [No changes.]

D. Other Applicable Planning and Zoning Regulations

1. through 4. [No changes.]

5. The Navy Broadway Complex and other Navy property is located within the boundaries of various areas and districts described in this Division. Redevelopment of the Navy Broadway Complex, bounded by Broadway to the north, Pacific Highway to the east, and Harbor Drive to the west and south, is expected to be in accordance with the Navy's development plan and urban design guidelines as specified in a development agreement with the City, or as otherwise provided by law.

SEC. 103.1936 Off-Street Parking Requirements

A. Minimum Off-Street Parking

1. Within the North Embarcadero Overlay District, as shown in Figure 9, the following minimum off-street parking requirements shall apply to the following uses:

Office	2 spaces/1000 square feet
Hotel	.5 spaces/room
Retail	2.5 spaces/1000 square feet
Residential	1 space/per bedroom. No more than 2 spaces per unit will be required.
Restaurant	5 spaces/1000 square feet

2. Except in the North Embarcadero Overlay District, no minimum off-street parking requirements shall apply to any non-residential use permitted within Centre City.

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

a. through g. [No changes in text.]

4. [No changes in text.]

5. [No changes in text.]

B. Maximum Off-Street Parking

1. Within the North Embarcadero Overlay District, no maximum off-street parking requirements shall apply. The Shared Parking Requirements in accordance with Section 142.0545 and Table 142-051, "Representative Hourly Accumulation by Percentage of Peak Hour," or the minimum off-street parking requirements set forth in this section shall apply, whichever are less.

2. Maximum off-street parking for all uses permitted within Centre City, except within the North Embarcadero Overlay District, shall be as indicated in Table 3 of Section 103.1936.

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

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

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

6. The maximum number of off-street parking spaces for Commercial/Professional Uses, except within the North Embarcadero Overlay District, shall be reduced over a ten (10) year period from 1.5 spaces per one thousand (1,000) gross square feet, as shown in Table 1 of Section 103.1936. At the end of the ten (10) year period, the maximum allowable number of off-street parking spaces shall remain at 1.0 spaces per one thousand (1,000) gross square feet.

TABLE 1 OF SECTION 103.1936
MAXIMUM COMMERCIAL/PROFESSIONAL PARKING

[No changes.]

C. [No changes.]

TABLE 2 OF SECTION 103.1936
TRANSPORTATION DEMAND MANAGEMENT

[No changes.]

TABLE 3 OF SECTION 103.1936
OFF-STREET PARKING REQUIREMENTS
LAND USE CLASSIFICATIONS

[No changes.]

Section 2. That Chapter X, Article 3, Division 19, of the San Diego Municipal Code is amended by replacing the existing base map for existing Figures 1 through 3 with a revised base map, as shown on the attached proposed Figures 1 through 3.

Section 3. That Chapter X, Article 3, Division 19, of the San Diego Municipal Code is amended by replacing the existing base map for existing Figures 4 through 7 with a revised base map, and by renumbering existing Figures 4 through 7 to read Figures 5 through 8, all as shown on the attached proposed Figures 5 through 8.

Section 4. That Chapter X, Article 3, Division 19, of the San Diego Municipal Code is amended by amending, replacing the existing base map for existing Figure 8 with a revised base map, and by renumbering existing Figure 8 to read Figure 9, all as shown on the attached proposed Figure 9.

Section 5. That Chapter X, Article 3, Division 19, of the San Diego Municipal Code is amended by replacing the existing base map for existing Figures 9 through 11 with a revised base map, and by renumbering existing Figures 9 through 11 to read Figures 10 through 12, all as shown on the attached proposed Figures 10 through 12.

Section 6. That Chapter X, Article 3, Division 19, of the San Diego Municipal Code is amended by adding new Figures 4 and 13, as shown on the attached proposed Figure 4 and Figure 13.

Section 7. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 8. This ordinance shall take effect and be in force on the thirtieth day after its passage. However, this ordinance will not apply within the Coastal Zone until the thirtieth day following the date the California Coastal Commission unconditionally certifies this ordinance as a local coastal program amendment. If this ordinance is not certified by the California Coastal

Commission, or is certified with suggested modifications, this ordinance shall be void within the Coastal Zone.

APPROVED: CASEY GWINN, City Attorney

By Elisa A. Cusato
Elisa A. Cusato
Deputy City Attorney

EAC:lc
06/15/00
Or.Dept:CCDC
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**TABLE IV OF SECTION 103.1925
LAND USE CLASSIFICATIONS PERMITTED BY LAND USE DISTRICTS**

LAND USE CLASSIFICATIONS (As defined in section 103.1925)	LAND USE DISTRICTS							
	Commercial Office A	Rec./Vis./Marine B	Mixed Use/Res. Emph. C	Mixed Use D	Commercial Services E	Institutional F	Hotel/Residential G	Sports/Entertain. H
A. RESIDENTIAL								
Group Residential	X	X	X	X	X	X	X	X
Live/Work Quarters (Loft)	X	X	X	X	X	-	X	X
Living Units	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP
Multifamily Residential	X	X	X	X	X	X	X	X
Senior Citizen Housing	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP
B. COMMERCIAL/PROFESSIONAL OFFICE								
Professional & Business Offices	X	X	X	X	X	-	X	X
Governmental Offices	X	X	X	X	X	-	X	X
C. COMMERCIAL RETAIL								
Food/Grocery Sales	X	X	X	X	X	-	X	X
Retail Sales	X	X	X	X	X	-	X	X
Wholesale/Retail Sales	X	X	X	X	X	-	X	X
D. COMMERCIAL SERVICES								
Ambulance Services	X	-	-	X	X	-	-	-
Animal Hospitals	X	-	-	X	X	-	-	-
Artist's Studios	X	X	X	X	X	-	X	X
Banks, Credit Unions, and Savings and Loan Associations	X	-	X	X	X	-	X	X
Banquet Facilities, Clubs & Lodges	X	X	X	X	X	-	X	X
Building Materials & Services	X	-	-	X	X	-	-	-
Business & Home Services	X	-	X	X	X	-	X	X
Catering Services	X	-	X	X	X	-	X	X
Commercial Recreation & Entertainment	X	X	X	X	X	-	X	X
Commercial Communication Facilities	X	-	-	X	X	-	-	X
Eating & Drinking Establishments	X	X	X	X	X	-	X	X
With Alcoholic Beverage Service	CUP	CUP	CUP	CUP	CUP	-	CUP	X
With Live Entertainment	X	X	CUP	X	X	-	X	CUP
Laboratories	X	-	X	X	X	-	X	X
Mortuaries	X	-	X	X	X	-	X	-
Nurseries, Plant	X	-	X	X	X	-	X	X
Personal Improvement Services	X	-	X	X	X	-	X	X
Personal & Convenience Services	X	X	X	X	X	-	X	X
Research & Development Services	X	X	-	X	X	-	-	X
Visitor Accommodations								
Bed & Breakfast Inns	X	X	X	X	X	-	X	X
Hotels & Motels	X	X	-	X	X	-	X	X
Single Room Occupancy	X	X	X	X	X	-	X	X
E. PUBLIC AND SEMIPUBLIC								
Ballparks, Stadiums and Arenas	-	-	-	-	-	-	-	X
Colleges & Universities	X	-	X	X	X	X	X	X
Community & Human Care Facilities	CUP	-	-	CUP	CUP	-	-	-
Correctional Placement Centers	CUP	-	-	CUP	CUP	-	-	-
Cultural Institutions	X	X	X	X	X	-	-	-
Hospitals/Clinics	X	-	-	X	X	X	X	X
Park & Recreation Facilities	X	X	X	X	X	X	X	X
Performing Arts Theatres	X	X	X	X	X	X	X	X
Religious Assembly	X	-	X	X	X	-	X	X
Schools, Public or Private	X	X	X	X	X	X	X	X
Transportation Facilities								
General	X	X	-	X	X	-	-	-
Limited	X	X	X	X	X	X	X	X

X: Permitted

CUP: Conditional Use Permit required

- : Not Permitted

**TABLE IV
LAND USE CLASSIFICATIONS PERMITTED BY LAND USE DISTRICTS**

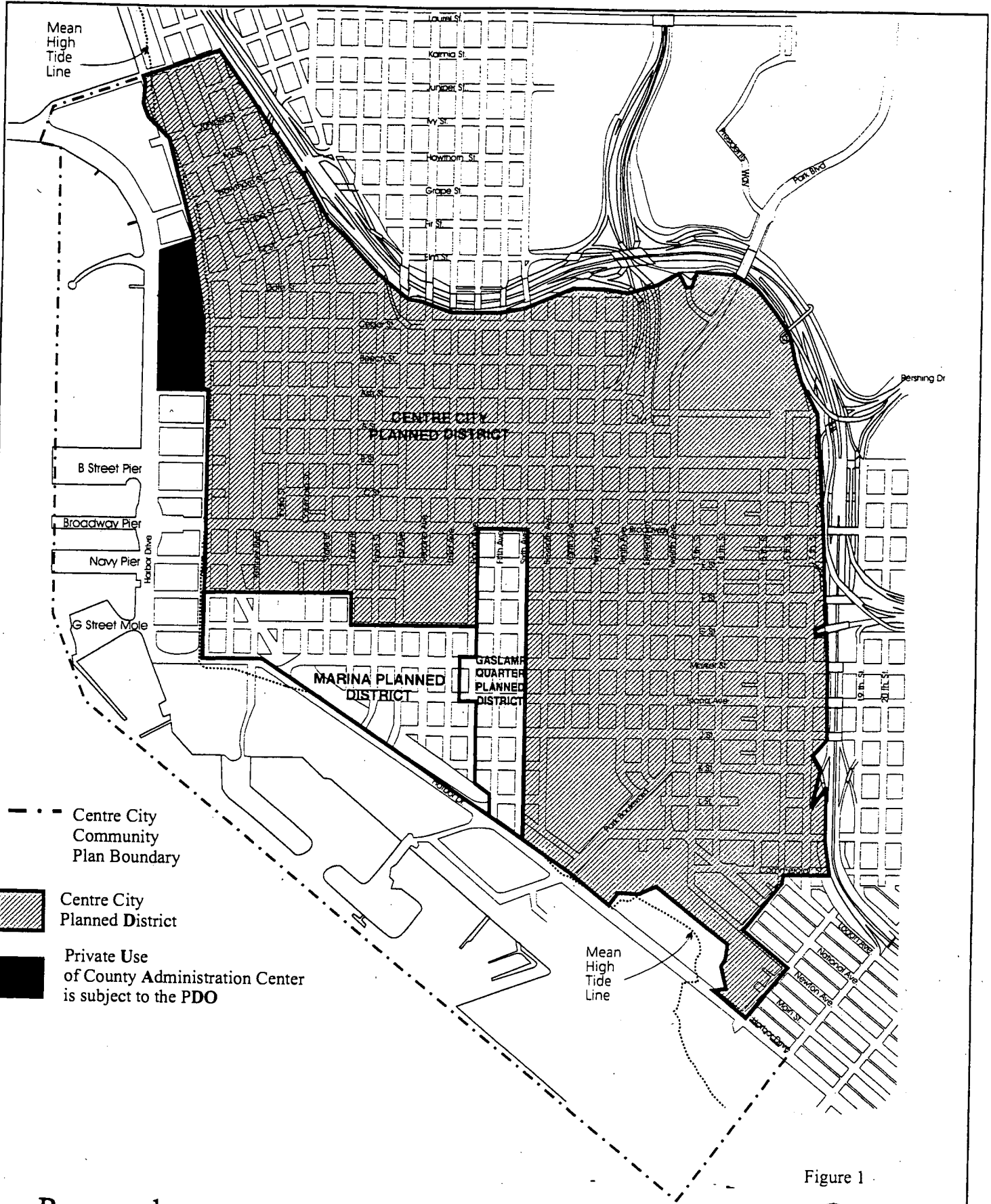
LAND USE DISTRICTS Continued

LAND USE CLASSIFICATIONS (As defined in section 103.1925)	Commercial Office A	Rec./Vis./ Marine B	Mixed Use/ Res. Emph. C	Mixed Use D	Commercial Services E	Institutional F	Hotel/ Residential G	Sports/ Entertain. H
F. VEHICLE/EQUIPMENT SALES AND SERVICES								
Automobile Rentals	X	X	-	X	X	-	-	-
Automobile Washing & Detailing	X	X	-	X	X	-	-	-
Service Stations	CUP	CUP	CUP	CUP	CUP	-	CUP	-
Vehicle/Equipment Sale and Rentals	X	-	-	X	X	-	-	CUP
Vehicle/Equipment Repair, Limited	X	-	-	X	X	-	-	-
G. INDUSTRIAL								
Industry								
General	CUP	CUP	-	CUP	CUP	-	-	-
Limited	X	X	-	X	X	-	-	-
Maintenance & Service Facilities	-	X	-	-	X	-	-	-
Marine Industry	-	X	-	-	-	-	-	-
Trucking Terminals	-	-	-	-	X	-	-	-
Utilities								
Major	-	-	-	-	X	-	-	-
Limited	X	X	X	X	X	X	X	X
Wholesaling, Distribution & Storage	-	X	-	X	X	-	-	-
H. PARKING								
Surface Parking	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Structured Parking	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
I. ACCESSORY USES	X	X	X	X	X	X	X	X

X: Permitted

CUP: Conditional Use Permit required

- : Not Permitted



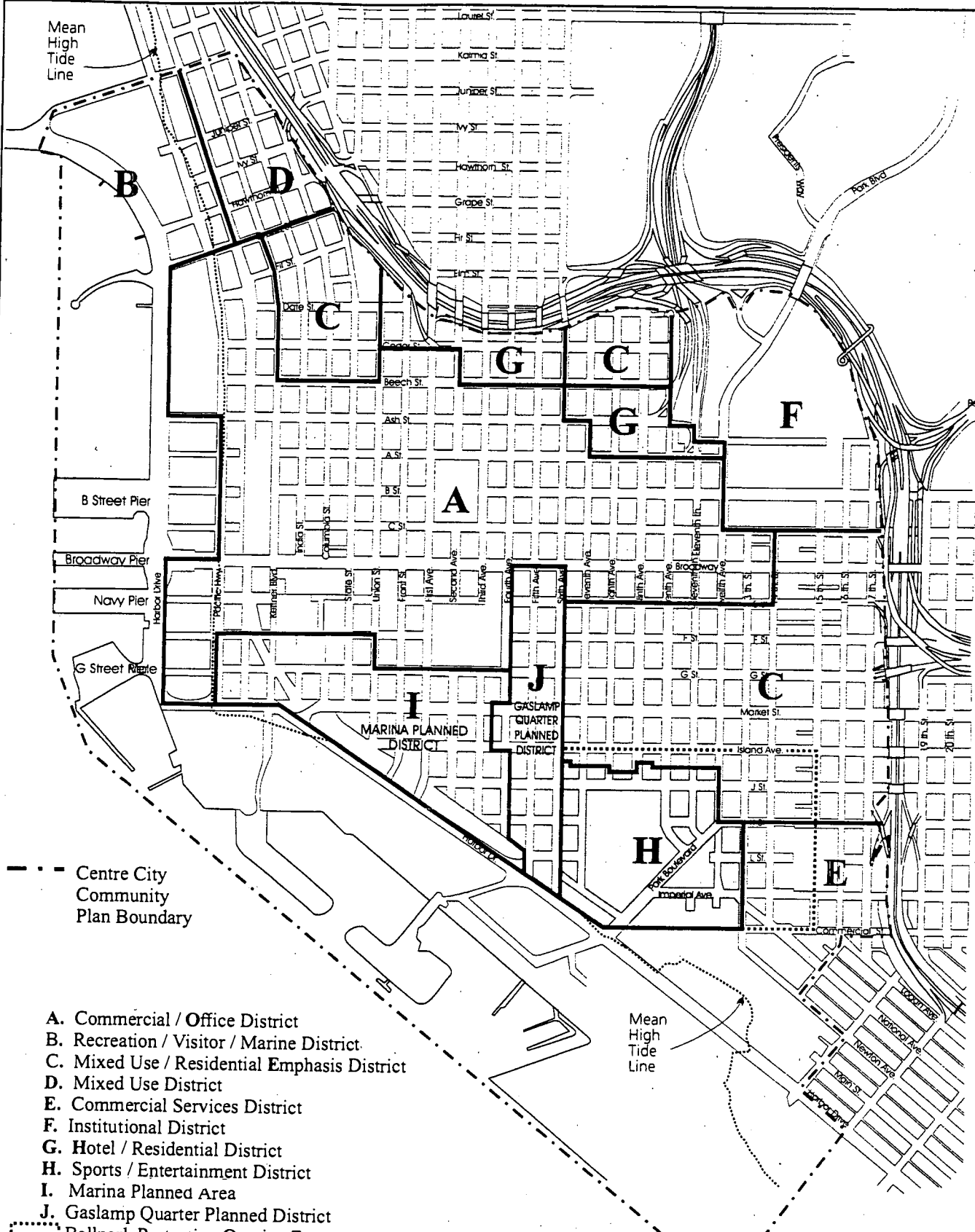
Proposed Centre City Planned District Boundary

18831

Figure 1



0 350 700 1400 ft.



Mean High Tide Line

Mean High Tide Line

Centre City Community Plan Boundary

- A. Commercial / Office District
- B. Recreation / Visitor / Marine District
- C. Mixed Use / Residential Emphasis District
- D. Mixed Use District
- E. Commercial Services District
- F. Institutional District
- G. Hotel / Residential District
- H. Sports / Entertainment District
- I. Marina Planned Area
- J. Gaslamp Quarter Planned District
- Ballpark Protection Overlay Zone

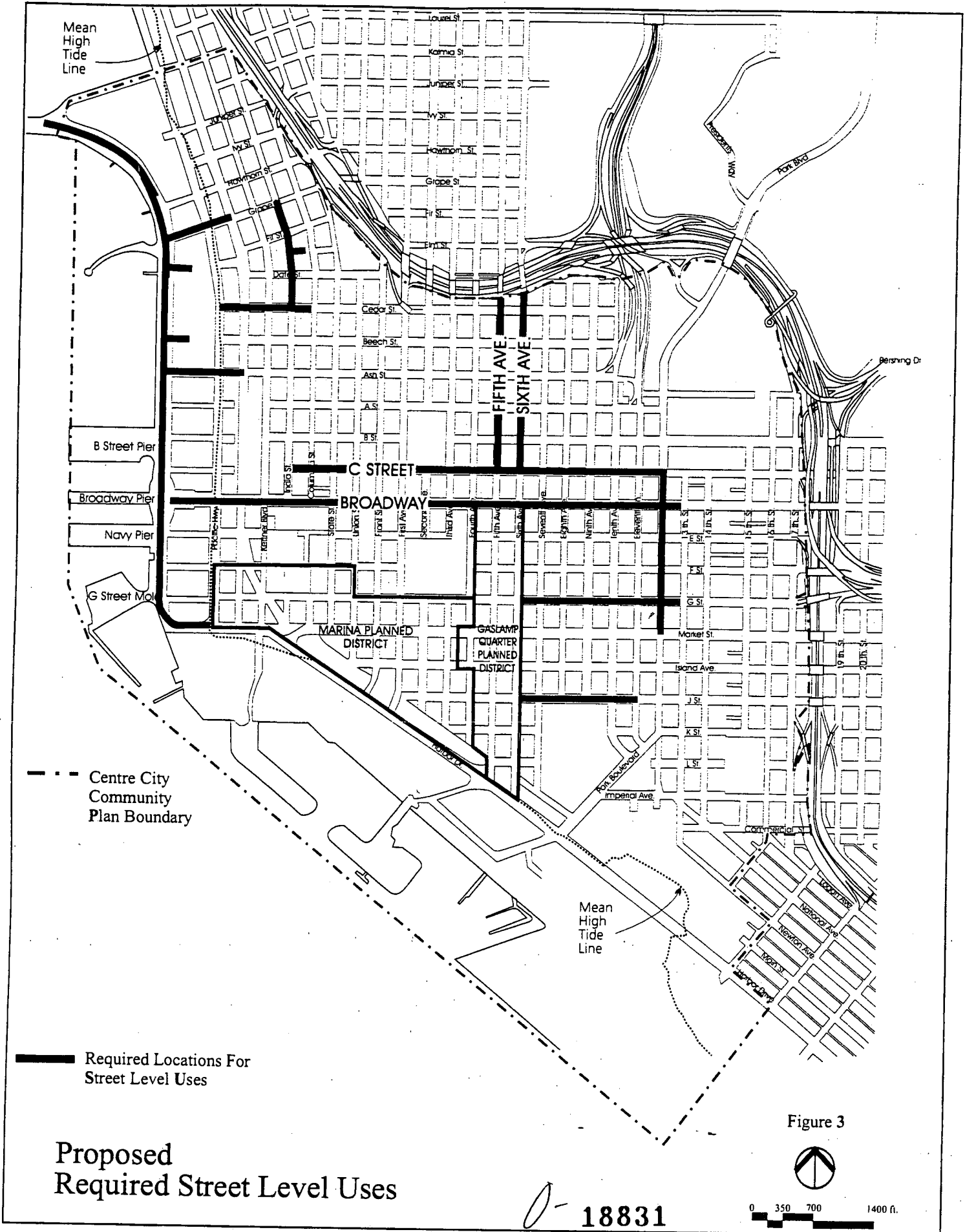
Proposed Land Use Map

Figure 2



0 350 700 1400 ft.

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Mean High Tide Line

Mean High Tide Line

Centre City Community Plan Boundary

Required Locations For Street Level Uses

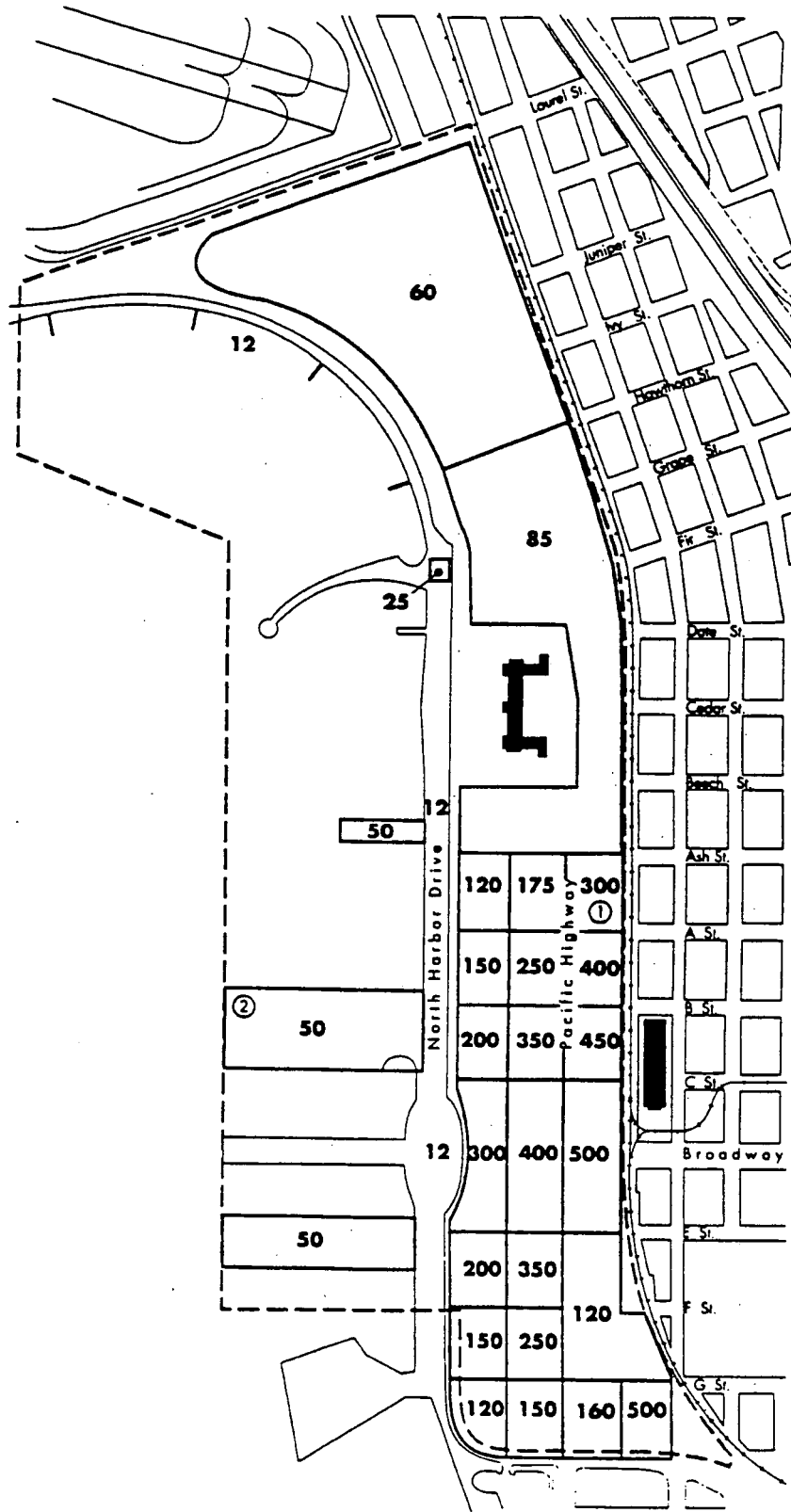
Proposed Required Street Level Uses

Figure 3



0 350 700 1400 ft.

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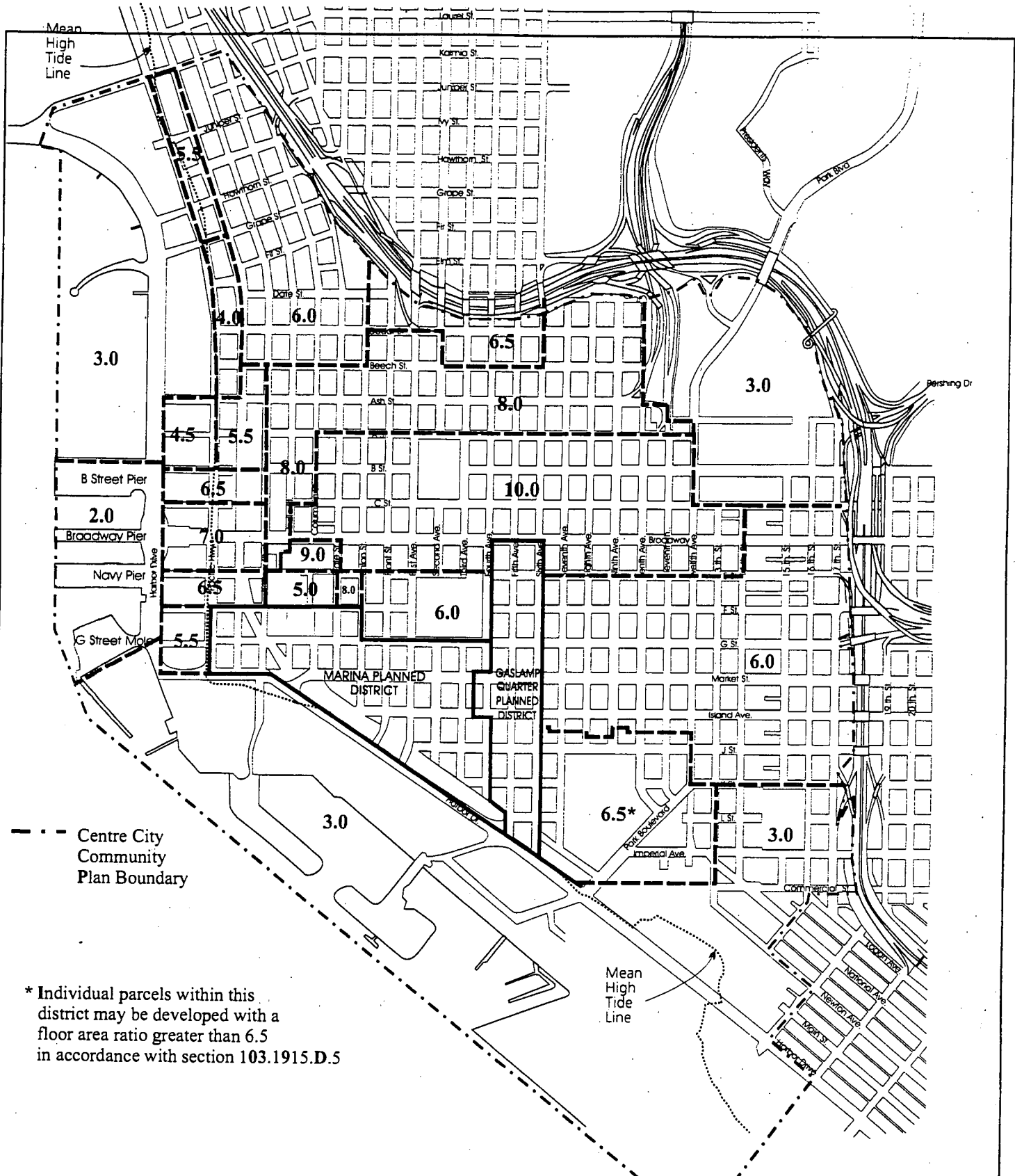
Proposed
Building Height-North Embarcadero

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Figure 4



0 350 700 1400 ft.



--- Centre City
Community
Plan Boundary

* Individual parcels within this
district may be developed with a
floor area ratio greater than 6.5
in accordance with section 103.1915.D.5

Mean
High
Tide
Line

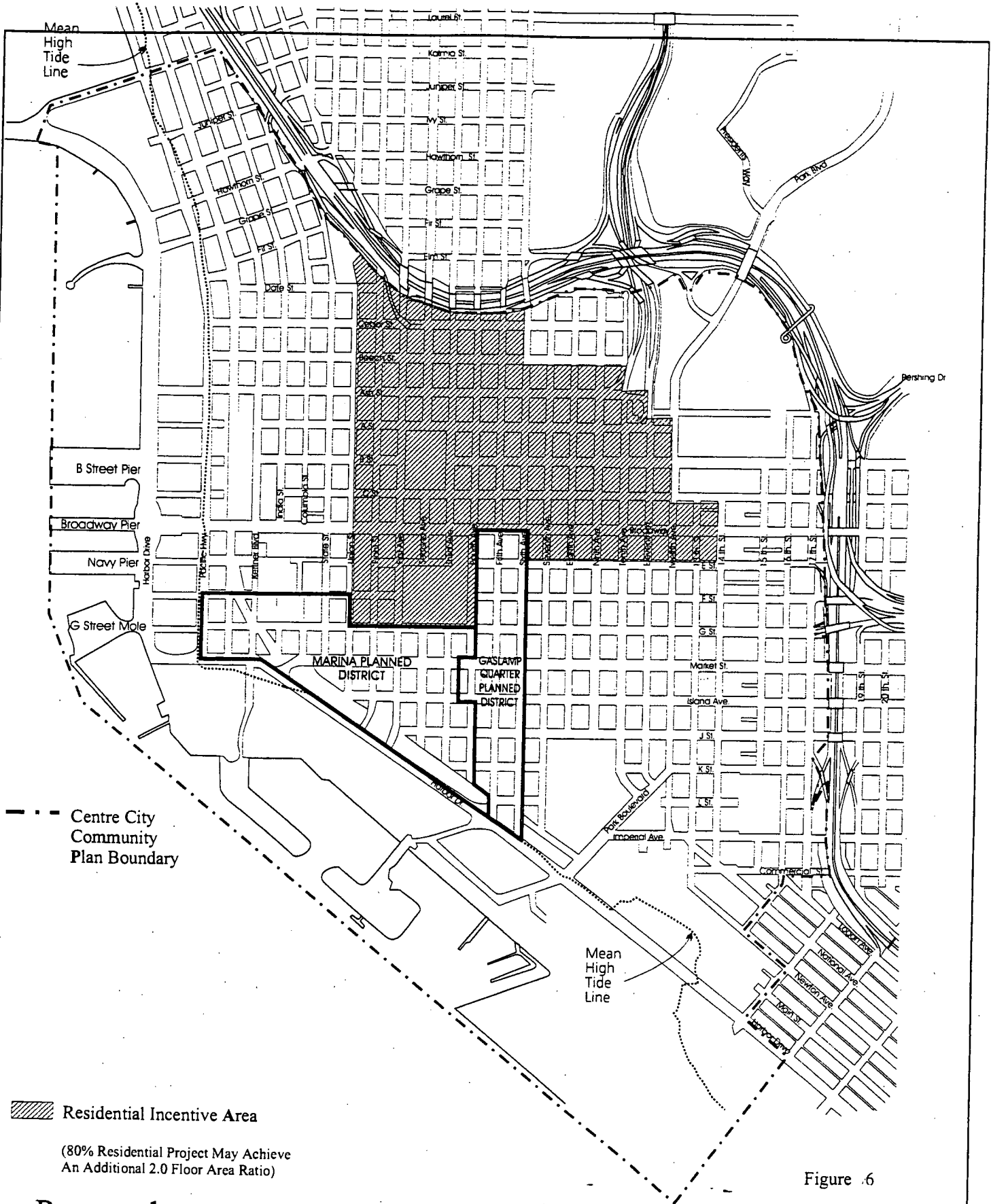
**Proposed
Floor Area Ratios**


Figure 5



0 350 700 1400 ft.

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 Residential Incentive Area
 (80% Residential Project May Achieve
 An Additional 2.0 Floor Area Ratio)

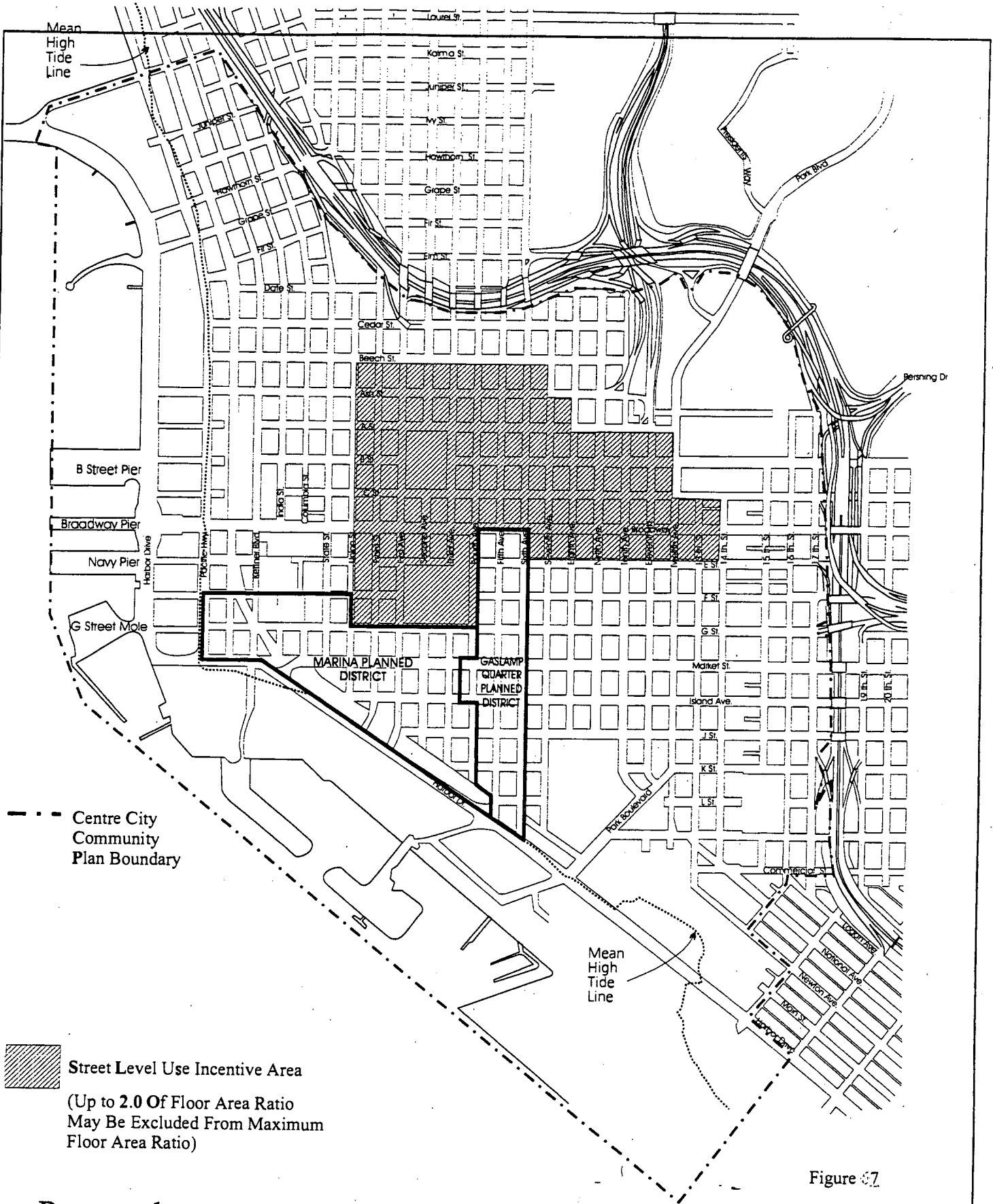
**Proposed
 Residential Incentive Area**


Figure .6



0 350 700 1400 ft.

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Street Level Use Incentive Area
 (Up to 2.0 Of Floor Area Ratio
 May Be Excluded From Maximum
 Floor Area Ratio)

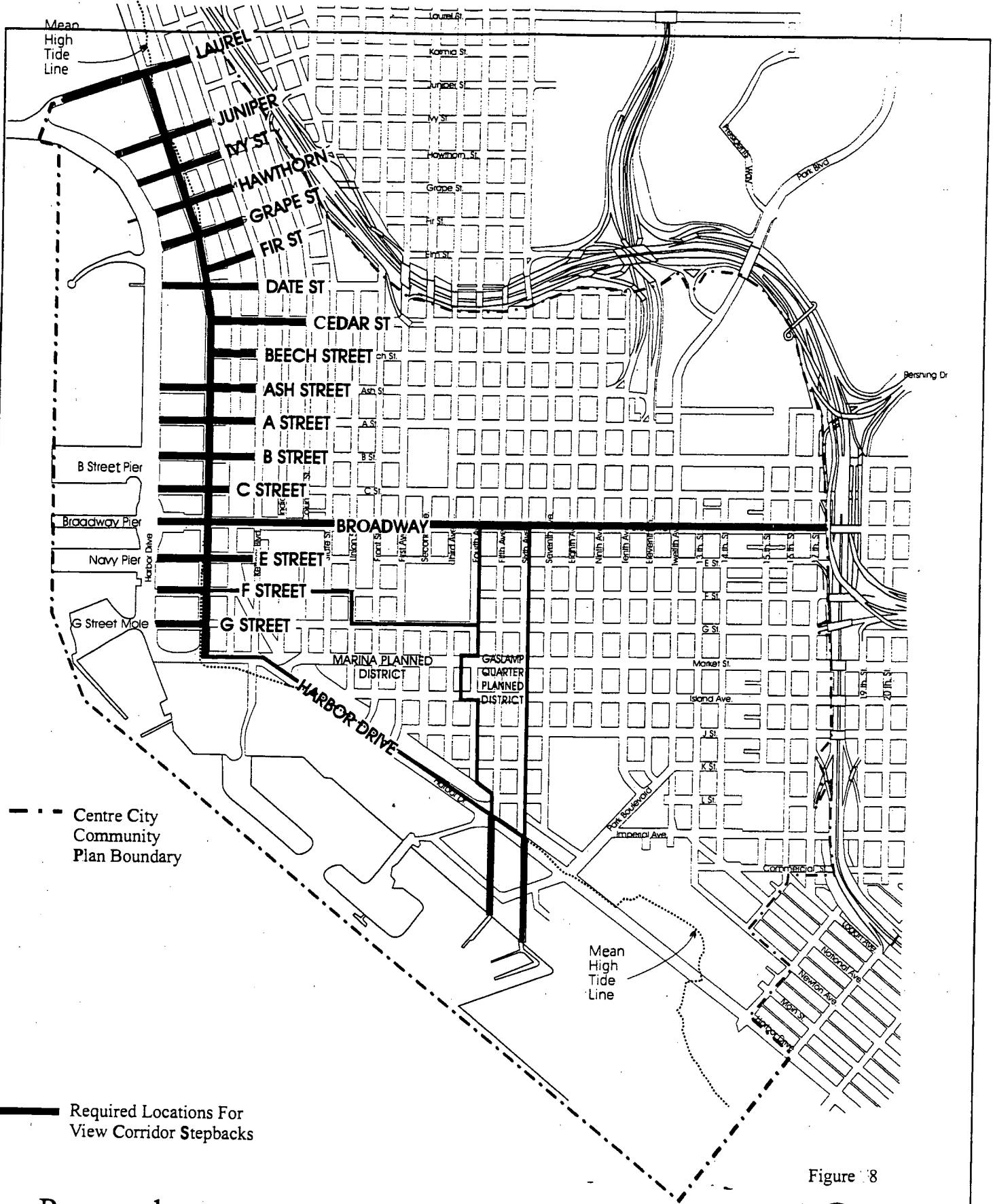
**Proposed
Street Level Incentive Area**

Figure 87



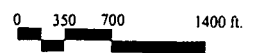
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Proposed View Corridor Stepbacks

Figure 8



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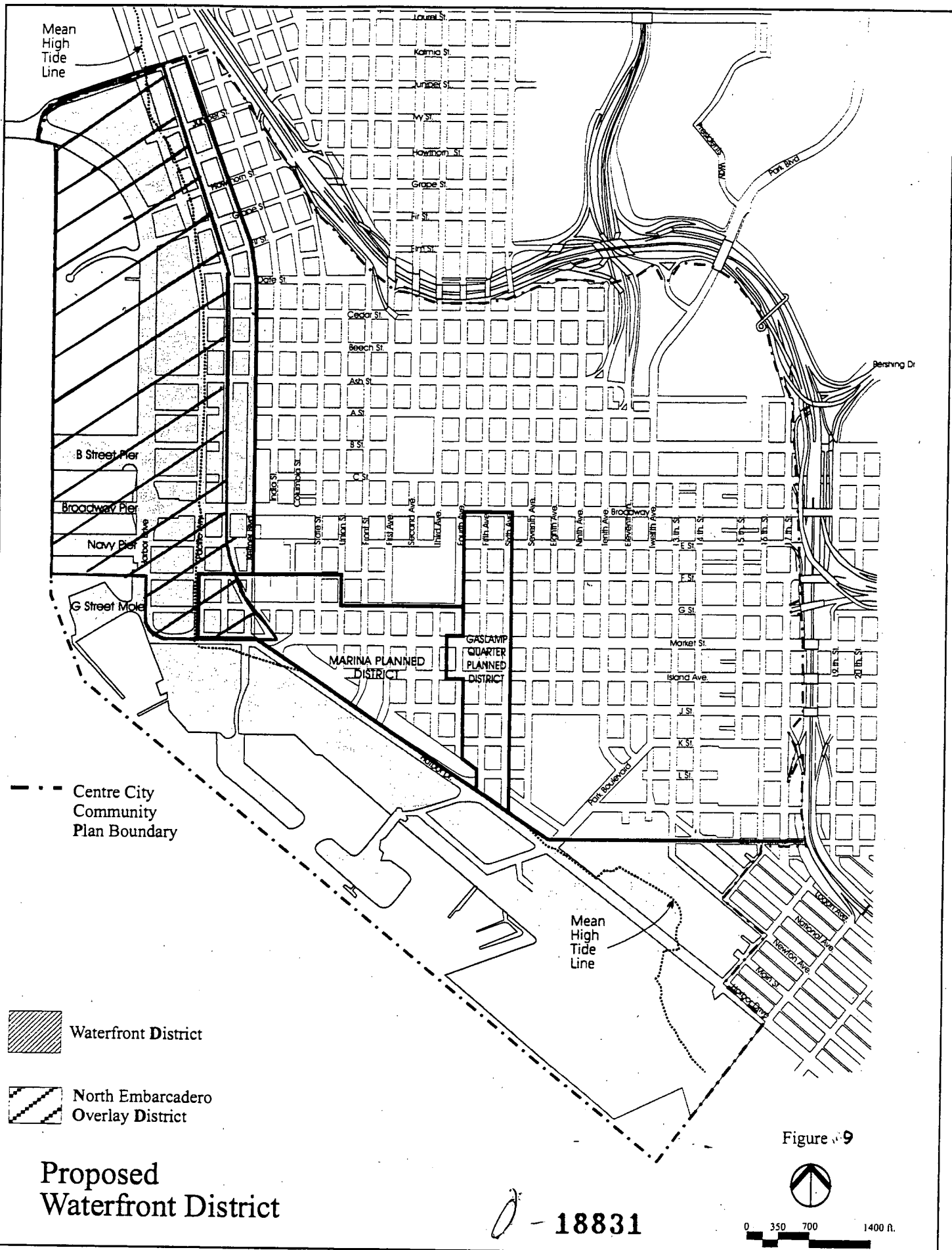
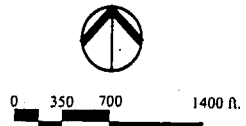
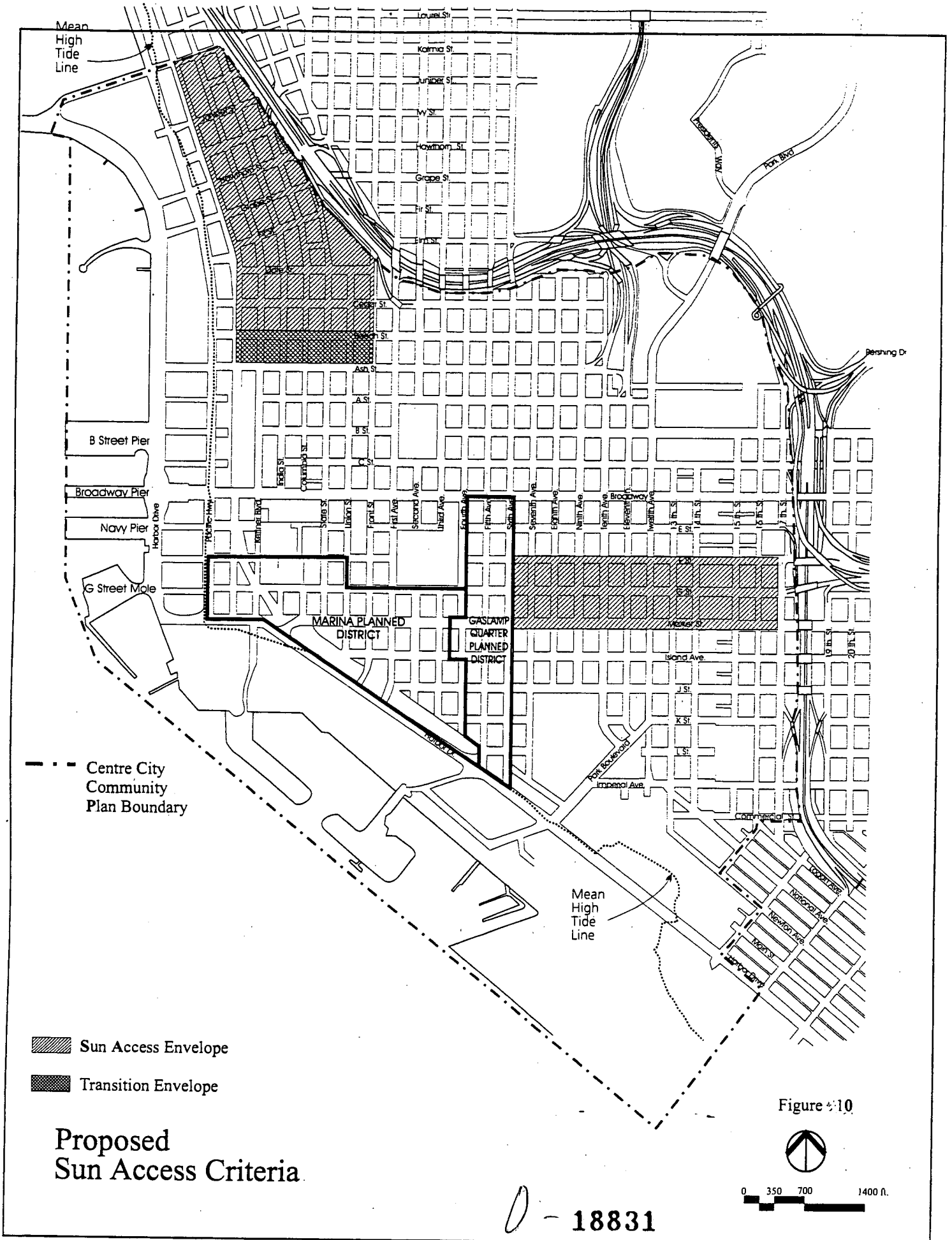


Figure 09

Proposed Waterfront District

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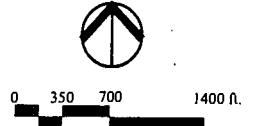


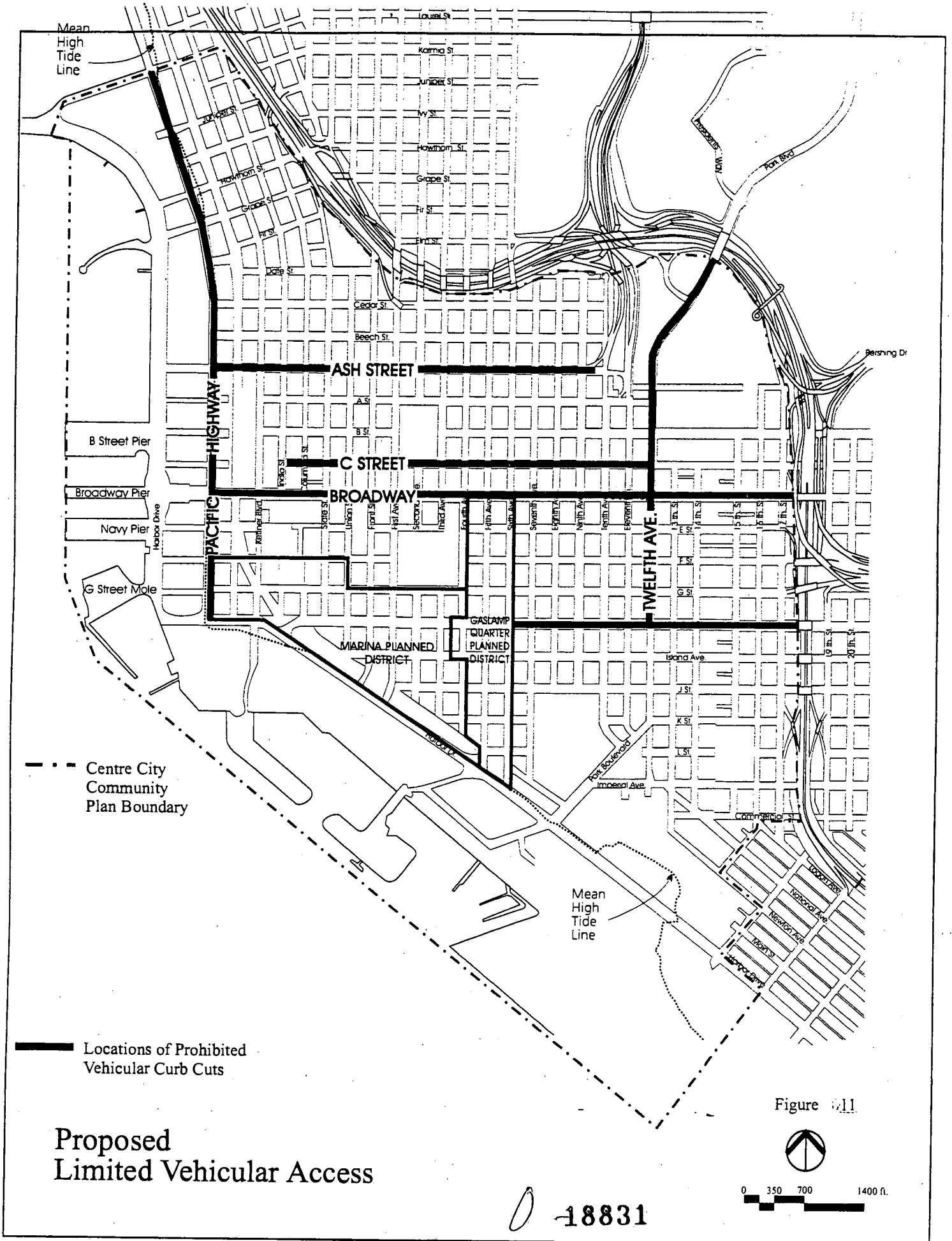


Proposed Sun Access Criteria

Figure 10

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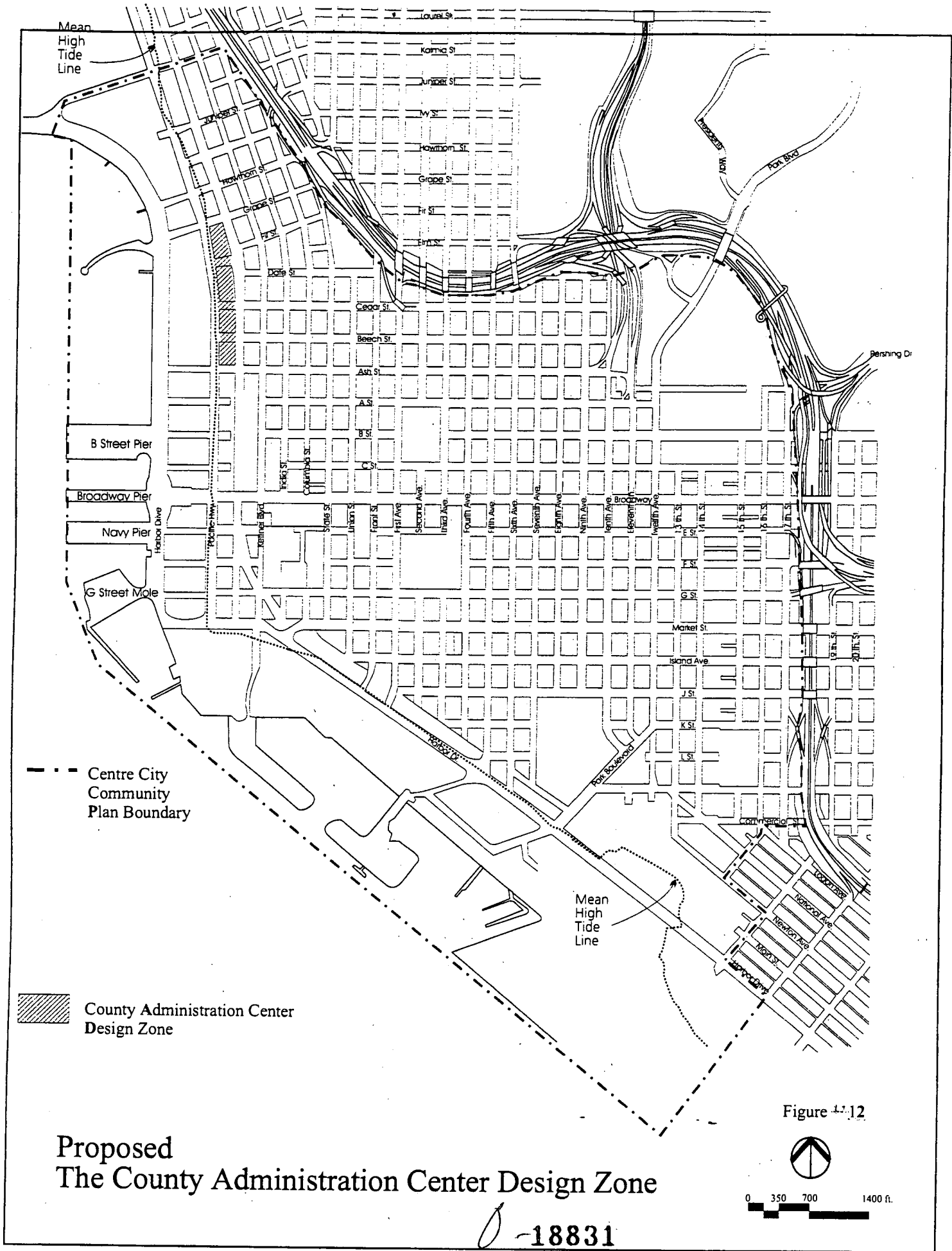
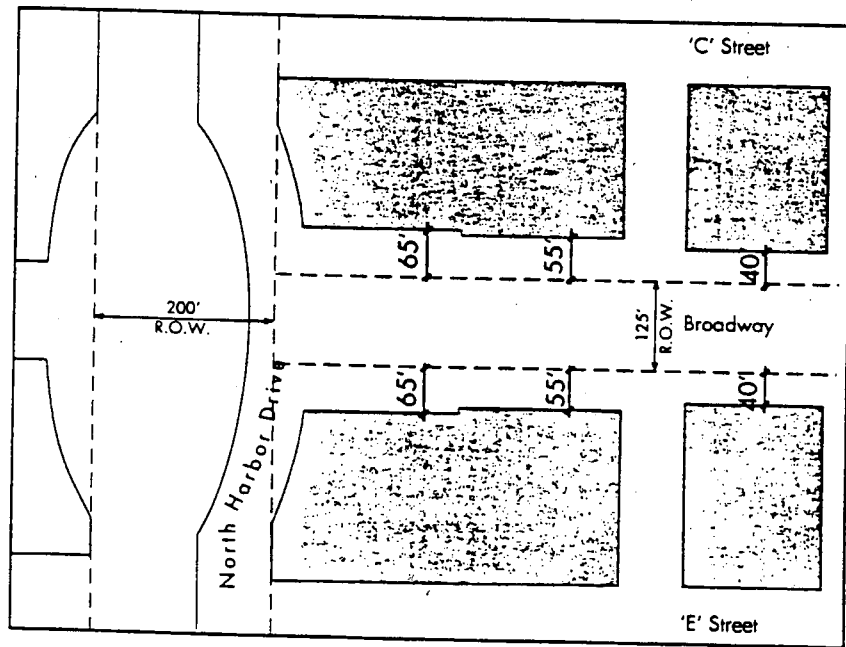
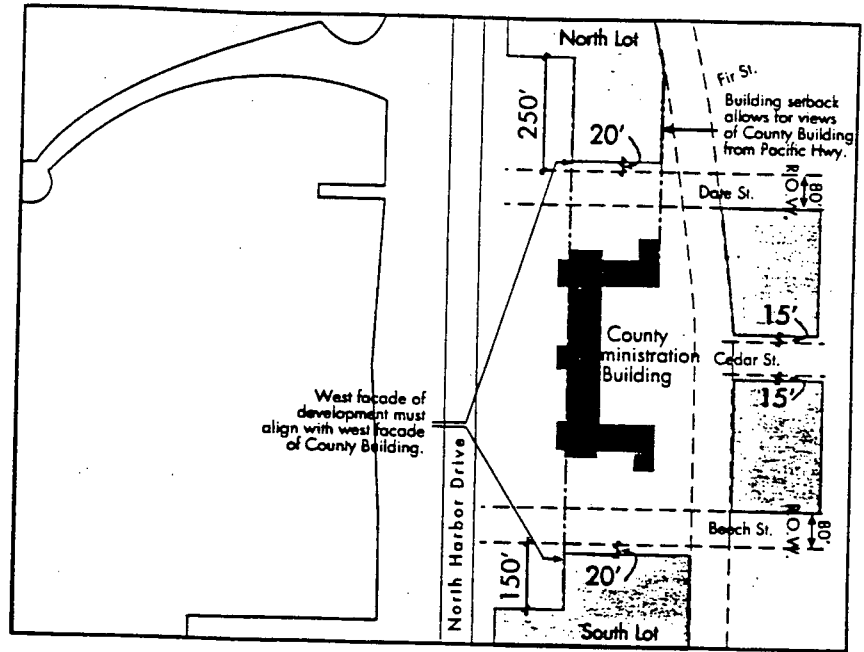


FIGURE 13



----- Property/Leasehold Lines

Special Building Setback Requirements

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