

ORDINANCE NUMBER O- 18909 (NEW SERIES)

ADOPTED ON JAN 09 2001

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3,  
DIVISION 19, OF THE SAN DIEGO MUNICIPAL CODE BY  
AMENDING SECTION 103.1936 RELATING TO OFF-STREET  
PARKING REQUIREMENTS IN THE CENTRE CITY.

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 Section 103.1936, to read as follows:

**SEC. 103.1936 Off-Street Parking Requirements**

- (a) [No change.]
- (b) Transportation Demand Management
  - 1. Transportation Demand Management ("TDM") for the purposes of  
this Division, is a program of specific measures shown in Table 1 of Section  
103.1936, implemented by the project applicant that will result in a reduction of  
single-occupant-vehicle trips into Centre City.
  - 2. [No change.]
  - 3. All applicants shall achieve a minimum of twenty-four (24) points  
by implementing TDM measures as contained in Table 1 of Section 103.1936.

**TABLE 1 OF SECTION 103.1936**

**TRANSPORTATION DEMAND MANAGEMENT**

[No change in text of table.]

Section 2. 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 3. This ordinance shall take effect and be in force on the thirtieth day from and 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 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  
11/28/00  
Or.Dept:CCDC  
O-2001-104  
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## STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck-Out~~

NEW LANGUAGE: Redlined

(O-2001-104)

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

ADOPTED ON \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER ~~X~~, ARTICLE 3,  
DIVISION 19, OF THE SAN DIEGO MUNICIPAL CODE BY  
AMENDING SECTION 103.1936 RELATING TO OFF-STREET  
PARKING REQUIREMENTS IN THE CENTRE CITY.

### SEC. 103.1936 Off-Street Parking Requirements

(a) [No change.]

(b) ~~Maximum Off-Street Parking~~

~~(1) Maximum off-street parking for all uses permitted within Centre City shall be as indicated in Table 3 of Section 103.1930.~~

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

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

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

~~(5) The maximum number of off-street parking spaces for Commercial/Professional Uses shall be reduced over a ten (10) year period from 1.5 spaces per one thousand (1,000) gross square feet, as shown in Table 1 of Section 103.1936. At the end of the ten (10) year period, the maximum allowable number of off-street parking spaces shall remain at 1.0 spaces per one thousand (1,000) gross square feet.~~

TABLE 1 OF SECTION 103.1936  
MAXIMUM COMMERCIAL/PROFESSIONAL PARKING  
Maximum On-Site  
Building

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

(c) Transportation Demand Management

(1) Transportation Demand Management ("TDM") for the purposes of this Division, is a program of specific measures shown in Table 21 of Section 103.1936, implemented by the project applicant that will result in a reduction of single-occupant-vehicle trips into Centre City.

(2) [No change.]

(3) All applicants shall achieve a minimum of twenty-four (24) points by implementing TDM measures as contained in Table 21 of Section 103.1936.

TABLE 21 OF SECTION 103.1936  
 TRANSPORTATION DEMAND MANAGEMENT

[No change in text of table.]

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

(As defined in Section  
 103.1925)  
 MAXIMUM  
 OFF-STREET  
 PARKING\*  
 A. RESIDENTIAL  
 Group Residential 0.2 per room

~~Live/Work quarters (loft) 1.0 per bedroom up to 2.0  
per dwelling unit~~

~~Living Units 0.9 per living unit (as per  
Municipal Code~~

~~Multi-Family Residential~~

~~Studio Units 0.9 per studio unit~~

~~One-bedroom Units 1.0 per dwelling unit~~

~~Two-bedroom Units 2.0 per dwelling unit~~

~~Three-or-more-bedroom~~

~~Units~~

~~2.0 per dwelling unit~~

~~Senior Citizen Housing 0.6 per dwelling unit, plus  
1.0 guest space per 10 units~~

~~B. COMMERCIAL/PROFESSIONAL OFFICE~~

~~Professional and Business~~

~~Office~~

~~1.5~~

~~Governmental Offices 1.5~~

~~C. COMMERCIAL RETAIL~~

~~Food/Grocery Sales 2.5~~

~~Retail Sales 2.5~~

~~Wholesale/Retail Sales 1.0~~

~~(As defined in Section~~

~~103.1925)~~

~~MAXIMUM~~

~~OFF-STREET~~

~~PARKING\*~~

~~D. COMMERCIAL SERVICES~~

~~Ambulance Services 1.0~~

~~Animal Hospitals 1.0~~

~~Artist's Studios 1.0~~

~~Banks, Credit Unions, and~~

~~Savings and Loan~~

~~Associations~~

~~Banquet Facilities, Clubs~~

~~and Lodges~~

~~1.0 per 150 sf of seating~~

~~area~~

~~Building Materials &~~

~~Services~~

~~1.0 per 1,000 sf of lot area~~

~~Business & Home~~

~~Services~~

~~1.0~~

~~Catering Services 1.0~~

~~Commercial Recreation & Entertainment~~  
~~1.0~~  
~~Commercial Communication Facilities~~  
~~1.0~~  
~~Eating & Drinking Establishments~~  
~~2.5 up to 5.0 for detached use~~  
~~Laboratories 1.0~~  
~~Mortuaries 1.0 per 150 sf of seating area~~  
~~Nurseries, Plant 1.0 per 1,000 sf of sales area~~  
~~Personal Improvement Services~~  
~~1.0~~  
~~(As defined in Section 103.1925)~~  
**MAXIMUM**  
**OFF-STREET**  
**PARKING\***  
~~Personal & Convenience Services~~  
~~1.0~~  
~~Research & Development Services~~  
~~1.0~~  
~~Visitor Accommodations~~  
~~Bed & Breakfast Inns~~  
~~0.7 per room~~  
~~Hotels & Motels 0.7 per room~~  
~~Single Room Occupancy 0.2 per room~~  
**E. PUBLIC AND SEMIPUBLIC**  
~~Colleges & Universities 0.25 per ADA Student or FTE Student~~  
~~Community & Human Care Facilities~~  
~~1.0~~  
~~Correctional Placement Centers~~  
~~As specified by condition of approval~~  
~~Cultural Institutions 1.0~~

Hospitals/Clinics 1.0  
Park & Recreation  
Facilities  
As specified by condition  
of approval  
Performing  
Arts/Theatres  
1.0 for each 8 seats  
Religious Assembly 1.0 per 150 sf of seating  
area  
Schools, Public or Private As specified by condition  
of approval  
Transportation Facilities  
(As defined in Section  
103.1925)  
**MAXIMUM  
OFF-STREET  
PARKING\***  
Major As specified by condition  
of approval  
Limited As specified by condition  
of approval  
~~F. VEHICLE/EQUIPMENT SALES & SERVICES~~  
Automobile Rentals 0.5  
Automobile Washing &  
Detailing  
0.5  
Service Stations 0.5 per 1,000 sf of lot area  
Vehicle/Equipment Sale &  
Rentals  
0.5  
Vehicle/Equipment  
Repair, Limited  
0.5  
~~G. INDUSTRIAL~~  
Industrial  
General 0.5  
Limited 0.5  
Maintenance & Service  
Facilities  
0.5 plus 1.0 per commercial  
vehicle  
Marine Industry 0.5  
Trucking Terminals 0.5 per sf of lot area  
Utilities

~~Major As specified by condition  
of approval  
Limited As specified by condition  
of approval~~

~~(As defined in Section  
103.1925)~~

~~MAXIMUM  
OFF-STREET  
PARKING\*~~

~~Wholesaling, Distribution  
and Storage~~

~~0.5~~

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

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

EAC:lc

11/28/00

Or.Dept:CCDC

SO-2001-104

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