

ORDINANCE NUMBER O- 19338 (NEW SERIES)

ADOPTED ON NOV 29 2004

AN ORDINANCE AMENDING CHAPTER 10, ARTICLE 3, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.1904, 103.1910, 103.1915, 103.1918, 103.1925, 103.1933, 103.1936, ALL RELATING TO THE CENTRE CITY PLANNED DISTRICT ORDINANCE.

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

Section 1. That Chapter 10, Article, 3, Division 19, of the San Diego Municipal Code be amended by amending section 103.1904, to read as follows:

§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 developed 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.

Section 2. That Chapter 10, Article, 3, Division 19, of the San Diego Municipal Code be amended by amending section 103.1910, to read as follows:

§103.1910 Land Use Districts

Ten land use districts as shown in Figure 2 of Chapter 10, 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 10, Article 3, Division 19.

Permitted land use classifications within each land use district are shown in TABLE 4 of Chapter 10, 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.

Section 3. That Chapter 10, Article, 3, Division 19, of the San Diego Municipal Code be amended by amending section 103.1915, and adding a new Figure 4, and renumbering the current Figures 4, 5, 6, 7, 8, 9, and 10 to Figures 5, 6, 7, 8, 9, 10, and 11, and adding a new Figure 13, to read as follows:

§103.1915 Property Development Regulations

(a) through (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.]

(7) [No changes.]

(d) **Floor Area Ratios**

(1) Floor area ratios are established for each site and determine the intensity of development in Centre City as set out in Figure 5 of Chapter 10, Article 3, Division 19.

(2) [No changes.]

(3) Residential Incentive

Within the Residential Incentive Area, specified in Figure 6 of Chapter 10, Article 3, Division 19, a maximum floor area ratio increase of 2.0 may be permitted for the provision of at least eighty percent (80%) of the gross square footage developed as residential. The gross square footage of the project may be anywhere from one hundred percent (100%) to eighty percent (80%) residential. The remaining twenty percent (20%) of the gross square footage of the project may be any use that is permitted within that land use district.

(4) Street Level Use Incentive

Within the Street Level Use Incentive Area, specified in Figure 7 of Chapter 10, Article 3, Division 19, up to 2.0 of floor area ratio may be excluded from the calculation of the maximum permitted floor area ratio provided that the excluded floor area is:

(i) through (iv) [No changes.]

(5) [No changes.]

(6) Within the area located within the Central Core area of the Centre City Community Plan, all projects shall contain a minimum Floor Area Ratio (FAR) equivalent to 55% of the maximum FAR permitted for the site under Figure 5 (surface parking lots are exempted). For project containing at least 80% residential use within the Residential Incentive area shown in Figure 6, then an additional 2.0 shall be added to the maximum FAR figure from

Figure 5 for the purposes of calculating the required minimum FAR for the project. Projects not meeting this minimum FAR may request an exception as outlined under Section 103.1906(b).

(e) Building Bulk

[No change in text.]

(1) [No changes.]

(2) [No changes.]

(A) [No changes.]

(B) The lower tower is defined as seventy-five percent (75%) of the portion of the building height above the building base (the height shall be measured from the first horizontal stepback at or above thirty (30) feet). Above the building base, a twenty-five-foot (25-foot) stepback (thirty (30) feet within the Waterfront District as shown in Figure 9) is required from the property line to the lower tower. The stepback may occur incrementally within the area defined by a forty-five (45) degree angle originating from the property line of the opposite side of the street.

(C) and (D) [No changes.]

(3) and (4) [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)(iii) and (iv) 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 of Chapter 10, Article 3, Division 19. 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	15'	30'
Juniper	15'	30'
Hawthorn	15'	30'
Grape	15'	30'
*Date – West of Pacific Hwy	20'	Ground Level
East of Pacific Hwy	15'	30'
Fir	15'	30'
*Cedar	15'	Ground Level
*Beech – West of Pacific Hwy	20'	Ground Level
East of Pacific Hwy	15'	30'
Ash	25'	50'
A	25'	50'
B	25'	50'
C	25'	50'
**Broadway – West of Kettner	40'	Ground Level
Between Kettner and 12 th Avenue	15'	Ground Level
Between Kettner and 12 th Avenue	10'	90'
E	25'	50'
F	25'	50'
G	25'	50'
Market	25'	50'
Fifth Avenue	15'	65'

Sixth Avenue	15'	65'
Seventh Avenue	15'	65'
Eighth Avenue	15'	65'
Ninth Avenue	15'	65'
Pacific Highway	25'	30-130'

*See Figure 13 for special setbacks.

**Street Wall and Building Bulk requirements (25' stepback above the building base) apply along the length of Broadway.

(h) Building Orientation

Building orientation criteria are established to reduce the impact of taller building elements within the Waterfront District and Sun Access areas.

(1) Within the Waterfront District as shown in Figure 9 of Chapter 10, Article 3, Division 19, the maximum north-south plan dimension is one hundred forty (140) feet above the building base. Multiple towers within a block must be separated by a minimum of forty (40) feet.

(2) [No changes.]

(i) Sun Access Criteria

(1) [No changes.]

(2) Sun access criteria apply to the areas designated on Figure 10 of Chapter 10, Article 3, Division 19, and establish a building envelope which applies to the entire block. There are two different building envelopes, the Sun Access Envelope and the Transition Envelope.

(A) and (B) [No changes.]

(j) Vehicular Access

(1) and (2) [No changes.]

(3) No curb cuts for vehicular access are permitted on the designated streets as shown in Figure 11 of Chapter 10, Article 3, Division 19. A curb cut may be permitted on these streets if it serves a residential development.

(4) [No changes.]

(k) through (l) [No changes.]

Section 4. That Chapter 10, Article, 3, Division 19, of the San Diego Municipal Code be amended by amending section 103.1918, and renumbering the current Figure 11 to Figure 12, to read as follows:

§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 State 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 10, 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. 00-19338, 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 the-issuance of a Centre City Development Permit.

(d) County Administration Center Design Zone

(1) The County Administration Center Design Zone is located within 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 10, 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 APRIL 24, 1990, in review and approval of any project within this zone.

Section 5. That Chapter 10, Article, 3, Division 19, of the San Diego Municipal Code be amended by amending section 103.1925 and amending Table 4, to read as follows:

§103.1925 Land Use Classifications

(a) through (c) [No changes.]

**TABLE 4 OF SECTION 103,1925
LAND USE CLASSIFICATIONS PERMITTED
BY LAND USE DISTRICTS**

[Insert amended TABLE 4 in code.]

Section 6. That Chapter 10, Article, 3, Division 19, of the San Diego Municipal Code be amended by amending section 103.1933, to read as follows:

§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.

Section 7. That Chapter 10, Article, 3, Division 19, of the San Diego Municipal Code be amended by amending section 103.1936, to read as follows:

§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/1,000 square feet
Hotel	.5 spaces/room
Retail	2.5 spaces/1,000 square feet
Residential	1 space/per bedroom. No more than 2 spaces per unit will be required.
Restaurant	5 spaces/1,000 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.]

(4) [No changes.]

(5) [No changes.]

(b) Maximum Off-Street Parking within the Coastal Overlay Zone Only

- (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 Park 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 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**

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
10/23/00	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 2 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 changes.]

- (3) All applicants shall achieve a minimum of twenty- four (24) points by implementing TDM measures as contained in Table 2 of Section 103.1936.

**TABLE 2 OF SECTION 103.1936
TRANSPORTATION DEMAND MANAGEMENT**

[No changes in text of Table 2.]

**TABLE 3 OF SECTION 103.1936
OFF-STREET PARKING REQUIREMENTS
LAND USE CLASSIFICATIONS
WITHIN THE COASTAL OVERLAY ZONE ONLY**

(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 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
Government Offices	1.5
C. COMMERCIAL RETAIL	
Food/Grocery Sales	2.5

(As defined in Section 103.1925)	MAXIMUM OFF-STREET PARKING*
Retail Sales	2.5
Wholesale/Retail Sales	1.0
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
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
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

(As defined in Section 103.1925)	MAXIMUM OFF-STREET PARKING*
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	
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	

(As defined in Section 103.1925)	MAXIMUM OFF-STREET PARKING*
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
Wholesaling, Distribution and Storage	0.5

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

**Other off-street residential parking requirements apply.

Section 8. That Chapter 10, Article 3, Division 19, of the San Diego Municipal Code is amended by replacing the existing Figure 1, as shown on the attached proposed Figure 1.

Section 9. That Chapter 10, Article 3, Division 19, of the San Diego Municipal Code is amended by adding a new Figure 4, as shown on the attached proposed Figure 4.

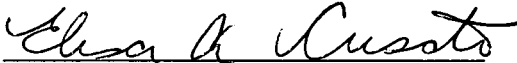
Section 10. That Chapter 10, Article 3, Division 19, of the San Diego Municipal Code is amended by renumbering the existing Figures 4, 5, 6, 7, 8, 9, 10, and 11 to Figures 5, 6, 7, 8, 9, 10, 11, and 12, as shown on the attached proposed Figures 5, 6, 7, 8, 9, 10, 11, and 12.

Section 11. That Chapter 10, Article 3, Division 19, of the San Diego Municipal Code is amended by adding a new Figure 13, as shown on the attached proposed Figure 13.

Section 12. 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 13. That this ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: CASEY GWINN, City Attorney

By 
Elisa A. Cusato
Deputy City Attorney

EAC:dm
11/05/04
Or.Dept:CCDC
O-2005-63
MMS#519

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

LAND USE DISTRICTS

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
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	X	X	X
Hospitals/Clinics	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 4
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
ACCESSORY USES	X	X	X	X	X	X	X	X

X: Permitted

CUP: Conditional Use Permit required

-: Not Permitted

Mean
high
Tide
Line

B Street Per
NOW Per
G Street Mo

MARINA PLANNED DISTRICT

WASCOMB QUARTER PLANNED DISTRICT

CENTRE CITY PLANNED DISTRICT

--- Centre City Community Plan Boundary

▨ Centre City Planned District

■ Private Use of County Administration Center is subject to the PDO

(LCP Deferred Certification Area)

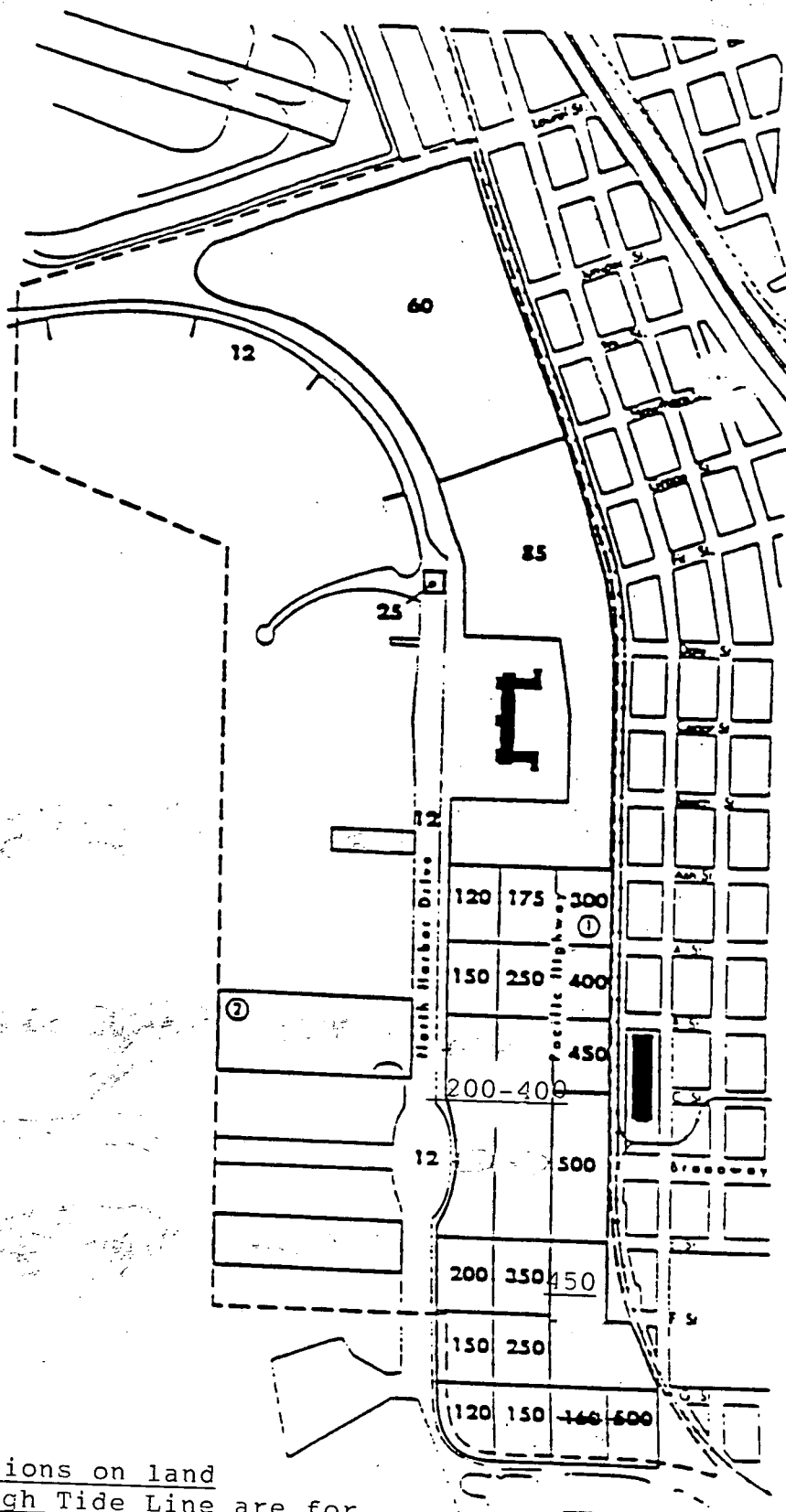
Mean
high
Tide
Line

Proposed Centre City Planned District Boundary

Figure 1



0 300 600 1200 ft



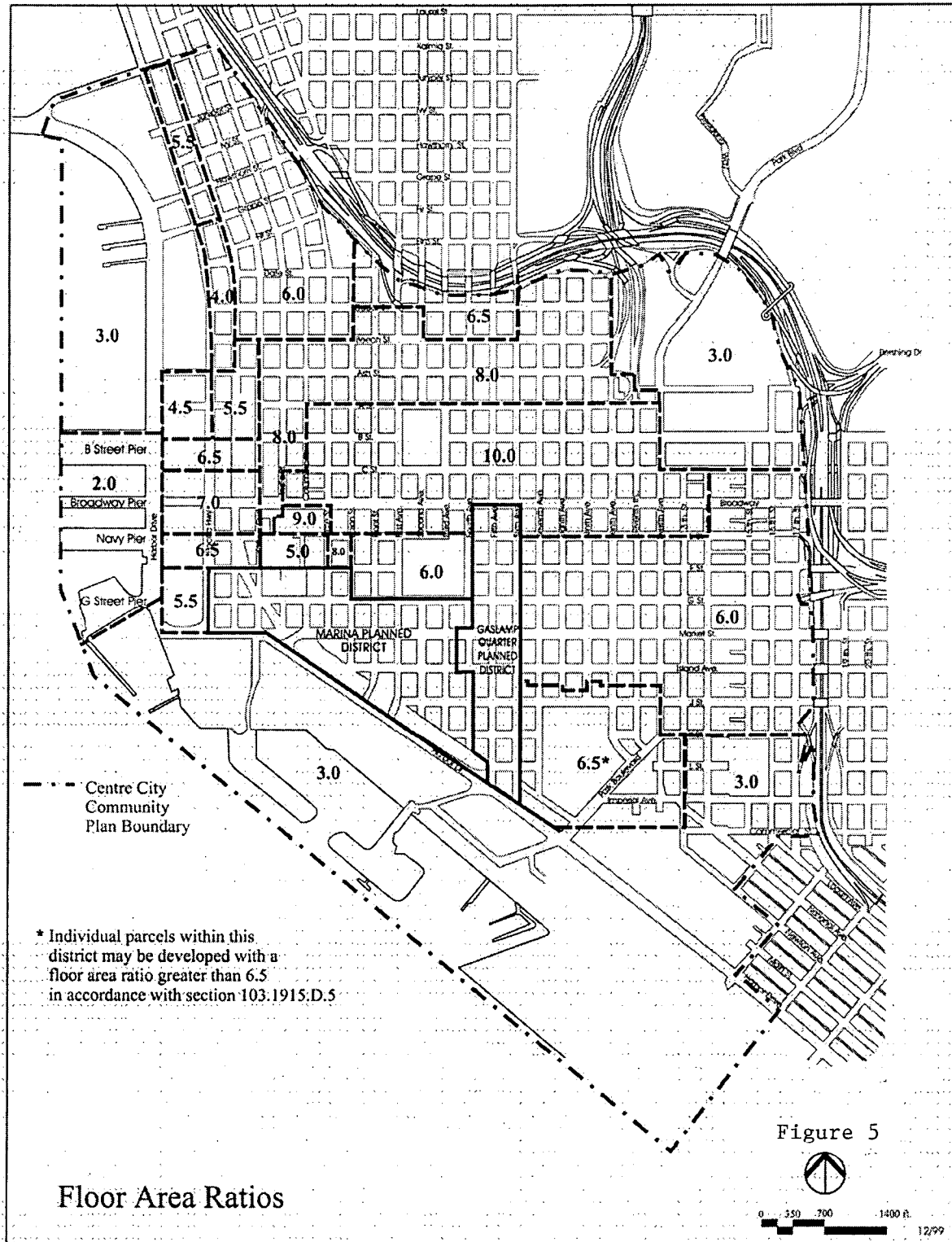
Height designations on land west of Mean High Tide Line are for planning purposes only.

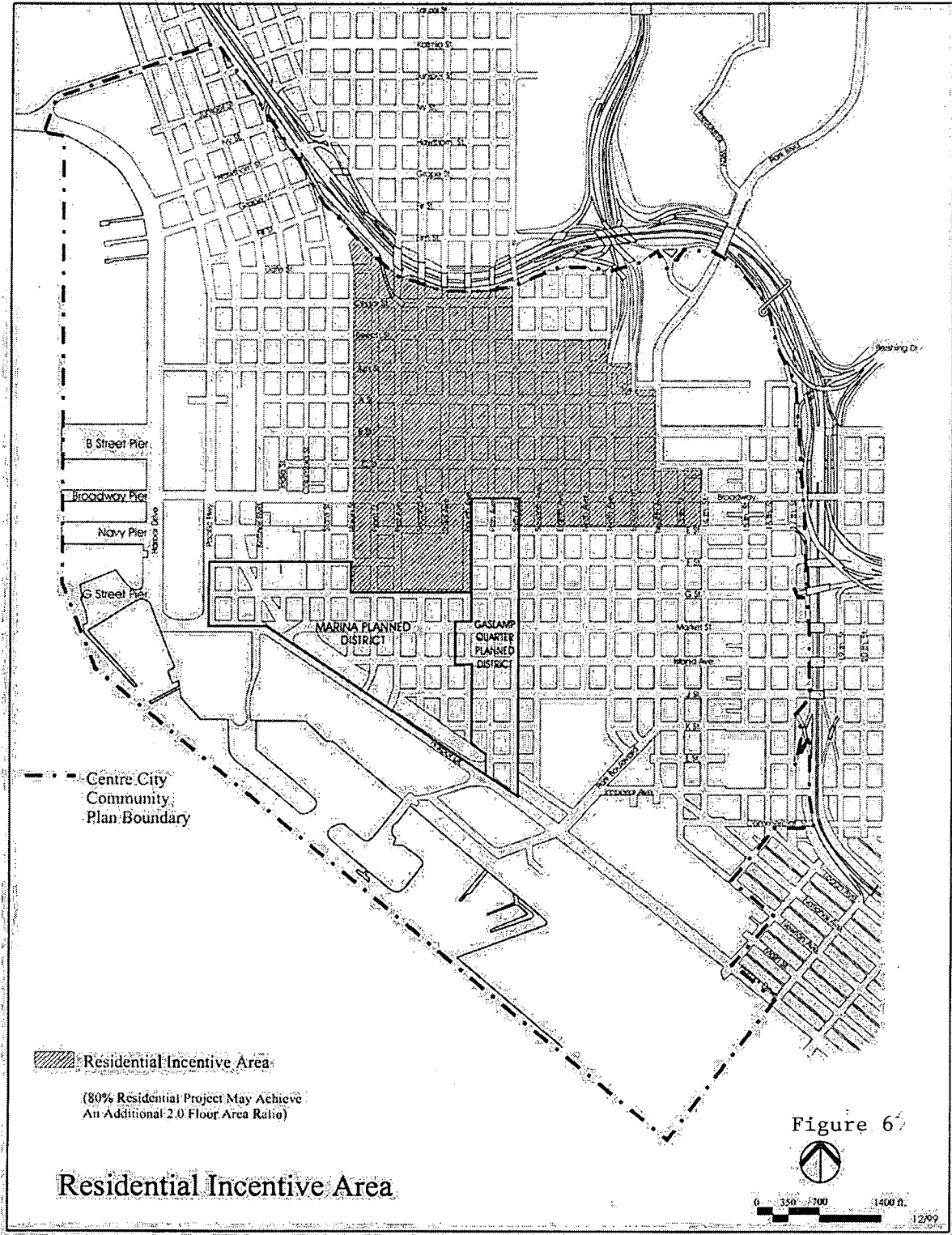
Proposed Building Height-North Embarcadero



Figure 4

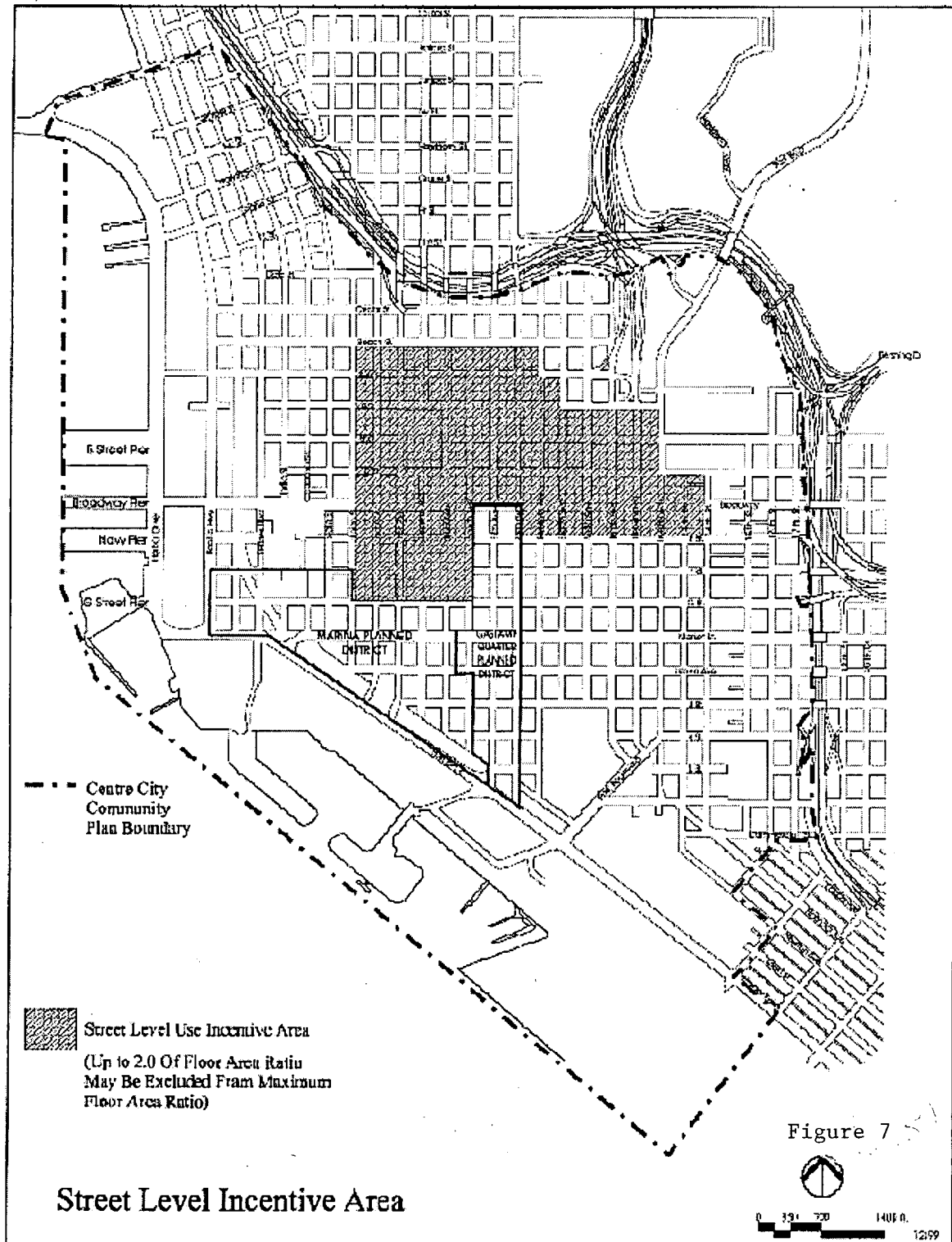




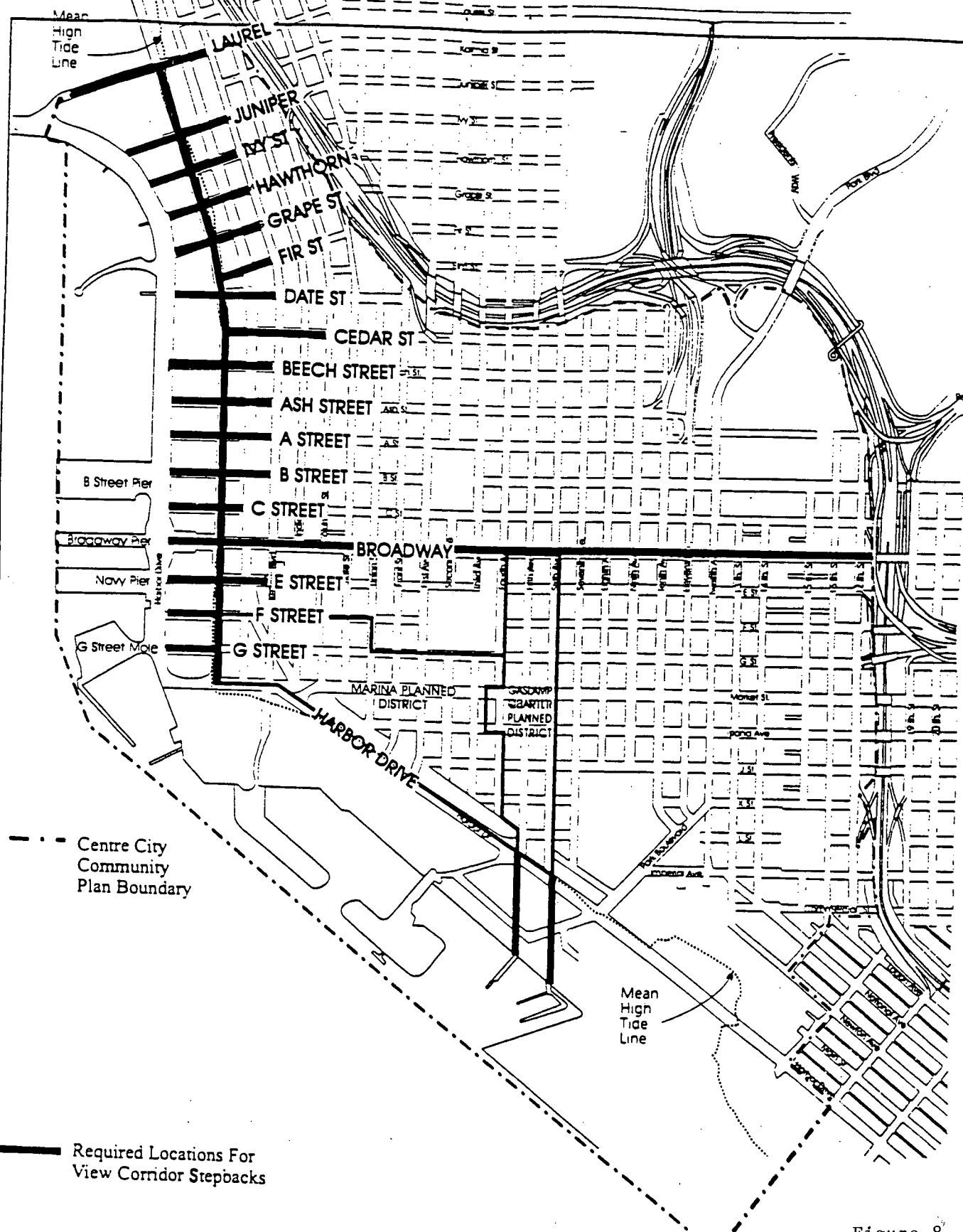


Ch. Art. Div.
10 | 3 | 19.3 | 2

0-19338



Ch. Art. Div.
10 3 19.4 1

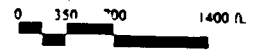


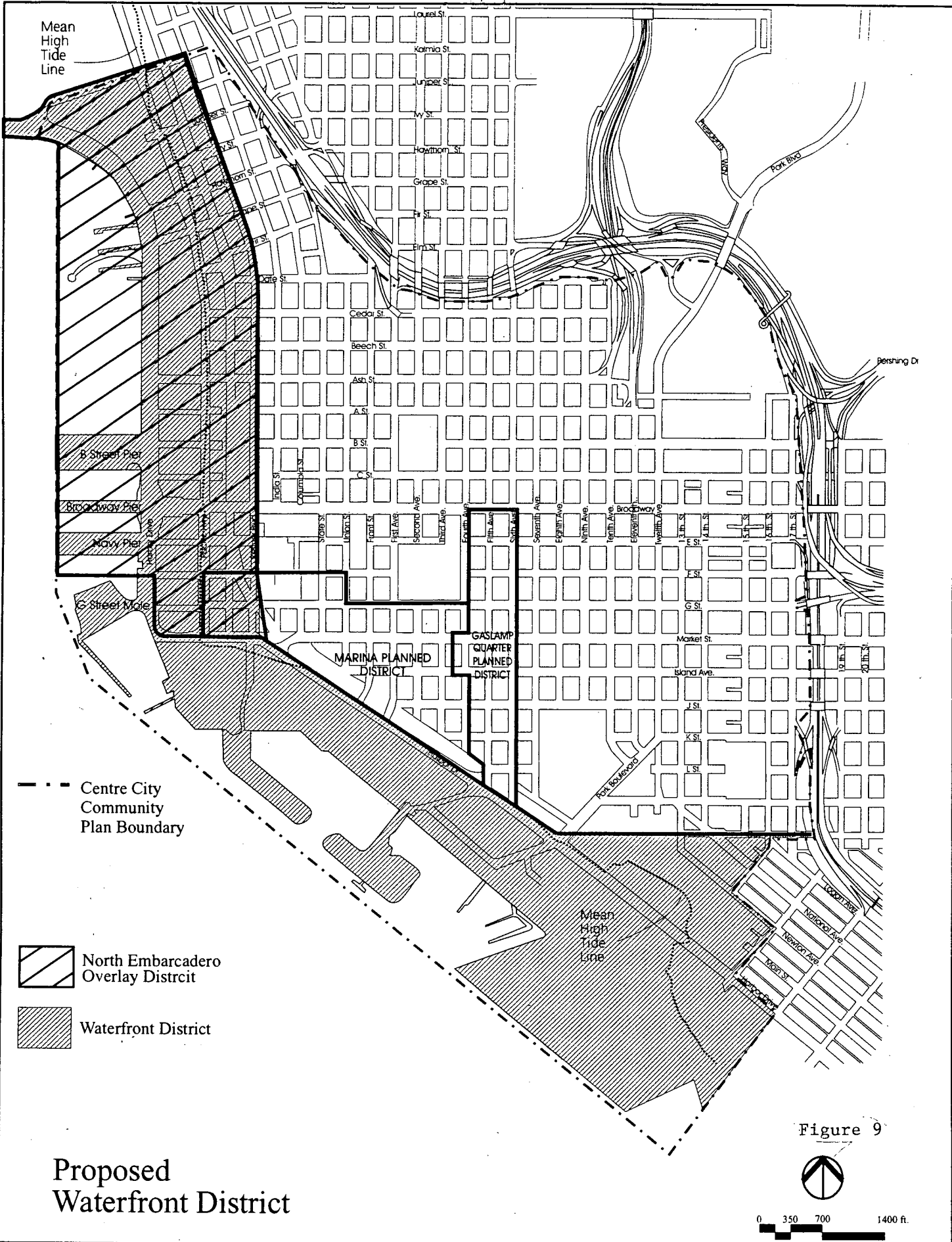
--- Centre City Community Plan Boundary

— Required Locations For View Corridor Stepbacks

Proposed View Corridor Stepbacks


Figure 8






Mean High Tide Line

--- Centre City Community Plan Boundary

 North Embarcadero Overlay District

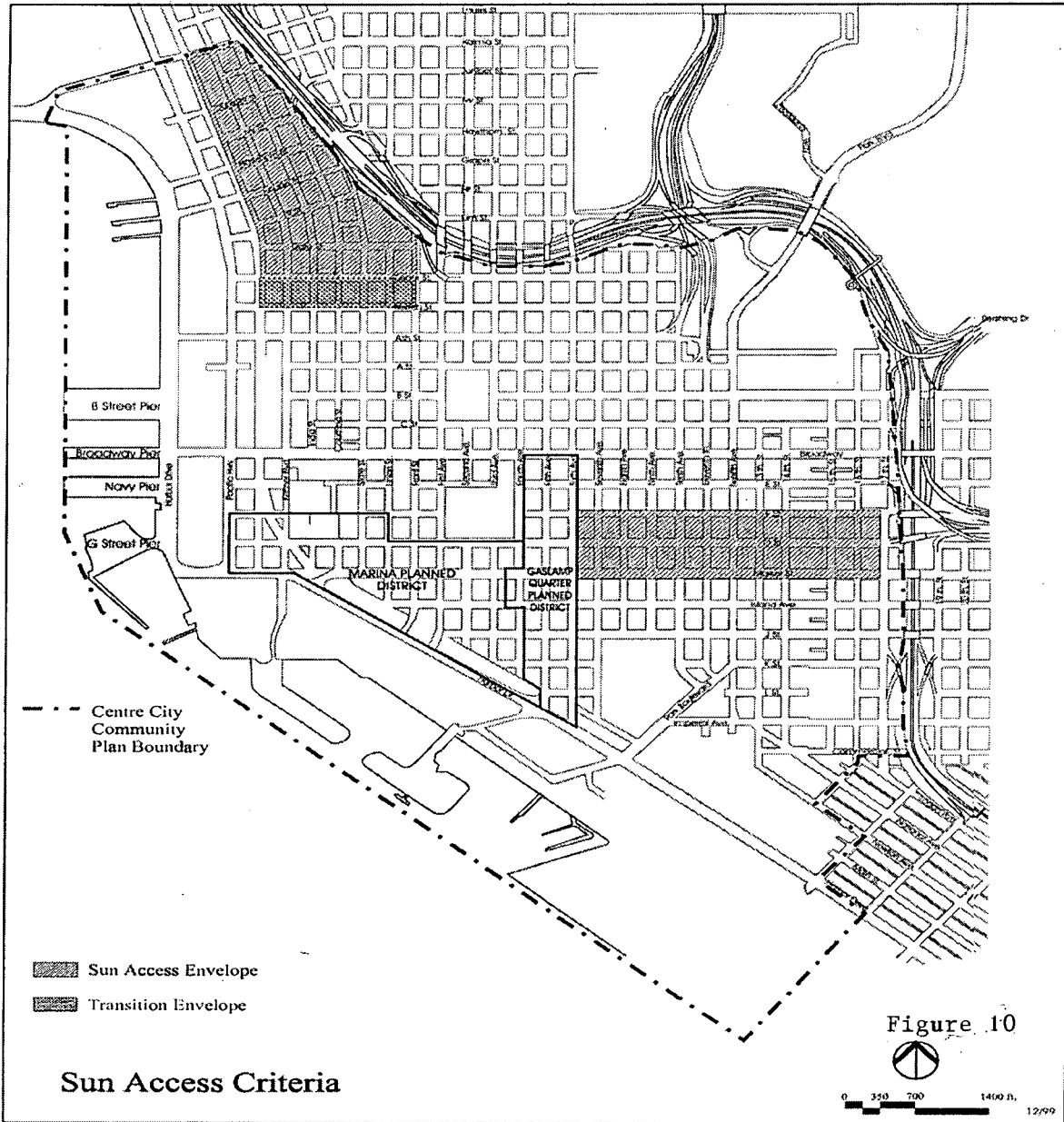
 Waterfront District

Proposed Waterfront District

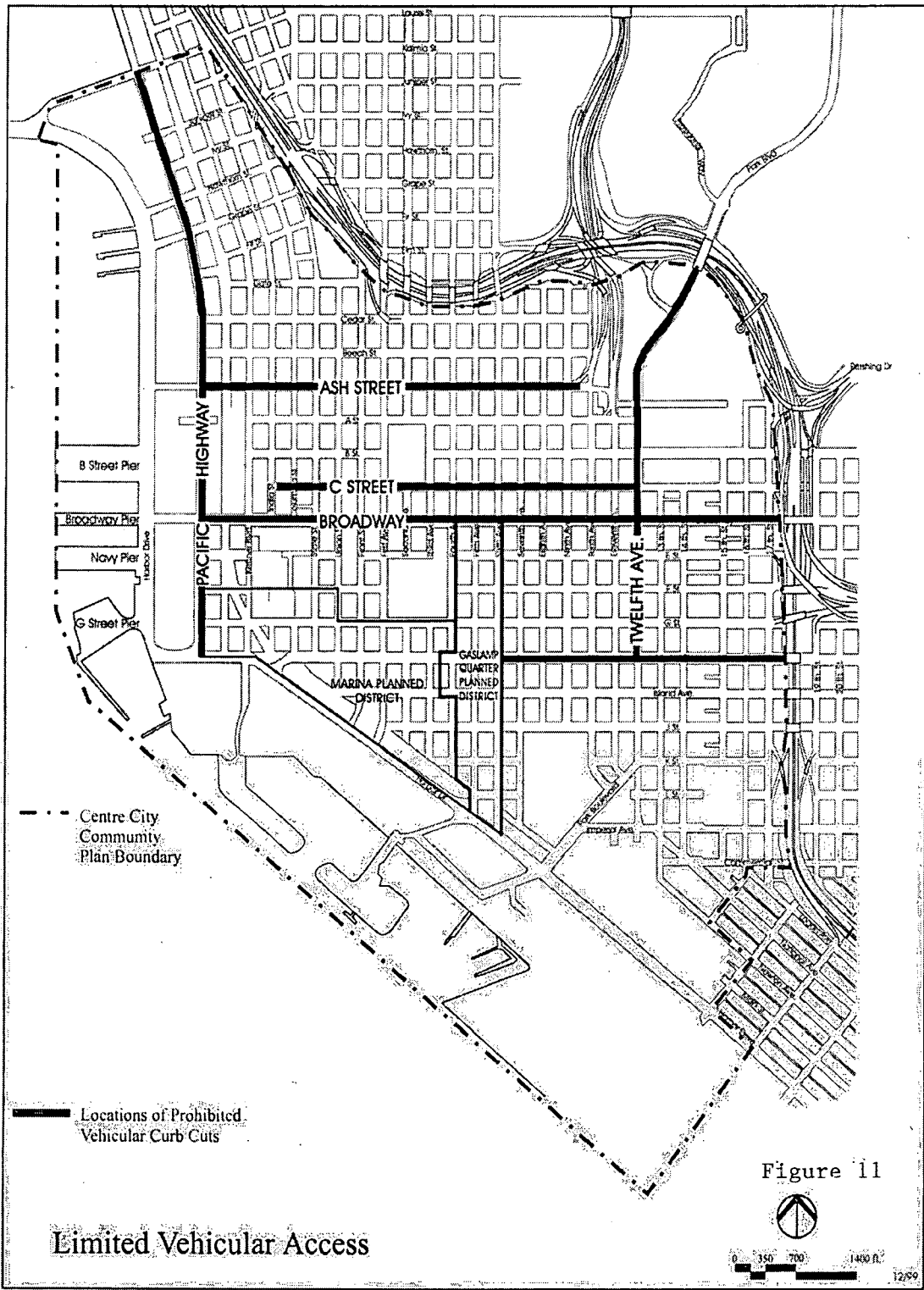
Figure 9



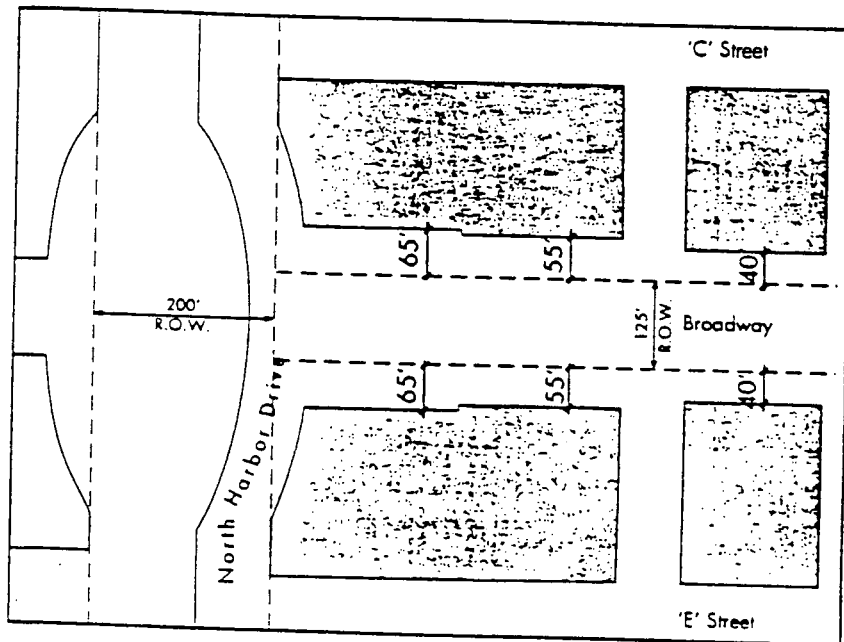
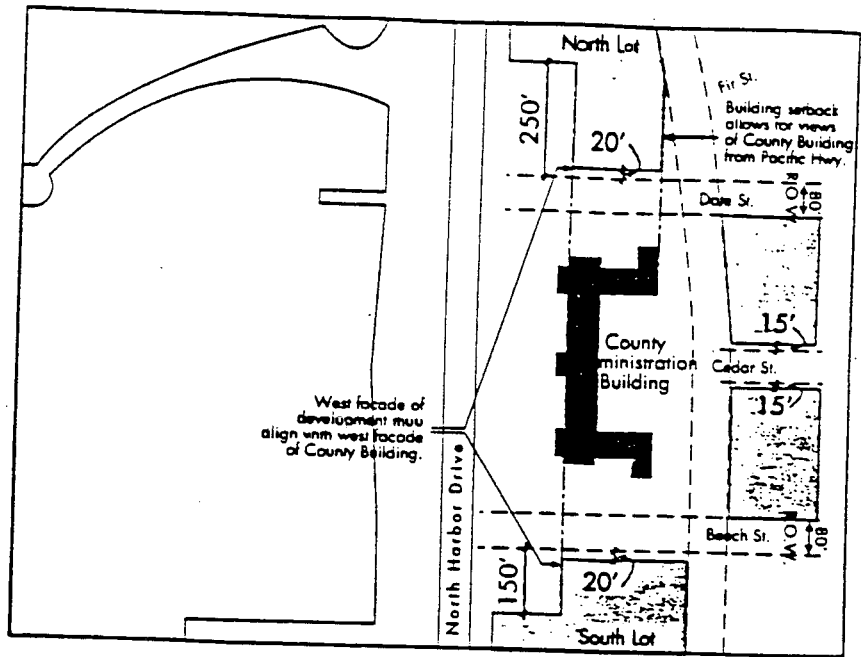
0 350 700 1400 ft.



Ch. Art. Div.
10 3 19.4 4



Ch. Art. Div.
10 3 19.5 1



----- Property/Leasehold Lines

Figure 13

Special Building Setback Requirements