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ORDINANCE NUMBER O- 19599 (NEW SERIES)

DATE OF FINAL PASSAGE MAR 27 2007

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO REPEALING CHAPTER 10, ARTICLE 3, DIVISION 17, OF THE SAN DIEGO MUNICIPAL CODE, AND AMENDING CHAPTER 15, BY ADDING ARTICLE 19, DIVISION 1 TITLED "GENERAL RULES," SECTIONS 1519.0101, 1519.0102 AND 1519.0103; DIVISION 2 TITLED "PERMITS AND PROCEDURES," SECTIONS 1519.0201, 1519.0202, 1519.0203, 1519.0204 AND 1519.0205; DIVISION 3 TITLED "ZONING," SECTIONS 1519.0301, 1519.0302, 1519.0303, 1519.0304 AND 1519.0305; DIVISION 4 TITLED "GENERAL AND SUPPLEMENTAL REGULATIONS," SECTIONS 1519.0401, 1519.0402, 1519.0403, 1519.0404, 1519.0405, 1519.0406, 1519.0407, AND APPENDIXES A THROUGH U, ALL RELATING TO THE SOUTHEASTERN SAN DIEGO PLANNED DISTRICT.

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

Section 1. That Chapter 10, Article 3, Division 17, is repealed, and Chapter 15 of the San Diego Municipal Code is amended by adding Article 19, Division 1, Sections 1519.0101, 1519.0102 and 1519.0103, to read as follows:

Article 19: Southeastern San Diego Planned District

Division 1: General Rules

§1519.0101 Purpose and Intent

It is the purpose of these regulations to provide reasonable development criteria for the construction or alteration of quality residential, commercial and industrial development throughout the Southeastern San Diego community. The intent is to implement the Southeastern San Diego Community Plan through the use of the

applied urban design standards contained in this Southeastern San Diego Planned District Ordinance.

§1519.0102 Boundaries of the Southeastern San Diego Planned District

The regulations in Chapter 15, Article 19 shall apply to that area commonly known as the "Southeastern San Diego Community Planning Area," designated on that certain Map Drawing Nos. C-732-A through C-732-Q, and described in the appended boundary description filed in the office of the City Clerk. (See Appendix B, Illustration 1.)

§1519.0103 Applicable Regulations

Where not otherwise specified in the Southeastern San Diego Planned District Ordinance, the following chapters of the Land Development Code apply:

- Chapter 11 (Land Development Procedures);
- Chapter 12 (Land Development Reviews);
- 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 (Landscape 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 Regulations);

Chapter 14, Article 2, Division 11 (Outdoor Storage, Display, and Activity Regulations);

Chapter 14, Article 2, Division 12 (Sign Regulations);

Chapter 14, Article 3 (Supplemental Development Regulations);

Chapter 14, Article 4 (Subdivision Regulations);

Chapter 14, Article 5 (Building Regulations);

Chapter 14, Article 6 (Electrical Regulations); and

Chapter 14, Article 7 (Plumbing and Mechanical Regulations)

Where there is a conflict between the Land Development Code and the Southeastern San Diego Planned District Ordinance, the Planned District Ordinance applies.

Section 2. That Chapter 15 of the San Diego Municipal Code is amended by adding Article 19, Division 2, Sections 1519.0201, 1519.0202, 1519.0203, 1519.0204 and 1519.0205, to read as follows:

Article 19: Southeastern San Diego Planned District

Division 2: Permits and Procedures

§1519.0201 Permit Application

- (a) No permit shall be issued for the installation of fixtures or equipment, or for the erection, construction, conversion, establishment, alteration or enlargement of any buildings, structure or improvement, or for the occupancy of any building or structure or for the grading, subdivision or street actions for any site in any portion of the Southeastern San Diego Planned District until approval of the appropriate decision maker has been

obtained by the applicant or owner in compliance with the development criteria contained herein. Applications for grading permits, tentative maps and street actions shall not be accepted unless concurrent application is made for a Southeastern Development Permit and/or building permit, or until the City Manager determines such action may proceed independent of said permits.

- (b) All minor additions, minor structural changes and curb cuts shall not require a Southeastern Development Permit. Minor additions shall be any construction project consisting of less than 25 percent of the gross square foot floor area of the existing structure and attached to the existing structure. Minor additions may not include the addition of a residential dwelling unit or any change which may allow an increase in density. All minor additions, structural changes, curb cuts, garage conversions and any other changes, shall conform to the development criteria of the underlying zone and may be approved or denied by the City Manager, in accordance with Process One. Application for zone variance shall be consistent with Land Development Code Chapter 12, Article 6, Division 8 (Variance Procedures), or shall be processed consecutively with any required discretionary action. Minor additions and structural changes in the Sherman Heights and Grant Hill Park Historic Districts may require a Southeastern San Diego Historic Permit. See Section 1519:0203.
- (c) An application for a variance, subdivision, and change of street name shall be acted upon in accordance with the applicable provisions of Land

Development Code Chapter 12, Article 5 (Subdivision Procedures) and Chapter 12, Article 6 (Development Permits).

- (d) 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 Southeastern San Diego Planned District Ordinance.
- (e) Land Development Code Chapter 12, Article 7, Division 1 (General Review Procedures for Previously Conforming Premises and Uses) shall apply except that expansion or enlargement of previously conforming uses shall not be permitted.

§1519.0202 Southeastern San Diego Development Permit

- (a) A Southeastern San Diego Development Permit shall be required for:
 - (1) Multi-family residential projects of four or more units.
 - (2) Projects sited on or adjacent to environmentally sensitive areas, including hillsides, creek/drainage areas, and other areas within the Community's Open Space System.
 - (3) Commercial and industrial development.
 - (4) Move-on buildings to assure that they are properly integrated into the neighborhood.
 - (5) Uses requiring a Conditional Use Permit.
- (b) An application for a Southeastern San Diego 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).

(c) An application for a Southeastern San Diego Development Permit may be approved, conditionally approved or denied by a Hearing Officer in accordance with Process Three. 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 the Southeastern San Diego Development Permit if all of the following facts exist:

- (1) The proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council;
- (2) The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable;
- (3) The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare

of persons residing or working in the area, and will not adversely affect other property in the vicinity; and

- (4) The proposed use will comply with the relevant regulations of the Municipal Code.
- (d) A Southeastern San Diego Development Permit may not be granted for the development of a site with existing Municipal Code violations or to an applicant cited for Municipal Code violations, until said violations are remedied.
- (e) The Hearing Officer's decision on an application for a Southeastern San Diego Development Permit may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0506.

§1519.0203 Southeastern San Diego Historic Permit

- (a) Southeastern San Diego Historic Permit is required for the commencement of any work in the erection of any new building or structure, or remodeling, alteration, addition, or demolition of any existing building or structure within the Sherman Heights or Grant Hill Park Historic Districts, any structure which is proposed to be moved into the historic districts, or grading. The Southeastern San Diego Historic District boundaries are designated on Map Drawing Numbers C-737 and C-788 and are shown in Appendix H.
- (b) Southeastern San Diego Historic Permit is not required for interior modifications, repairs or remodeling, nor any exterior repairs or alterations for which a permit is not now required with the exception of fences, porch

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repairs, painting or stuccoing or other exterior siding, renewal of roof coverings and window replacement.

(c) This section does not supersede, change, amend nor in any way alter the manner, method or requirements of the review procedures for any designated City of San Diego historical site by the Historical Resources Board.

(d) Applications for permits shall be made in accordance with Land Development Code Section 112.0102. Exceptions to application procedure:

- (1) No application fee/deposit is required for fencing, painting, or renewal of roof coverings.
- (2) Any development project which would otherwise require a Southeastern San Diego Development Permit shall follow all regulations of the Southeastern San Diego Planned District Ordinance as a combined Southeastern San Diego Development Permit and Southeastern San Diego Historic Permit. Where there is a conflict in the design criteria between the Southeastern San Diego Planned District development criteria and the Design Criteria and Guidelines for the historic districts, the Sherman Heights and Grant Hill Park Historic District Design Criteria and Guidelines, Ordinance No. OO-16893-2 shall apply.
- (3) No application fee/deposit is required for the rehabilitation of owner-occupied single family structures.

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- (e) The City Manager may approve or deny an application for a Southeastern San Diego Historic Permit in accordance with Process One. The permit shall be approved if it complies with the regulations contained within the Southeastern San Diego Planned District Ordinance, and the Sherman Heights and Grant Hill Park Historic District Design Criteria and Guidelines, Ordinance No. OO-16893-2.
- (f) The City Manager may request that the Historical Resources Board review special projects that require design review for consistency with existing structures in the Historic District.
- (g) An approved Southeastern San Diego Historic Permit expires and is void 36 months after the "Date of Final Action" of the permit if the permit is not utilized in the manner set forth in Land Development Code Section 129.0216 and Section 129.0217.
- (h) The expiration date of a valid Southeastern San Diego Historic Permit may be extended in accordance with Land Development Code Section 129.0219. The City Manager shall notify the recognized community planning group with responsibility for the area where the project is proposed of any extension of time requests.

§1519.0204 Design Review

- (a) The Southeastern Economic Development Corporation's Board and the recognized community planning group with responsibility for the area where the project is proposed shall advise the City Council, Planning Commission and City Manager on matters of design review, as follows:

- (1) Prior to any action being taken on any discretionary permit for projects within the Southeastern Community Planned District, copies of said permit shall be forwarded and reviewed by the Southeastern Economic Development Corporation's Board and the recognized community planning group with responsibility for the project area where the project is proposed.
- (2) All parties shall provide the appropriate decisionmaker with a recommendation on said discretionary permit submittals within 30 calendar days of receipt of the proposal. Recommendations shall be provided as required in a timely fashion.
- (3) In order to assure the highest standards of quality of development within the Southeastern San Diego Economic Development Corporation's redevelopment and preliminary plan areas, and to protect the City's investment in the area, the Southeastern Economic Development Corporation's Board shall make recommendations on design review for discretionary development permits within its area of responsibility.
- (4) The recognized community planning group with responsibility for the area where the project is proposed shall review discretionary permits in the manner established by Council Policy 600-24 which provides for community review of ongoing projects and plan implementation.

(5) Both the Southeastern San Diego Economic Development Corporation and the recognized community planning group with responsibility for the area where the project is proposed shall prepare an annual report outlining actions on projects requiring a Southeastern Development Permit to the City Manager by no later than July 1 of each year.

(b) Neighborhood Focus

Additional focused development criteria are established per neighborhood requirements as contained in Appendix D through Appendix T.

§1519.0205 Alcoholic Beverage Establishments

(a) Application

Within the boundaries of the Southeastern San Diego Planned District no establishment shall offer for sale or other consideration, alcoholic beverages, including beer, wine and distilled spirits, without demonstrating compliance with Section 1519.0205(b) and (c).

(b) Alcoholic Beverage Sales for Off-Site Consumption

Establishments for which a Type 20 Beer and Wine License or a Type 21 General Liquor License has been obtained from, or for which an application has been submitted to, the California Department of Beverage Control, for permission to sell alcoholic beverages for off-site consumption are regulated by Section 151.0105 and Land Development Code Section 141.0502.

(c) Alcoholic Beverage Sales for On-Site Consumption

Establishments for which a Type 41 or 47 License (restaurants) or a Type 42 or 48 License (bars) has been obtained from, or for which an application has been submitted to, the California Department of Beverage Control, that have dancing or live entertainment on the premises or that serve alcoholic beverages in conjunction with a billiard or pool hall, bowling alley, or adult entertainment establishment, shall obtain a Conditional Use Permit in accordance with Process Three. Conditions addressing the following issues may be imposed by the decision maker:

- (1) Entertainment uses or activities or amusement devices on the premises;
- (2) Hours of operation of the business;
- (3) Security measures; and
- (4) Lighting, litter, graffiti or nuisance abatement, or any other special requirements for the premises.

Section 3. That Chapter 15 of the San Diego Municipal Code is amended by adding Article 19, Division 3, Sections 1519.0301, 1519.0302, 1519.0303, 1519.0304 and 1519.0305, to read as follows:

Article 19: Southeastern San Diego Planned District

Division 3: Zoning

§1519.0301 Residential Regulations

- (a) The following regulations are applicable to all residential zones. Section 1519.0302 presents the single-family residential zoning regulations for those projects which will be processed with standard ministerial permit

action. Section 1519.0303 presents the multiple-family residential zoning regulations.

- (b) All manufactured or factory built housing and move-on structures and all institutional structures including churches are subject to the development criteria of the underlying Planned District zone unless otherwise stated in the Southeastern San Diego Planned District Ordinance. All move-on structures must obtain a Southeastern San Diego Development Permit as specified in Section 1519.0202. For all manufactured and factory built housing, roof, siding and foundation treatments shall conform to the relevant sections of the California Building Code, 2001 Edition, including, but not limited to, Chapters 29 through 32 and roof overhang, roofing material and siding material shall be similar to types used for existing adjacent residential structures. Foundations and footings must be finished in a manner consistent with the structure for all housing types.

§1519.0302 Single-Family (SF) Residential Zoning Regulations SF-40,000, SF-20,000, SF-15,000, SF-10,000 SF-8,000, SF-6,000, SF-5,000

- (a) Purpose and Intent

The single-family (SF) zones are designed to provide for areas of one-family residential development at varying levels of low density, consistent with the Progress Guide and General Plan or adopted community plans within the Southeastern San Diego Planned District. Further, the provisions of these standards are intended to promote and protect those special amenities associated with a district of single-family homes.

(b) Permitted Uses

No building or improvement or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used except for one or more of the uses listed in Appendix A or as developed in accordance with Section 1519.0302(c).

(c) Development Regulations

(1) Density Regulations

In the SF zones only one dwelling unit is permitted on any legal lot or premises.

(2) Minimum Lot Dimension

(A) The minimum lot sizes, street frontage and dimensions shown in Table 1519-03A shall be required in the SF (single-family) zones.

Table 1519-03A
Minimum Lot Size and Dimensions for Single-Family Zones

Zones	Minimum Area in (sq.ft.)	Minimum Dimensions			
		Street Frontage (ft)	Width (Interior) (ft)	Width (Corner) (ft)	Depth (ft)
SF-40,000	40,000	100	100	110	100
SF-20,000	20,000	80	80	85	100
SF-15,000	15,000	75	75	80	100
SF-10,000	10,000	65	65	70	100
SF-8,000	8,000	60	60	65	100
SF-6,000	6,000	60	60	65	95
SF-5,000	5,000	50	50	55	95

(B) Exception. Any lot or parcel which does not comply with all the minimum lot dimensions set forth herein may nevertheless be used as a single building site provided the

lot or parcel qualified under the definition of lot as set forth in Land Development Code Section 113.0103.

- (C) For any lot which fronts principally on a turnaround or on a curving street having a centerline radius of curvature of less than 100 feet, the minimum frontage shall be 60 percent of the number shown in the street frontage column of Table 1519-03A.

(3) Minimum Yard Dimensions

- (A) The minimum yard dimensions shown on Table 1519-03B shall apply in the single-family (SF) zones.
- (B) Notwithstanding the minimum front yard dimensions in the single-family (SF) zones, garages which face the street, and which take access from that street, shall have a minimum setback of 25 feet unless alternative on-site vehicle parking is provided satisfactory to the City Manager. (See Appendix B, Illustration 2.)

Table 1519-03B
Minimum Yard Dimensions for Single-Family Zones

Zones	Front Yard (ft)	Side Yard (Interior) (ft)	Side Yard (Street) (ft)	Rear Yard (ft)
SF-40,000	25	10	20	10
SF-20,000	15	8	15	8
SF-15,000	15	7	10	7
SF-10,000	20	6	10	6
SF-8,000	15	5	10	5
SF-6,000	15	5	10	5
SF-5,000	15	5	10	5

- (C) Exceptions to Minimum Yard Dimensions

- (i) Interior Side Yard. An interior side yard of any lot in any single-family (SF) zone, which has a width less than the minimum specified for the zone in which it is located, may be reduced to a minimum of 10 percent of the width of said lot, provided that in no case shall such side yard be reduced to less than 4 feet.
- (ii) Street Side Yard. The street side yard of any corner lot in any single-family (SF) zone which has a width of less than the minimum specified for the zone in which it is located, may be reduced to a minimum of 15 percent of the width of said lot, provided that in no case shall any street side yard be reduced to less than 8 feet.
- (iii) Front Yard. For that portion of any lot which fronts on a turnaround, the minimum front yard may be reduced 5 feet below the requirements shown in Table 1519-03B.

(4) Floor Area Ratio

The maximum floor area ratio in the single-family (SF) zone shall be 0.50.

(5) Maximum Building Height

No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 24 feet for structures with a flat roof nor greater than 30 feet measured to the ridge line on structures with roofs having a pitch of 3:12 or steeper. All buildings in the single-family (SF) zones shall be limited to two stories.

(d) Design Standards

(1) Facade Design/Orientation

(A) The particular facade, side or elevation of the building which faces the front and street side yard shall have window and entry door orientation parallel to the street. Entry door may be oriented to either front yard or street side yard on corner lots.

(B) In those cases where the entry door is in an elevation with a single plane, a porch or stoop with a minimum dimension of 4 feet by 4 feet shall be provided. The porch or stoop shall have a finish floor elevation not less than 18 inches above finish grade level.

(2) Maximum Diagonal Dimension

(A) The diagonal plan dimension shall be used in all single-family residential projects and shall apply to all new buildings of the development project. The maximum diagonal plan dimension shall be measured between the

two most extreme points on the structure. No diagonal plan dimension shall exceed the numerical figure obtained from the percentage of street frontage, as established in Table 1519-03C.

Table 1519-03C
Diagonal Plan Dimension for Single-Family Zones

Street Frontage (ft)	Diagonal Measurement Length (ft)
0-50	125% of frontage
More than 50 to 100	100% of frontage
More than 100	85% of frontage

(B) Exceptions to the maximum diagonal requirement for single-family zones are the same as for multiple-family zones. See Section 1519.0303(d)(3)(C) and (D).

(e) Landscape

One street tree shall be required in the public right-of-way for every 50 feet of each lot or parcel street frontage. Groundcover shall be installed and maintained for all unpaved or undeveloped land area.

(f) Maximum Hardscape

A maximum of 30 percent of the required front and street side yards is permitted for installation of hardscape features which shall include driveways, walkways or decorative pavement treatments.

(g) Lighting

Any artificial lighting shall be directed or shielded so as not to fall onto adjacent properties.

§1519.0303 Multiple-Family Residential Zone Regulations - MF-3000, MF-2500, MF-2000, MF-1750, MF-1500

(a) Purpose and Intent

The multiple-family (MF) zones are primarily intended to provide for multiple-family residential development at varying densities ranging up to 45 dwelling units per net residential acre. The multiple-family zones are applied consistent with the Progress Guide and General Plan and adopted Southeastern San Diego Community Plan.

(b) Permitted Uses

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

(c) Development Regulations

(1) Density Regulations

(A) The maximum number of dwelling units permitted on any lot or premises in any multiple-family (MF) zone shall be determined by dividing the area of the lot by the number of square feet required for each dwelling unit as prescribed by the zone in which the lot is located. If the quotient exceeds a whole number by 0.50 or more, the number of dwelling units may be increased to the next larger whole number.

- (B) The maximum number of dwelling units permitted per acre and land area requirements in any MF zone shall be as

shown in Table 1519-03D.

Table 1519-03D
Density Regulations for Multiple-Family Zones

Zone	Maximum Dwelling Units Per Net Acre (du/ac)	Required Land Area per Dwelling Unit (sq. ft.)
MF-3000	14.52	3,000
MF-2500	17.42	2,500
MF-2000	21.78	2,000
MF-1750	24.89	1,750
MF-1500	29.04	1,500

(2) Minimum Lot Areas and Dimensions

- (A) Minimum lot areas and dimensions required within the respective multiple-family (MF) zones shall be as shown in

Table 1519-03E.

Table 1519-03E
Lot Area and Dimensions for Multiple-Family Zones

Zone	Minimum Area (sq.ft.)	Street Frontage (ft)	Width (Interior) (ft)	Width (Corner) (ft)	Depth (ft)
MF-3000	6,000	60	60	65	100
MF-2500	6,000	60	60	65	100
MF-2000	6,000	60	60	65	100
MF-1750	6,000	60	60	65	100
MF-1500	6,000	60	60	65	100

- (B) For any lot which fronts principally on a turnaround or on a curving street having a radius of curvature of less than 100 feet, the minimum frontage shall be 60 percent of the number shown in the street frontage column.

- (C) Exception. Any lot or parcel which does not comply with all the minimum lot dimensions set forth herein may

nevertheless be used as a building site provided the lot or parcel qualifies under the definition of lot as set forth in Land Development Code Section 113.0101.

(3) Yard and Setback Requirements

- (A) Minimum area of front yard. A front yard shall be provided at a minimum area calculated by multiplying the linear feet of frontage by 20 feet.
- (B) Minimum area of street side yard. A street side yard shall be provided at a minimum area calculated by multiplying the linear feet of frontage by 10 feet.
- (C) Minimum Setbacks are indicated in Table 1519-03F.

Table 1519-03F
Minimum Setbacks for Multiple-Family Zones

Yard Location	Dimensions (ft)
Front	10
Interior side	5 ⁽¹⁾⁽²⁾
Street Side	8
Rear	5 if alley 15 if no alley

Footnotes for Table 1519-03F

¹ Setback. For each story or portion thereof above 2 stories, the building shall be setback or the story may be stepped back an additional 3 feet.

² Exception. On lots which have less than 30 linear feet in lot width, the minimum interior side yard may be reduced to 4 feet.

(4) Maximum Building Heights

The maximum building height permitted in the MF-3000 zone shall be 24 feet for buildings with flat roofs or 30 feet measured to

the ridge line on structures having roofs with a pitch of 3:12 or steeper. All buildings in the MF-3000 zone shall be limited to 2 stories.

(5) Maximum Lot Coverage

The maximum lot coverage permitted in the MF zones shall be 50 percent.

(6) Maximum Floor Area Ratio (F.A.R.)

The maximum F.A.R. permitted in the MF zones shall be 1.00.

(7) Exterior Usable Open Area

(A) At least 200 square feet of exterior usable open area shall

be provided on-site for each dwelling unit. The average slope for useable open areas shall not exceed 10 percent.

This may include gardens; courtyards; terraces; roof-decks; recreation facilities; children's play areas; swimming pools and spas with associated decking; private exterior balconies; common exterior balconies; vegetated areas including lawns, gardens or landscaping (excluding the minimum required landscaping in required yards); and walkways or pathways not intended for access by motor vehicles (excluding walkways, and access balconies above the first floor).

- (B) The land provided shall be determined by the City Manager to be functional useable open area which provides for reasonable use by the residents.
 - (C) Functional useable open area shall be a minimum area of 100 square feet with a minimum dimension of 6 feet with the exception noted below for private open area. For projects containing units with 2 or more bedrooms, a children's play area shall be provided to contain a minimum area totaling 20 square feet per unit.
 - (D) Where private open area is provided, that open area shall be a minimum of 40 square feet per dwelling unit with a minimum dimension of 5 feet; however, not all units are required to have a private open area.
 - (E) Areas used for parking or garaging of motor vehicles; enclosed storage areas; trash collection areas or pads for any mechanical or electrical equipment shall not be used to satisfy the usable open area requirement.
- (d) Design Standards
- (1) Offsetting Planes Requirement
 - (A) For structures in multiple-family residential zones each building wall elevation shall have building offset variations in a minimum of 3 vertical or horizontal separate planes. A separate building plane is distinguished by an average

horizontal or vertical difference of 4 feet measured perpendicular to the subject plane. The proportions of these building planes along each elevation shall not be less than 20 percent nor more than 50 percent of the building elevation area. (See Appendix B, Illustration 6.)

(B) Exceptions

- (i) For structures of 3 or less units in multiple-family residential zones the separate building planes may be reduced to a vertical or horizontal difference of 2 feet.
- (ii) For single-unit structures in multiple-family zones, each building wall elevation may be reduced to a minimum of 2 separate planes distinguished by an average horizontal or vertical difference of 2 feet.
- (iii) For all exceptions, the building plane proportions defined in Section 1519.0303(d)(1)(A) shall apply.

(2) Facade Design/Orientation

The particular facade, side or elevation of the building which faces the front and street side yards shall have window and entry door orientation parallel to the street.

(3) Maximum Diagonal Dimension

- (A) The Diagonal Plan Dimension shall be used in all multiple-family residential projects and shall apply to all

new and existing buildings of the development project.

The maximum diagonal plan dimension shall be measured between the two most extreme points on the structure, except for those lots that have a lot depth that exceeds the lot width by 275 percent. (See Appendix B, Illustration 3.)

- (B) No diagonal plan dimension shall exceed the numerical figure obtained from the percentage of street frontage, as indicated in Table 1519-03G.

Table 1519-03G
Diagonal Plan Dimension for Multiple-Family Zones

Lot Frontage (ft)	Diagonal Measurement Length
0 - 100	100% of Frontage
More than 100 to 200	85% of Frontage
More than 200 to 300	70% of Frontage
More than 300	50% of Frontage

- (C) For lots that have lot depths that exceed the lot width by 275 percent, the maximum diagonal plan dimension may be measured between the first extreme building point to the point of the first building modulation along the length of the building with subsequent measurements allowed between modulations. The maximum diagonal plan dimension in the building modulation areas if utilized shall conform to the criteria outlined above. The modulation shall have a minimum 4-foot differential and shall extend for a minimum of 10 feet in length. (See Appendix B, Illustration 4.)

(D) In those cases where the lot street frontage is less than the minimum street frontage requirement of the underlying multiple-family residential zone, the minimum street frontage requirement specified in that zone will be considered as the street frontage for maximum diagonal plan dimension calculation.

(e) Mechanical and Utility Equipment Screening Regulations

(1) No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls and roofs with construction and appearance similar to the main building.

(2) Applicable wall regulations are contained in Land Development Code Chapter 14, Article 2, Division 3 (Fence Regulations).

(f) Outdoor Storage Requirements

Outdoor storage of personal belongings of occupants of dwelling units, material or equipment, shall be permitted only when incidental to a permitted use, or other similar items are used, located on the same premises, and provided that:

(1) The storage area shall be completely enclosed by wall, fences or buildings, or a combination thereof. Any walls or fences shall be

solid and not less than 6 feet in height and shall not be located on the property line or within the setback areas.

- (2) There shall be no outdoor storage of personal belongings of occupants of dwelling units, materials or equipment, or other similar items, to a height greater than that of any enclosing wall, fence or building.
- (3) Operable motor vehicles shall not be considered as items of outdoor storage, and shall not be regulated by this paragraph.
- (4) Outdoor storage shall be restricted to only those items which are considered to be the personal property of the occupants of the premise, or the owner of the premise, when the items are required for the functional operation of the premise.
 - (A) For the purpose of this paragraph an individual shall be considered to be an occupant of the premises for a period not exceeding 30 days prior to occupancy of the premises, and a period not exceeding 30 days following discontinuance of occupancy of the premises.
 - (B) No portion of any premises shall be used by, leased, or rented to a non-occupant for storage purposes.

(g) Lighting

Any artificial lighting shall be directed or shielded so as not to fall onto adjacent properties. Lighting shall be provided for walkways, common areas, and parking areas for security.

(h) Security/Management

A management and security plan shall be provided and reviewed by the Police Department where necessary.

(i) Special Character Multi-Family Neighborhood Criteria

The regulations in Section 1519:0302 shall apply to the multi-family residential neighborhoods shown on Attachment A, entitled "Southeast San Diego Special Character Multi-Family Neighborhoods" in addition to the requirements listed below.

- (1) Maximum Lot Dimensions and Area. Lot consolidations created through maps or by means of building across property lines shall be prohibited when such action would create a parcel containing over 7,000 square feet of lot area or over 60 feet of frontage along the front property line.
- (2) Detached Unit Requirement. Each lot must contain one detached unit in the front portion of the lot. Additional units may be built in the rear portion of the lot in accordance with the requirements of the zone and as stated below.
- (3) Addition of Dwelling Units. In the case of adding one or more dwelling units to an existing residential project, or when rear unit(s) are a part of a project where a detached unit is required in the front portion of a lot:
 - (A) Structures containing dwelling units shall be separated by a minimum of 12 feet.

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 6); and

(3) 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.

(e) Landscape

The landscape requirements in Section 1519.0402 are required for all industrial uses which existed on August 3, 1987, the effective date of the Southeastern San Diego Planned District Ordinance and shall be installed within five years of the effective date of the Southeastern San Diego Planned District Ordinance.

(f) Premises that abut Residentially Zoned Property

Prior to the use or occupancy of any premises, a wall not less than 6 feet height shall be constructed along all portions of the perimeter of said

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.

Section 4. That Chapter 15 of the San Diego Municipal Code is amended by adding Article 19, Division 4, Sections 1519.0401, 1519.0402, 1519.0403, 1519.0404, 1519.0405, 1519.0406, 1519.0407, to read as follows:

Article 19: Southeastern San Diego Planned District

Division 4: General and Supplemental Regulations

§1519.0401 Fences and Walls

- (a) 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 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 Regulations), shall apply.

in accordance with Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations). ~~This section does not apply to the SF zones.~~

§1519.0403 Parking

- (a) The parking requirements in Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations) shall apply except as otherwise specified in Section ~~1519.0403(b)~~.
- (b) ~~Parking Regulations for Multi-Family Residential Zones~~
 - (1) Every premises used for one or more of the permitted uses listed in Appendix A, shall be provided with a minimum of permanently maintained, off-street parking spaces in a parking area or private garage on the same premises as required by Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).
 - (2) For any lot containing four or more dwelling units a minimum of ~~25~~ percent of the required off-street parking spaced shall be fully enclosed, entirely within the occupied building or in a garage or structure attached to the occupied building or buildings located on the said lot.

(3) An additional 25 percent of required off-street parking may be covered by carports that have roofing materials and design comparable to the primary building or buildings on the site or by trellis coverings that are made of wood, wrought iron or other similar screen material. Flat or corrugated metal or plastic sheeting material is not permitted for use as carport or trellis covering. In no case shall the uncovered parking on-site exceed 50 percent of the required parking.

(c) Driveways in Commercial and Industrial Zones

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

§1519.0404 Public Facilities, Structures and Areas

All public facilities, redevelopment projects, open spaces, streets, sidewalks, street furniture, street signs, lighting installations and other incidental structures or monuments shall conform to the purpose and intent of the Southeastern San Diego Planned District, and shall be subject to the same regulations, conditions and standards established herein.

§1519.0405 Off-Street Loading Facilities

In the commercial and industrial zones, 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.

§1519.0406 Outdoor Storage

In the commercial and industrial zones, 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:

- (a) In commercial zones, the storage area shall be completely enclosed by solid fences, walls, or buildings or a combination thereof.
- (b) In industrial zones, the storage area shall be completely enclosed by walls or buildings or a combination thereof.
- (c) Said walls shall be not less than 6 feet in height.
- (d) There shall be no outdoor storage of merchandise, materials, equipment or other goods to height greater than that of any enclosing wall or building.

§1519.0407 Signs

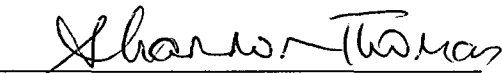
Land Development Code Chapter 14, Article 2, Division 12 (Sign Regulations) applies.

Section 5. 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 6. That this ordinance shall take effect and be in force on the thirtieth day from and after its final passage.

Section 7. That this activity is not a project and is therefore not subject to California Environmental Quality Act [CEQA] pursuant to State CEQA Guidelines Section 15060(c)(3).

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 
Shannon M. Thomas
Deputy City Attorney

SMT:als
01/19/07
Or.Dept:DSD
O-2007-83
MMS#3641

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of MAR 20 2007.

ELIZABETH S. MALAND
City Clerk

By *Sara Reichard*
Deputy City Clerk

Approved: 3-27-07
(date)

JSL
JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

Appendix A: Uses

Southeastern San Diego Planned District

Legend: P = Permitted

- = Not Permitted

L = subject to Limitations.

SP = Special Permit

Special Permit for Alcohol Sales and Distribution - See Appendix C

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Residential							
Single Family Dwelling	P	P	-	-	-	-	-
Two-Family Dwelling	-	P	-	-	-	-	-
Apartment Houses (No Temporary Residence)	-	P	-	-	-	-	-
Boarding and Lodging Houses (Not a Residential-Care Facility)	-	P	-	-	-	-	-
Child Day Care Center	SP	SP	SP	SP	-	-	-
Churches, Temples or Buildings of a Permanent Nature Used for Religious Purposes	SP	SP	SP	SP	SP	-	-
Companion Units	SP	P	-	-	-	-	-
Elderly or Handicapped Housing	-	SP	-	-	-	-	-
Fraternities, Sororities	-	SP	-	-	-	-	-
Guest Quarters	SP	P	-	-	-	-	-
Institutions / Home-Full Time Child Care (Maximum 15 Children under 16 Years)	SP	SP	L ⁽¹⁾	L ⁽¹⁾	-	-	-
City Operated Branch Library	P	P	P	P	-	-	-
Mobilehome Used for Temporary Watchman's Quarters ⁽²⁾	SP	SP	SP	SP	SP	SP	SP
Mobilehome Park	-	SP	-	-	-	-	-
Parks and Playgrounds - Public	SP	SP	-	-	-	-	-
Real Estate Offices / Model Homes (Temporary) New Subdivisions	P	P	-	-	-	-	-
Residential - Care Facilities	SP	SP	-	-	-	-	-
Schools Limited to Primary, Elementary, Junior High and Senior High	SP	SP	-	-	-	-	-
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	P
Agencies for Tickets, Travel & Car Rental	-	-	-	P	P	P	P

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Ambulance Service	-	-	-	P	-	P	-
Animal Hospital	-	-	-	SP	-	SP	-
Antique Shop	-	-	-	P	-	P	-
Apparel Shops	-	-	P	P	P	-	-
Art Stores and Art Galleries	-	-	-	P	P	-	-
Automobile & Truck Sales, Rental Agencies (Usable Vehicles Only)	-	-	-	P	-	P	-
Automobile Wash Establishments	-	-	-	P	-	P	-
Automobile Paint & Repair Shops (Including Body and Fender Work) ⁽³⁾	-	-	-	-	-	SP	-
Automobile Service Stations / Gas Stations	-	-	SP	SP	SP	SP	SP
Bakeries and Bakery Products	-	-	P	P	-	P	-
Banks, Savings & Loan	-	-	P	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 ⁽⁴⁾	-	-	-	P	-	P	-
Business Machine Sales Display & Service	-	-	-	P	-	P	-
Catering Services	-	-	-	P	P	-	-
Cleaning & Dyeing Works (Including Rugs, Carpets, and Upholstery) ⁽³⁾⁽⁵⁾	-	-	-	P	-	P	-
Cocktail Lounges	-	-	-	SP	SP	SP	-
Communication Facilities	-	-	-	P	-	P	-
Confectioneries	-	-	-	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	-	-	-	P	-	-	-
Delicatessens	-	-	P	P	P	P	-
Drafting and Blue Print Services	-	-	-	P	-	P	-
Drug Stores	-	-	P	P	-	-	-
Dry Cleaning Establishments (No Truck Delivery of Finished Cleaning)	-	-	P	P	-	-	-
Dry cleaning & laundry agencies and self-service dry cleaning & laundry establishments	-	-	-	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	-
Florist	-	-	P	P	P	-	-
Florist Supplies	-	-	-	P	-	-	-

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Food Stores	-	-	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	-
Hardware Stores	-	-	-	P	-	P	-
Hobby Shops	-	-	P	P	-	-	-
Hospital/veterinary Clinic	-	-	-	SP	-	SP	-
Hotels, Motels, and Time-Share Projects ⁽⁶⁾	-	-	-	-	P	-	-
Ice Delivery Stations	-	-	-	P	-	P	-
Interior Decorators	-	-	-	P	-	P	-
Jewelry Stores	-	-	P	P	-	-	-
Labor Unions (Non Hiring Halls) & Trade Associations	-	-	-	P	-	P	-
Laundromats	-	-	P	P	P	-	-
Leather Goods and Luggage Shops	-	-	-	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	-
Motor Vehicle, Parts and Accessories, Retail Sale of New Items Only	-	-	-	P	-	P	-
Moving and Household Storage Facilities	-	-	-	-	-	P	-
Music Stores, Video Stores	-	-	-	P	-	-	-
Newspaper Plants	-	-	-	-	-	SP	-
Nurseries (Plants)	-	-	-	P	-	P	-
Office Furniture and Equipment Sales	-	-	-	P	-	P	P
Offices; Business and Professional ⁽⁷⁾	-	-	P	P	-	P	-
Paint and Wallpaper Stores	-	-	-	P	-	-	-
Parking Lots - Commercial	-	-	-	SP	SP	SP	-
Pawn Shops	-	-	-	P	-	-	-
Pet Stores	-	-	P	P	-	-	-
Pharmacies	-	-	P	P	-	-	-
Photographic Equipment, Supplies and Film Processing Stores	-	-	-	P	-	-	-
Photographic Studios and Retail Outlets	-	-	-	P	-	-	-
Plumbing Shops ⁽⁴⁾	-	-	-	P	-	P	-
Post Office	-	-	SP	SP	SP	SP	SP
Private Clubs, Fraternal Organizations and Lodges	-	-	-	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	-

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Recreational Facilities; Including Bowling Lanes, Miniature Golf Courses, Skating Rinks, Gymnasiums, and Health Centers	-	-	-	SP	SP	SP	-
Restaurants, Drive-thru and Drive-in	-	-	-	P	-	-	-
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	-	-	-
Shoe Stores	-	-	P	P	-	-	-
Shoe Repair Shops	-	-	P	P	-	-	-
Sporting Goods Stores	-	-	P	P	-	-	-
Stationers	-	-	P	P	-	-	-
Studios for Teaching 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	-	-	-
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 Appendix A pages 2 through 7):							
Aircraft Manufacturing and Assembly	-	-	-	-	-	P	P
Aircraft Parts Other than Engines	-	-	-	-	-	P	P
Apparel Belts	-	-	-	-	-	P	P
Apparel Except Leather and Fur Goods	-	-	-	-	-	P	P
Audio Products	-	-	-	-	-	P	P
Awnings - Metal, Wood or Canvas	-	-	-	-	-	P	P
Bags, Except Textile Bags	-	-	-	-	-	P	P
Bakery Products	-	-	-	-	-	P	P
Beverages	-	-	-	-	-	P	P
Brooms and Brushes	-	-	-	-	-	P	P
Cabinet Making	-	-	-	-	-	P	P
Coated, Plated and Engraved Metal	-	-	-	-	-	SP	SP
Communication Equipment	-	-	-	-	-	P	P
Concrete and Clay Products	-	-	-	-	-	SP	SP
Confectionery and Related Products	-	-	-	-	-	P	P
Costume Jewelry, Costume Novelties Button, and Miscellaneous Notions	-	-	-	-	-	P	P
Cut Stone and Stone Products	-	-	-	-	-	P	P

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Cutlery, Hand Tools and General Hardware	-	-	-	-	-	P	P
Die-cut Paper and Paperboard, and Cardboard	-	-	-	-	-	P	P
Dress and Work Gloves, Except Knit and Leather Products	-	-	-	-	-	P	P
Drugs	-	-	-	-	-	P	P
Electric Lighting and Wiring Equipment	-	-	-	-	-	P	P
Electric Industrial Apparatus	-	-	-	-	-	P	P
Electronic Components and Accessories	-	-	-	-	-	P	P
Electronic Computing Equipment Other than Desk Top Machines	-	-	-	-	-	P	P
Envelopes	-	-	-	-	-	P	P
Fabricated Textile Products	-	-	-	-	-	P	P
Fabricated Wire Products	-	-	-	-	-	P	P
Farm Machinery and Equipment	-	-	-	-	-	P	P
Furniture and Fixtures	-	-	-	-	-	P	P
Glass Containers	-	-	-	-	-	P	P
Glassware, Pressed and Blown	-	-	-	-	-	P	P
Guided Missiles and Space Vehicles	-	-	-	-	-	P	P
Hats, Caps and Millinery	-	-	-	-	-	P	P
Jewelry, Silverware and Plated Ware	-	-	-	-	-	P	P
Laboratories - Research, Development, Testing	-	-	-	-	-	SP	SP
Lamp Shades, Except Metal and Glass	-	-	-	-	-	P	P
Luggage	-	-	-	-	-	P	P
Metal Cans	-	-	-	-	-	P	P
Mill Work	-	-	-	-	-	P	P
Miscellaneous Apparel and Accessories	-	-	-	-	-	P	P
Mortician's Goods	-	-	-	-	-	P	P
Motor Vehicles, Parts and Accessories	-	-	-	-	-	P	P
Musical Instruments and Parts	-	-	-	-	-	P	P
Office Machine	-	-	-	-	-	P	P
Paperboard Containers and Boxes	-	-	-	-	-	P	P
Pens, Pencils and Other Office and Artists Materials	-	-	-	-	-	P	P
Perfumes, Cosmetics and Other Toilet Preparations	-	-	-	-	-	P	P
Plumbing Fixtures and Heating Apparatus	-	-	-	-	-	P	P
Pottery and Related Products	-	-	-	-	-	P	P
Professional, Scientific and Controlling Instruments	-	-	-	-	-	P	P
Photographic and Optical Goods, Watches and Clocks	-	-	-	-	-	P	P
Radio and Television Receiving Sets, Except Communication Types	-	-	-	-	-	P	P
Roasted Coffee and Coffee Products	-	-	-	-	-	P	P
Robes and Dressing Gowns	-	-	-	-	-	P	P
Service Industry Machines	-	-	-	-	-	P	P
Sighting and Fire-Control Equipment	-	-	-	-	-	P	P
Special Industry Machinery, Except Metal-working Machinery	-	-	-	-	-	P	P
Toys, Amusements, Sporting and Athletic Goods	-	-	-	-	-	P	P

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Umbrellas, Parasols and Canes	-	-	-	-	-	P	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	-
Fruit, Vegetables and Plant Products	-	-	-	-	-	SP ⁽²⁾	-
Groceries, and Related Products, Except Poultry and Poultry Products, Fish and Seafood	-	-	-	-	-	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	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	P
Storage Garages	-	-	-	-	-	P	-
Welding Shops	-	-	-	-	-	SP	-
The following business and professional establishments:							
Accountants	-	-	-	P	-	P	P
Architects	-	-	-	P	-	P	P
Contractors	-	-	-	P	-	P	-
Engineers	-	-	-	P	-	P	-
Financial Institutions	-	-	-	P	-	P	P
Insurance Agencies	-	-	-	P	-	P	-
Photographers	-	-	-	P	-	P	-
Real Estate Brokers	-	-	P	P	-	-	-
Surveyors	-	-	-	P	-	P	-
Graphic Artist	-	-	-	P	-	P	-
Business Machine Sales, Display and Service	-	-	-	P	-	P	-

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Drafting and Blueprinting	-	-	-	P	-	P	P
Electronic Data Processing	-	-	-	P	-	P	P
Tabulating and Record-keeping Services	-	-	-	P	-	P	P
Labor Unions and Trade Associations	-	-	-	-	-	P	-
Addressing and Secretarial Services	-	-	-	P	-	P	P

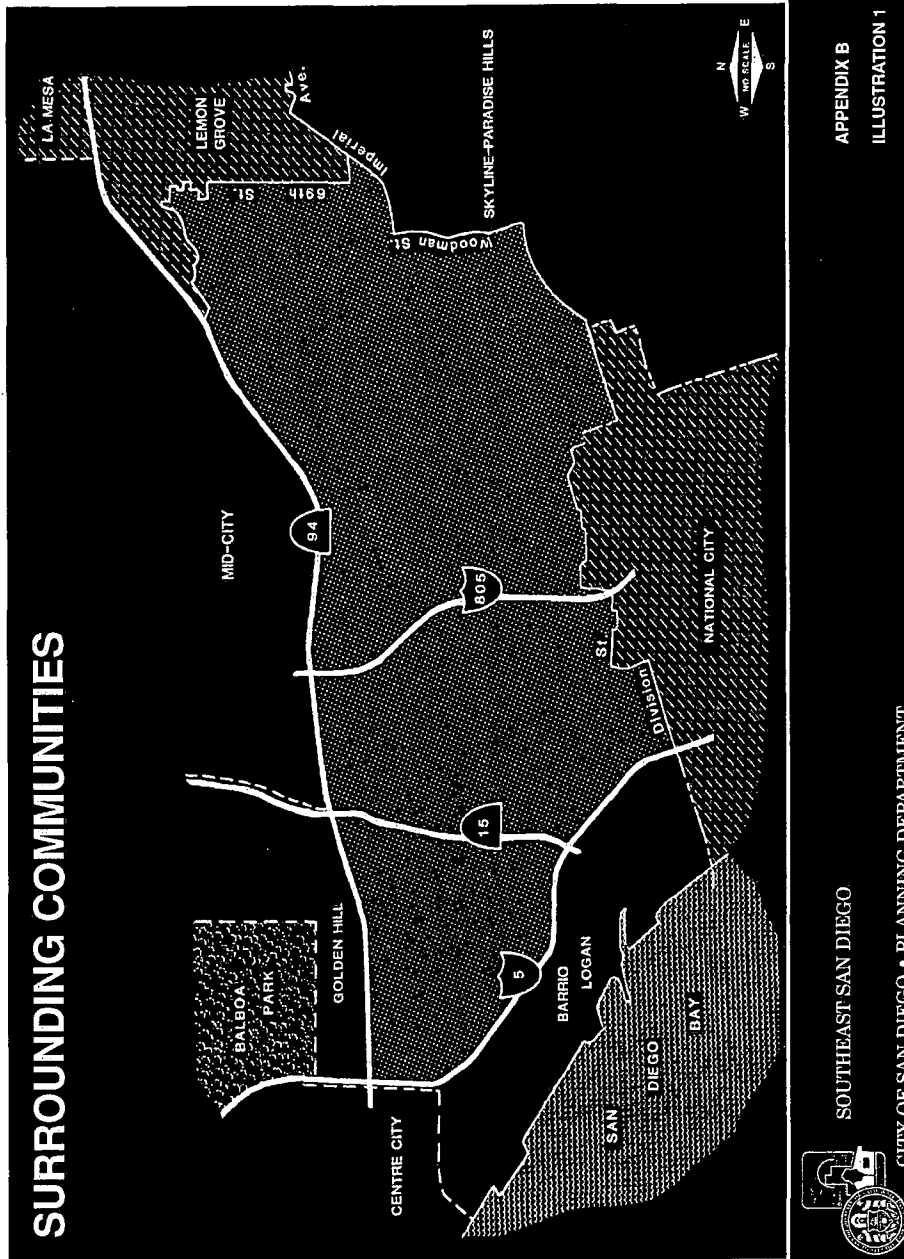
Any other use which the Planning Commission may find to be similar in character or compatible to the uses permitted in the specific zone or zones. The adopted resolution embodying such finding shall be filed in the Office of the City Clerk. Any other use allowed with a Conditional Use Permit decided in accordance with Process Five as identified in Section 151.0401(f) (General Provisions).

Footnotes for Appendix A: Uses

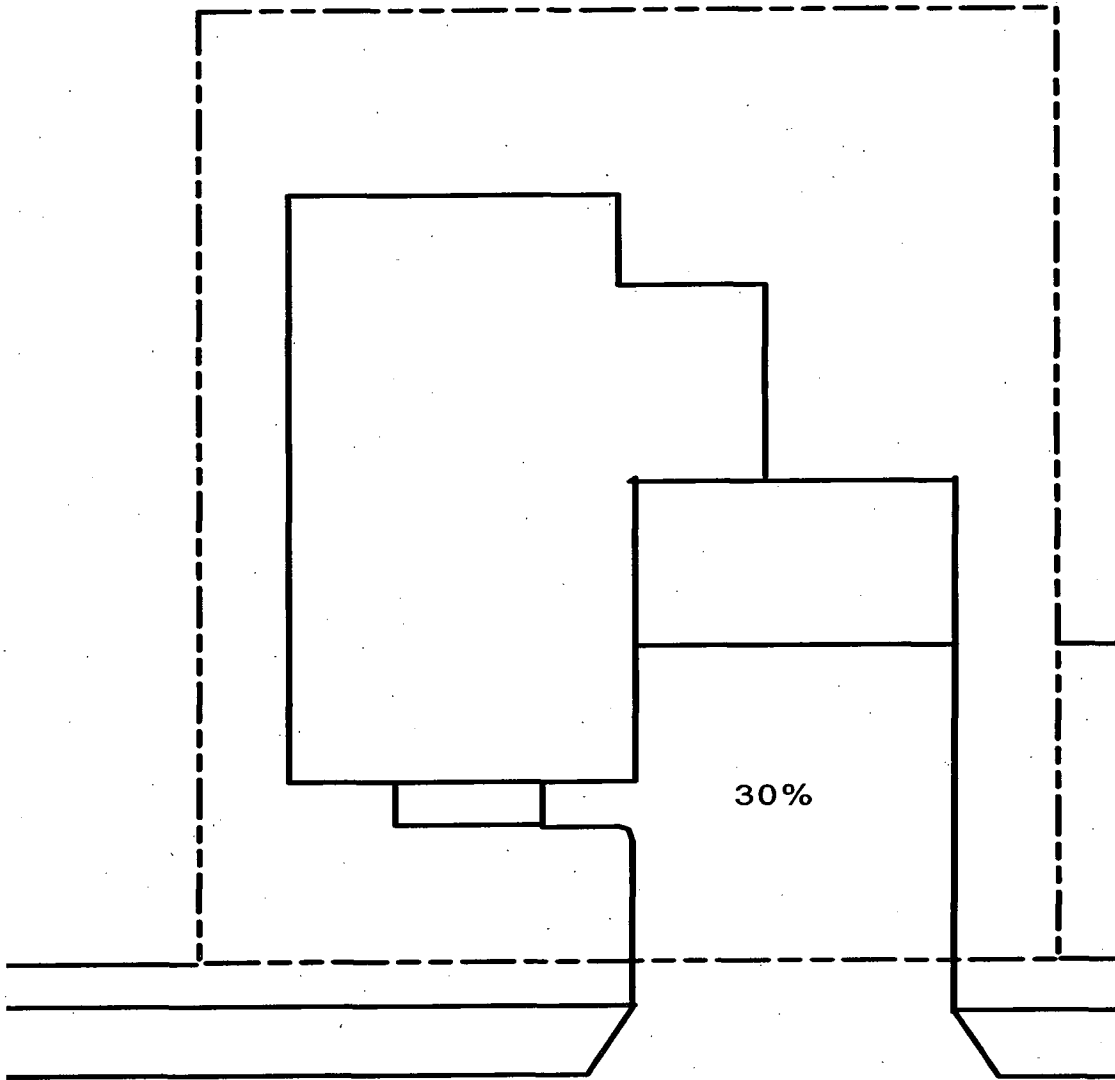
- 1 No overnight resident permitted.
- 2 An application for a Southeastern San Diego Planned District Ordinance Permit may be approved, conditionally approved or denied in accordance with Process 4, notwithstanding §1519.0202 that requires an application for a Southeastern San Diego Planned District Ordinance Permit to be acted upon in accordance with Process Three.
- 3 Must be entirely within closed building
- 4 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.
- 5 Ten employees maximum.
- 6 Single Room Occupancy Hotels are not a permitted use.
- 7 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.

Article 19 : Southeastern San Diego Planned District

Appendix B: Southeastern San Diego Planned District

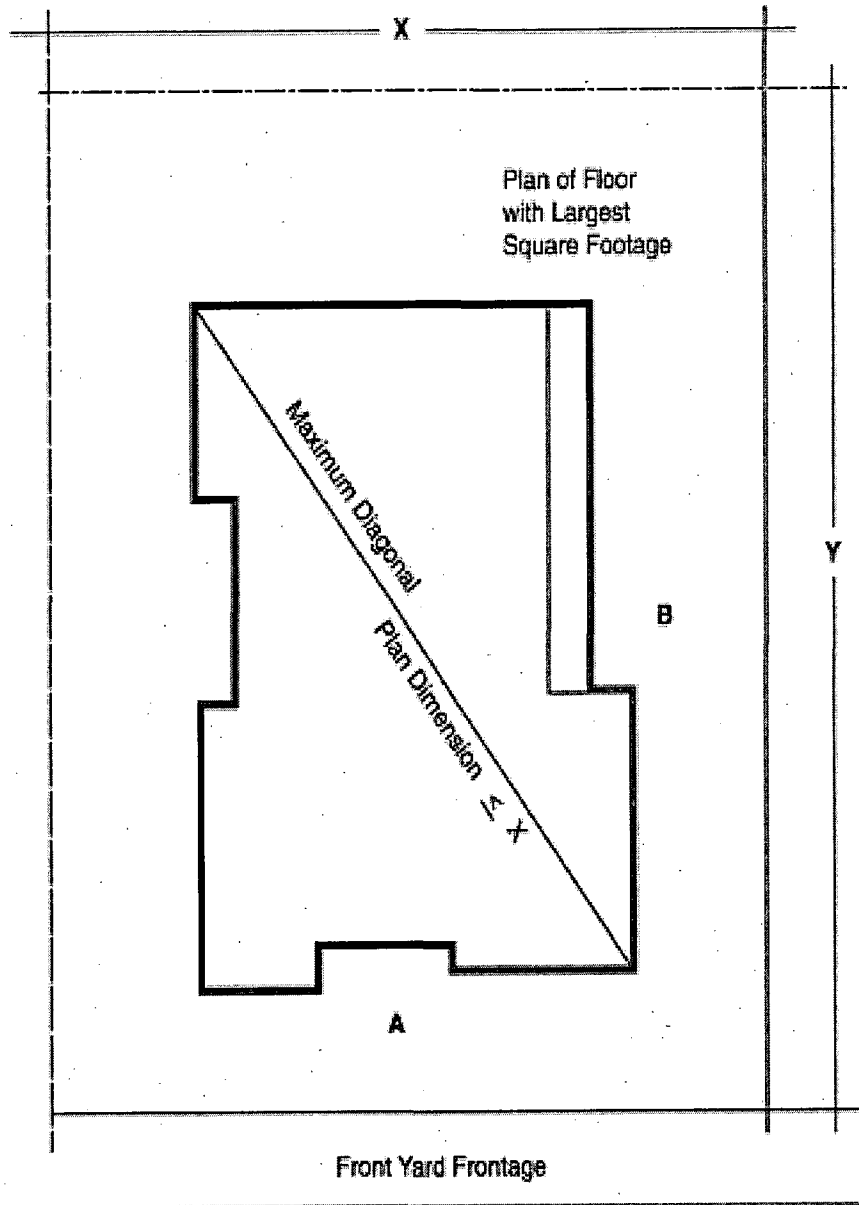


SINGLE FAMILY



STREET

DIAGONAL PLAN DIMENSION EXAMPLE



APPENDIX B
ILLUSTRATION 3

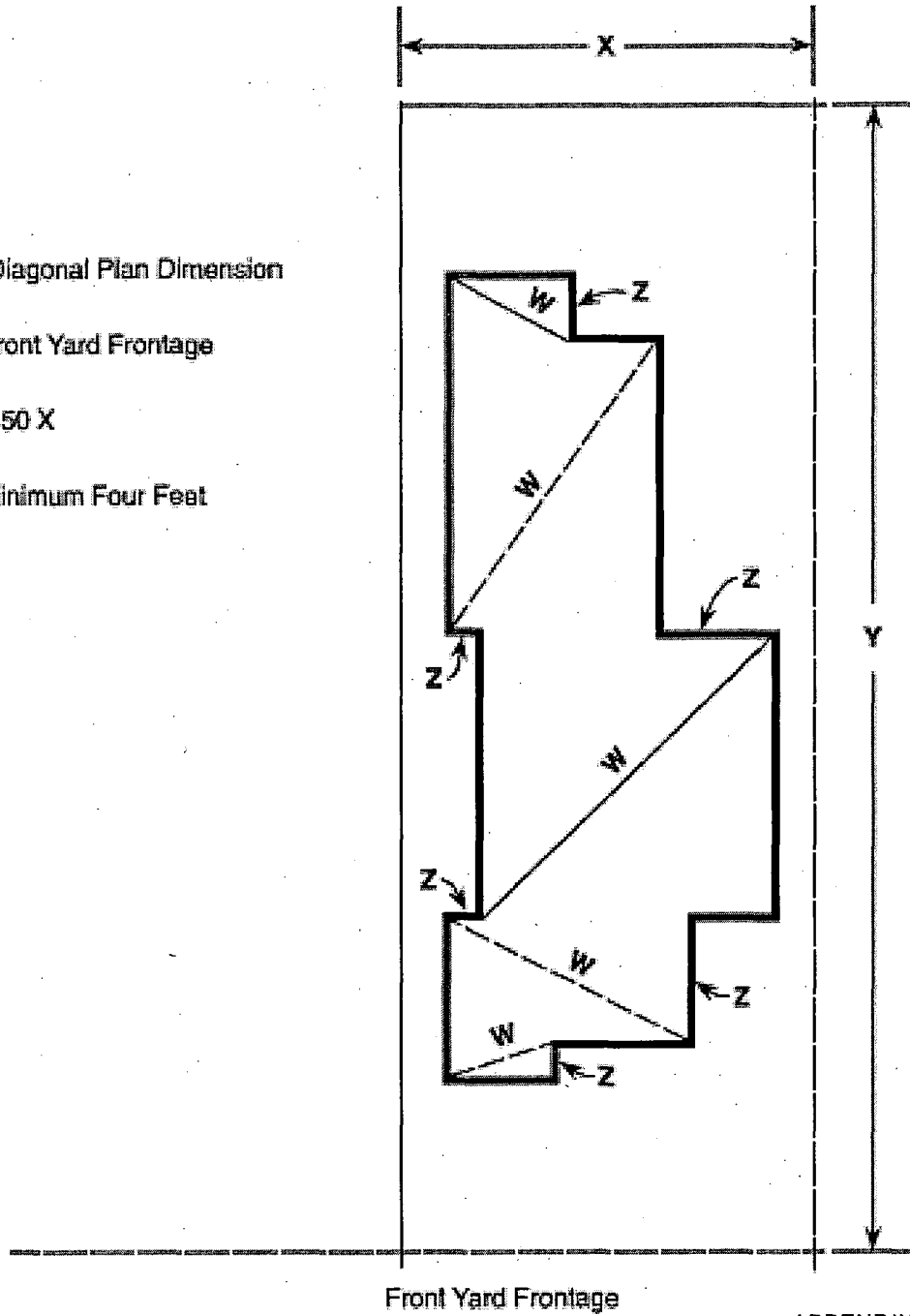
DIAGONAL PLAN DIMENSION EXAMPLE LONG LOT

W - Diagonal Plan Dimension

X - Front Yard Frontage

Y - 2.50 X

Z - Minimum Four Feet

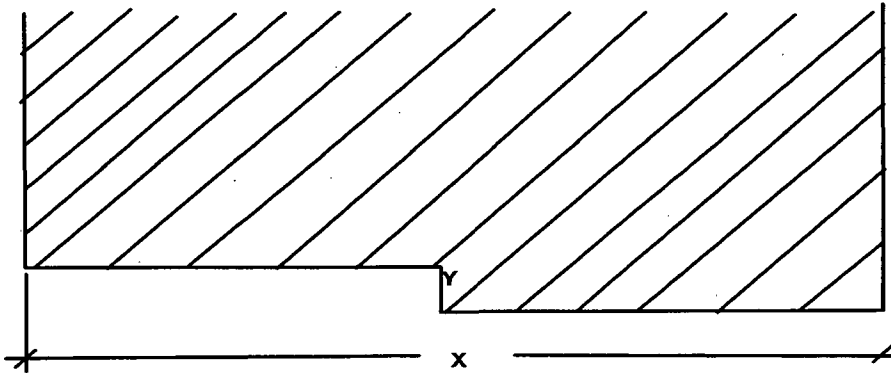


Front Yard Frontage

APPENDIX B

ILLUSTRATION 4

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 ;**

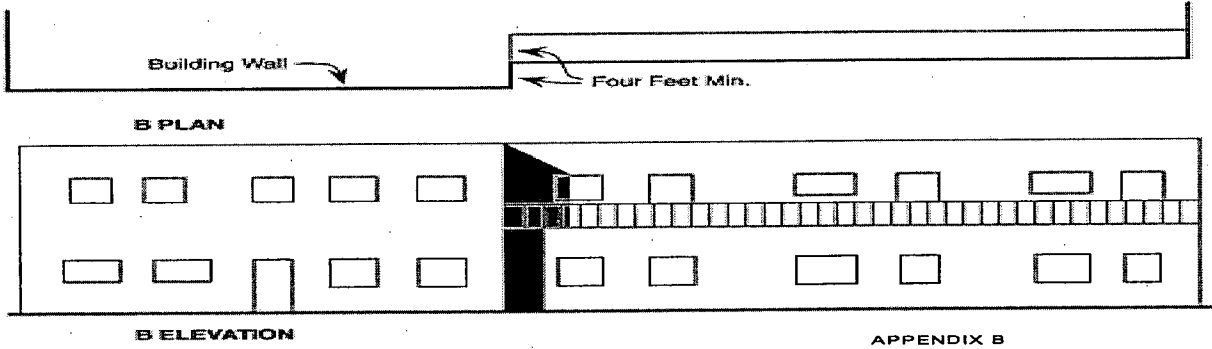
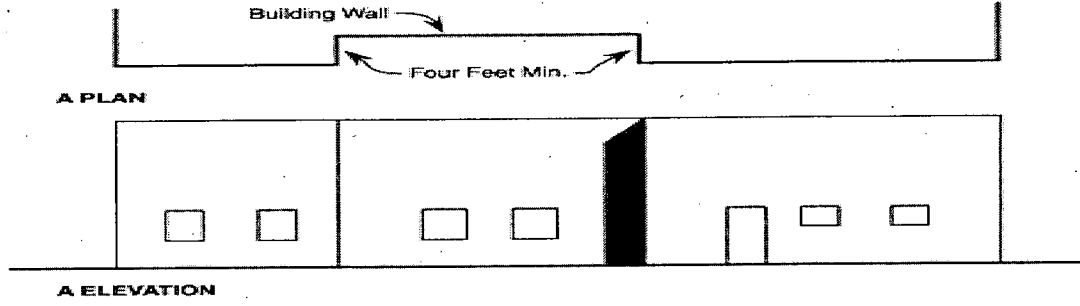
**Y = THE NUMBER OF FOUR - FOOT MINIMUM
OFFSETS:**

THEN: $(X/20) - 1 = Y$

APPENDI

... ..

OFFSETTING PLANES REQUIREMENT



APPENDIX B
ILLUSTRATION 6

Article 19 : Southeastern San Diego Planned District

APPENDIX C.1: Alcoholic Beverage Establishments

A. APPLICATION

Within the boundaries of the Southeastern San Diego Planned District as described in Section 1519.0102 no establishment shall offer for sale or other consideration, alcoholic beverages, including beer, wine and distilled spirits, without demonstrating compliance with the provisions below.

B. ALCOHOLIC BEVERAGE SALES FOR OFF-SITE CONSUMPTION

Establishments for which a Type 20 Beer and Wine License or a Type 21 General Liquor License has been obtained from, or for which an application has been submitted to, the California Department of Beverage Control, for permission to sell alcoholic beverages for off-site consumption are regulated by Section 103.0105 and Land Development Code Section 141.0502.

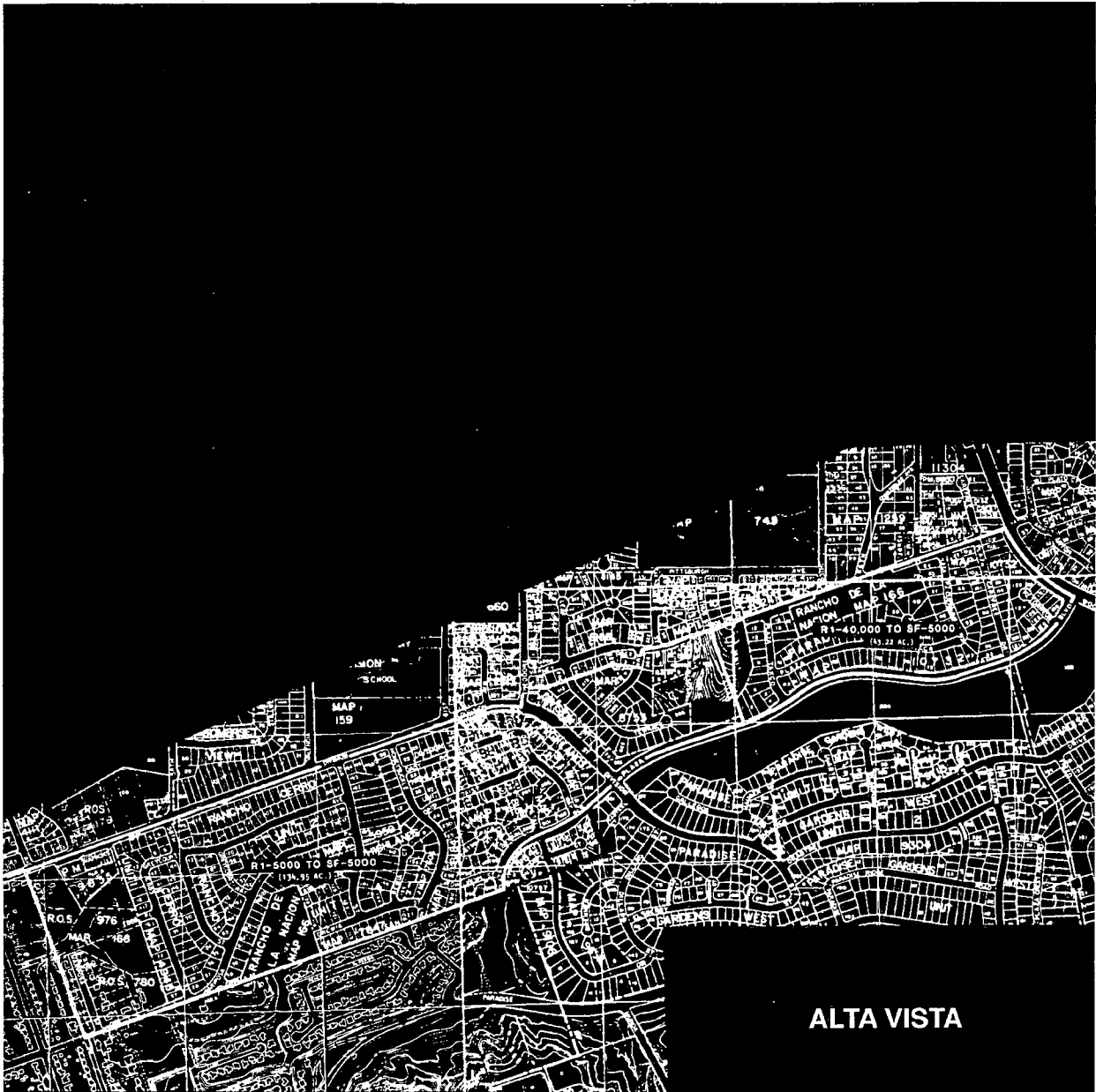
C. ALCOHOLIC BEVERAGE SALES FOR ON-SITE CONSUMPTION

Establishments for which a Type 41 or 47 License (restaurants) or a Type 42 or 48 License (bars) has been obtained from, or for which an application has been submitted to, the California Department of Beverage Control, that have dancing or live entertainment on the premises or that serve alcoholic beverages in conjunction with a billiard or pool hall, bowling alley, or adult entertainment establishment shall obtain a Conditional Use Permit in accordance with Process Three. Conditions addressing the following issues may be imposed by the decision maker:

- (1) Entertainment uses or activities or amusement devices on the premises;**
- (2) Hours of operation of the business;**
- (3) Security measures; and**
- (4) Lighting, litter, graffiti or nuisance abatement, or any other special requirements for the premises.**

Article 19: Southeastern San Diego Planned District

Appendix D: Southeastern San Diego Planned District

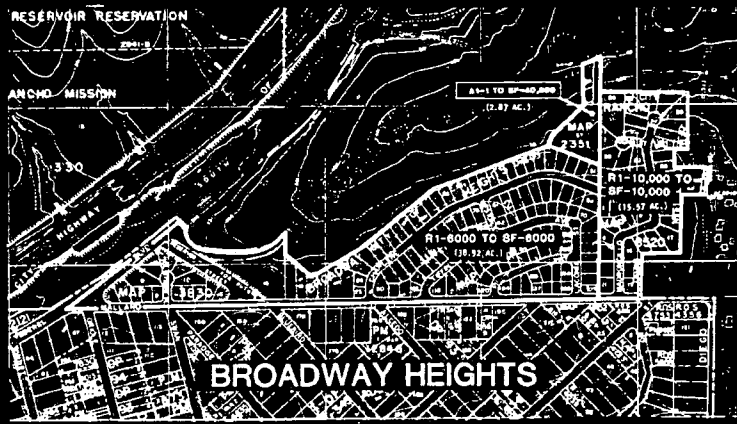


ALTA VISTA

SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE			
ORD. NO. <u>60212</u>	BEFORE _____	REQUEST _____	
EFF. DATE ORD. <u>MAY 1 1967</u>	EFF. DATE ZONING <u>MAY 1 1967</u>	AREA _____	
ZONING SUBJECT TO _____	MAP NAME _____	CASE _____	
PLAN. COMM. RECOMMENDATION APPROVAL _____	PLANNING DIRECTOR _____	CITY OF SAN DIEGO	
CITY COUNCIL ACTION APPROVED _____	SECRETARY OF COMMISSION _____	C- 732A.1	
		Sheet 1 of 17	

Article 19: Southeastern San Diego Planned District

Appendix E: Southeastern San Diego Planned District



SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE			
ORD. NO. _____	BEFORE _____	REQUEST _____	
EFF. DATE ORD. _____	EFF. DATE ZONING _____	AREA _____	
ZONING SUBJECT TO _____	MAP NAME _____	CASE _____	
PLAN. COMM. RECOMMENDATION _____	APPROVAL _____	CITY OF SAN DIEGO	
CITY COUNCIL ACTION _____	APPROVED _____	PLANNING DIRECTOR <i>Janet Montalvo</i> SECRETARY OF COMMISSION	C- 732B.0 Sheet 2 of 17

Article 19: Southeastern San Diego Planned District

Appendix F: Southeastern San Diego Planned District



CHOLLAS VIEW SPECIFIC CRITERIA
 1. AREA INDICATED ABOVE IS A "SPECIAL CHARACTER MULTIPLE-FAMILY NEIGHBORHOOD" SUBJECT TO THE CRITERIA STATED IN SEC. 103.1706.M.

**SOUTHEAST SAN DIEGO
 PLANNED DISTRICT ORDINANCE**

OFF. NO. 48833	REPORT	PROJECT
OFF. DATE 09/26/11	REP. DATE 09/26/11	AREA
COUNCIL SUBJECT TO	RECOMMENDED BY	CITY COUNCIL
APPROVED BY	DATE	
CITY OF SAN DIEGO		C-732C.2
SECRETARY OF COMMISSION		

Article 19: Southeastern San Diego Planned District

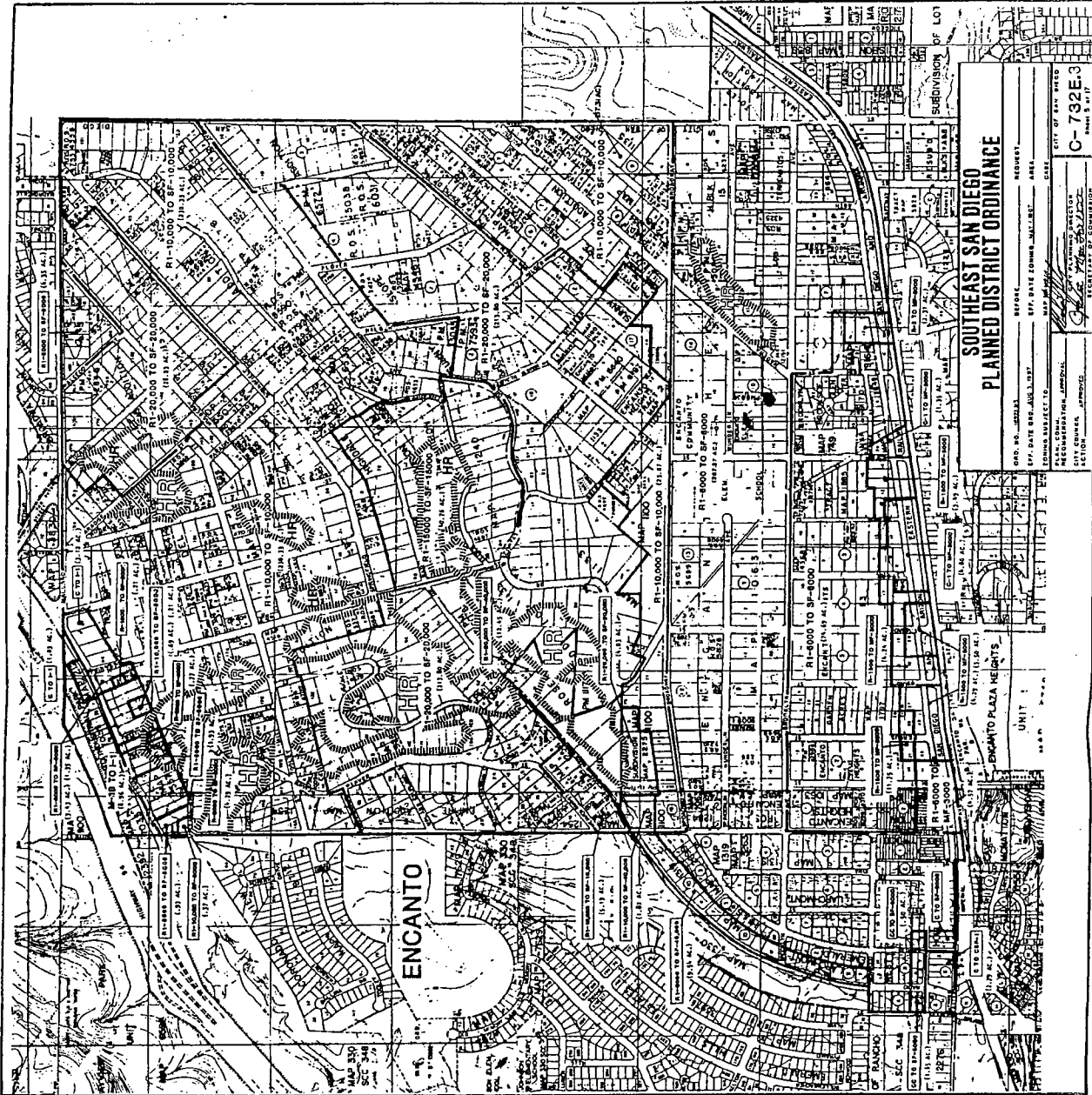
Appendix G: Southeastern San Diego Planned District



SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE			
ORD. NO. 128218	REPORT	REQUEST	
EFF. DATE ORD. AUG 1, 1977	EFF. DATE ZONING	AREA	
ZONING SUBJECT TO	MAP NO.	CASE	
RECOMMENDATION APPROVAL	<i>[Signature]</i>	CITY OF SAN DIEGO	
CITY COUNCIL APPROVED	<i>[Signature]</i>	SECRETARY OF COMMISSION	C-732D.1
ACTION			Sheet 6 of 17

Article 19: Southeastern San Diego Planned District

Appendix H: Southeastern San Diego Planned District



**SOUTHEAST SAN DIEGO
PLANNED DISTRICT ORDINANCE**

ORD. NO. 10244 BOOK 10
 EFF. DATE MAY 3, 1971 CITY DATE FORM, JUL 1967 SHEET 1
 ENCANTO SUBJECT TO: MAP 795 AREA
 PLAN, DESIGN, RECORDATION, LAYOUT, SECTION, APPROVAL
 CITY OF SAN DIEGO
 C-792E.3

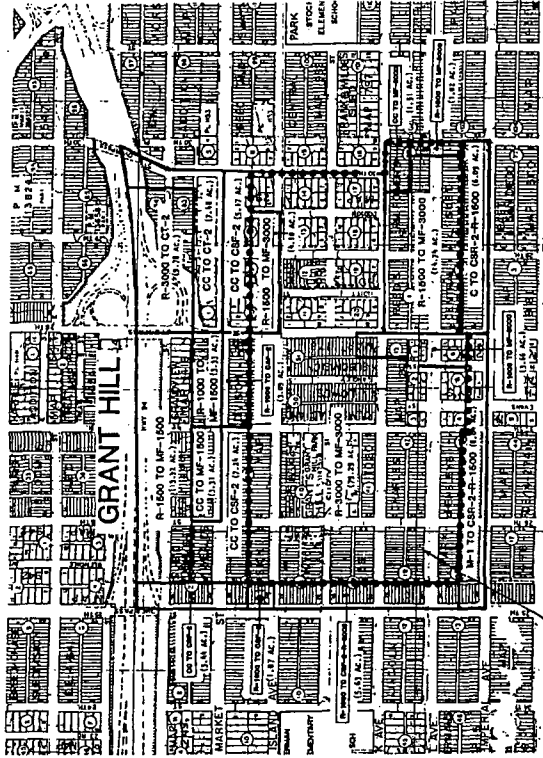
ENCANTO

ENCANTO PLAZA HEIGHTS

UNIT 1

Article 19: Southeastern San Diego Planned District

Appendix I: Southeastern San Diego Planned District



GRANT HILL SPECIFIC CRITERIA

1. PROPERTIES FRONTING 28TH STREET BETWEEN HWY. 54 AND IMPERIAL AVE. ARE WITHIN THE GRANT HILL HISTORIC DISTRICT (SEE APPENDIX U). SUCH PROPERTIES SHALL COMPLY WITH THE CRITERIA OF THIS ORDINANCE AND THE SHERMAN HEIGHTS AND GRANT HILL PARK HISTORIC DISTRICT CRITERIA AND GUIDELINES. ORDINANCE NO. 00-18893-2.
2. PROPERTIES FRONTING MARKET STREET ON THE NORTH SIDE BETWEEN 28TH ST. AND 30TH ST. SHALL HAVE PRIMARILY ALLEY ACCESS.
3. PROPERTIES WITHIN THE MF-3000 ZONE ARE "SPECIAL CHARACTER MULTIPLE FAMILY NEIGHBORHOODS" SUBJECT TO THE CRITERIA STATED IN SEC. 103.1706-M.

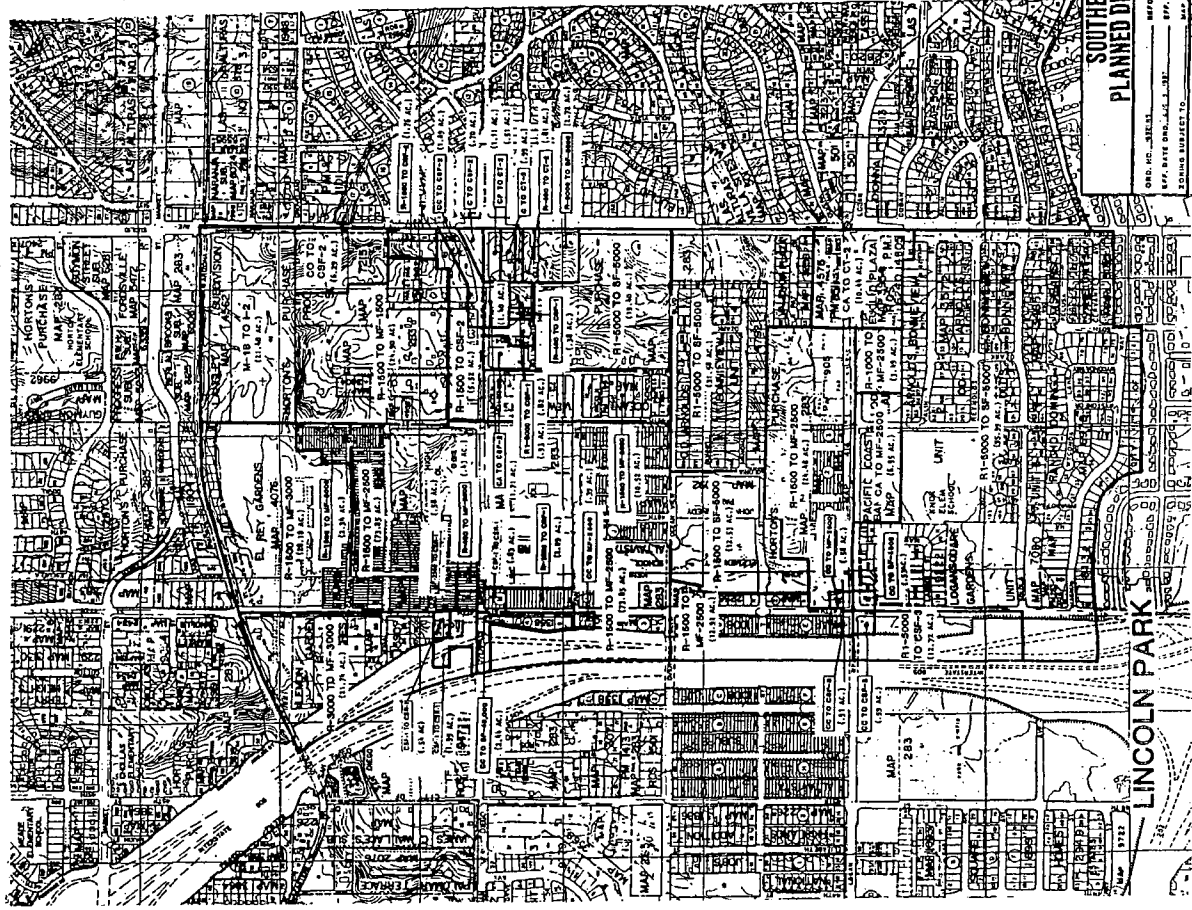
**SOUTHEAST SAN DIEGO
PLANNED DISTRICT ORDINANCE**

ORD. NO. 00-18893-2	REQUEST	AREA	DATE
BY: DATE 08-13-02	BY: DATE 08-13-02	BY: DATE 08-13-02	BY: DATE 08-13-02
ZONING SUBJECT TO	MAP NAME	CASE	
PLAN COM. NO. 00-18893-2	APPROVED BY: <i>[Signature]</i>	DATE: 08-13-02	
RECOMMENDED BY: <i>[Signature]</i>	APPROVED BY: <i>[Signature]</i>	DATE: 08-13-02	
SECRETARY: J. J. JONES	SECRETARY: J. J. JONES	DATE: 08-13-02	

CITY OF SAN DIEGO
C-732F.3
PAGE 6 OF 11

Article 19: Southeastern San Diego Planned District

Appendix J: Southeastern San Diego Planned District



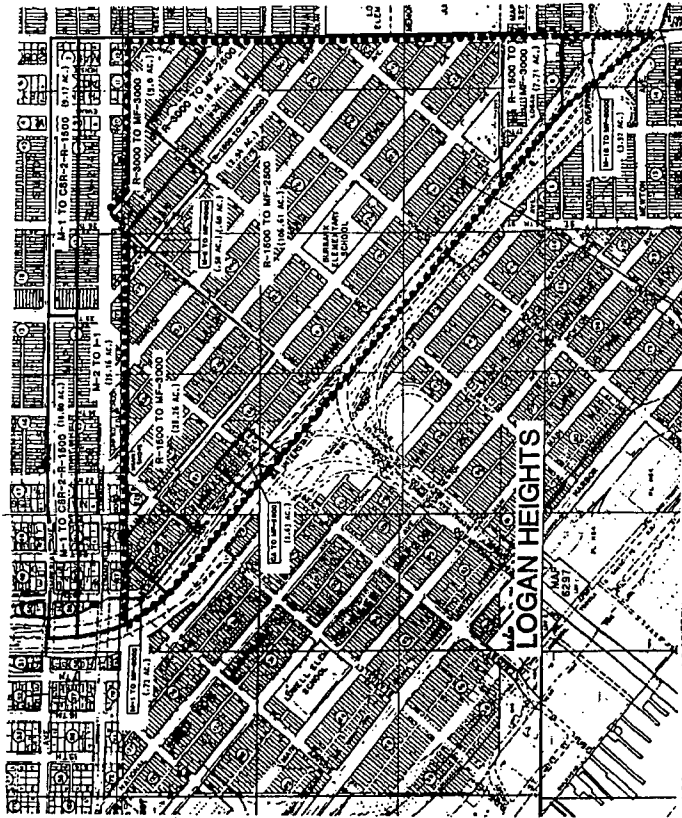
**SOUTHEAST SAN DIEGO
PLANNED DISTRICT ORDINANCE**

ORD. NO. _____ BEFORE _____ COMMISSIONER
 EFF. DATE ORD. _____ EFF. DATE EDWARDS-RELANDER _____ AREA _____
 ZONING SUBJECT TO _____ MAP DATE _____
 RECOMMENDATION: _____
 CITY OF SAN DIEGO
 PLANNING DIRECTOR
 SECRETARY OF COMMISSIONERS

C-792G.2
JANU 1971

Article 19: Southeastern San Diego Planned District

Appendix K: Southeastern San Diego Planned District



LOGAN HEIGHTS SPECIFIC ZONING AND HEIGHTS ZONES PLAN, AS SET FORTH IN ORDINANCE NO. 11766, IS HEREBY SUPERSEDED BY THE CHARACTER MAP FOR LOGAN HEIGHTS, SUPERSEDED BY ORDINANCE NO. 11766-H, AS STATED IN SEC. 103.11766-H.

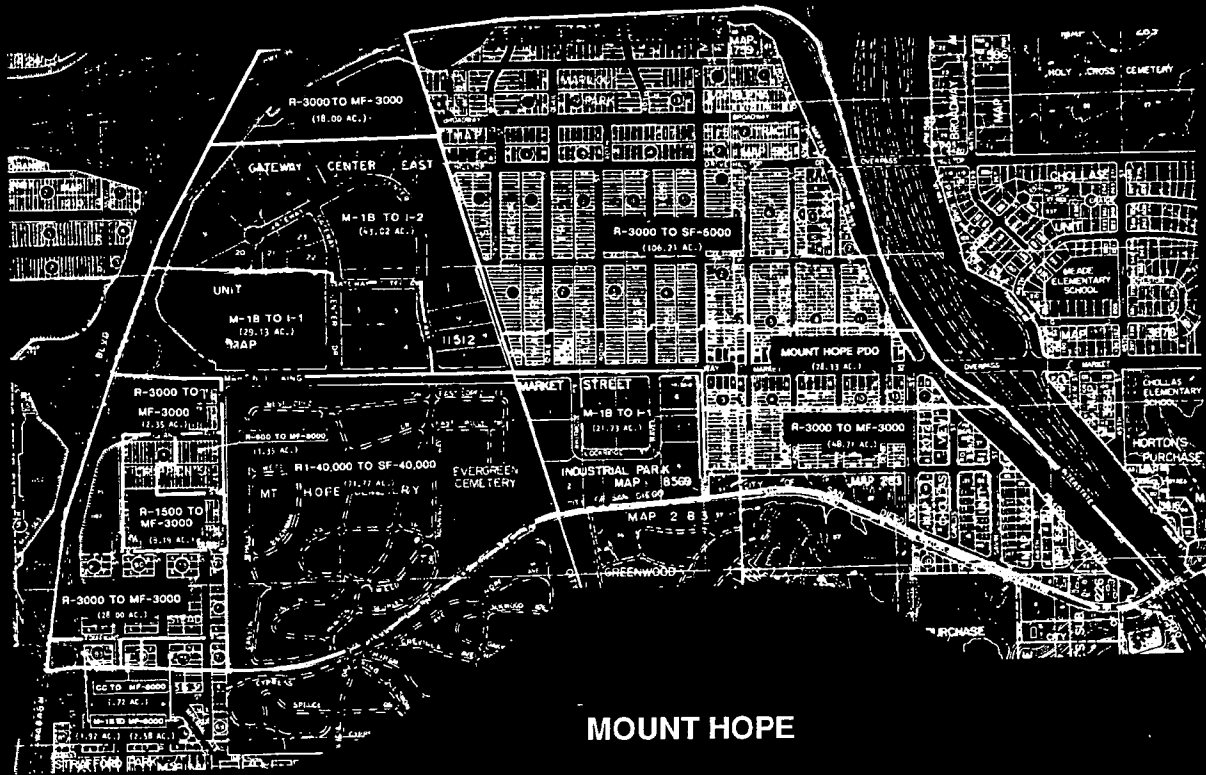
SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE	
ORD. NO. 11766-H	REPORT
STY. DATE ORD. NO. 11766-H	STY. DATE EXAM. AREA
LEGISLATIVE DISTRICT	MAP NUMBER
PLANNED DISTRICT	DATE OF ADOPTION
CITY OF SAN DIEGO	REGISTRAR OF COMMISSIONS
C-732H.3	

Article 19: Southeastern San Diego Planned District

Appendix L: Southeastern San Diego Planned District

Article 19: Southeastern San Diego Planned District

Appendix M: Southeastern San Diego Planned District



MOUNT HOPE

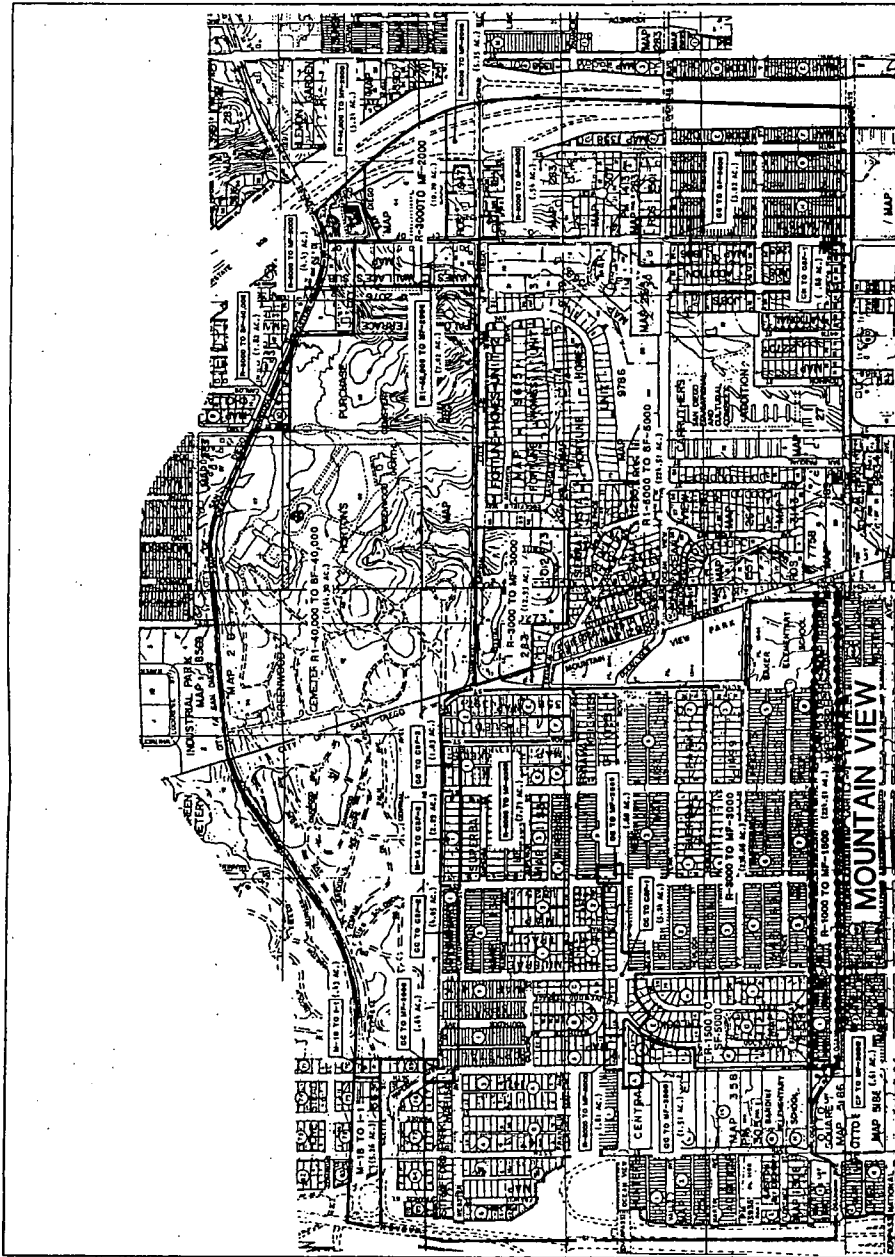
SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE			
ORD NO. <u>82243</u>	BEFORE _____	REQUEST _____	
EFF. DATE ORD. <u>AUG. 3, 1987</u>	EFF. DATE ZONING <u>MAY 1987</u>	AREA _____	
TOWNSHIP SUBJECT TO _____	MAP NAME _____	CASE _____	
PLANNING COMM. RECOMMENDATION <u>APPROVAL</u>	CITY PLANNING DIRECTOR <i>[Signature]</i>	CITY OF SAN DIEGO	
CITY COUNCIL ACTION <u>APPROVED</u>	SECRETARY OF COMMISSION <i>[Signature]</i>	C-732J2	Sheet 10 of 17

Article 19: Southeastern San Diego Planned District

Appendix N: Southeastern San Diego Planned District

Ordinance 0-18368
adopted 12/9/76

AMENDED BY C-578 K.1



MOUNTAIN VIEW

AREA SHOWN IS A SPECIAL CHARACTER MULTIPLE FAMILY NEIGHBORHOOD SUBJECT TO THE CRITERIA STATED IN SECTION 103.1706-M, REZONED TO MF-3000 EFFECTIVE 4-10-80. SEE B-3944 PAGE 2.

**SOUTHEAST SAN DIEGO
PLANNED DISTRICT ORDINANCE**

ORD. NO. 0-18368	BEFORE	REMOVED
EFF. DATE 08-14-81	EFF. DATE 08-14-81	AREA
COMING SUBJECT TO	MAP NAME	DATE
APPROVED BY	APPROVED BY	CITY OF SAN DIEGO
ACTION	APPROVED BY	0-18368

Article 19: Southeastern San Diego Planned District

Appendix O: Southeastern San Diego Planned District



SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE			
ORD. NO. 7321.0	BEFORE	REQUEST	
EFF. DATE ORD. AUG 3, 1987	EFF. DATE ZONING MAY 1, 1987	AREA	
ZONING SUBJECT TO	MAP NAME	CASE	
P.L.C. COMM. RECOMMENDATION APPROVAL	<i>[Signature]</i> ZONING DIRECTOR	CITY OF SAN DIEGO	
CITY COUNCIL ACTION APPROVED	<i>[Signature]</i> SECRETARY OF COMMISSION	C- 7321.0	Sheet 12 of 17

Article 19: Southeastern San Diego Planned District

Appendix P: Southeastern San Diego Planned District

Article 19: Southeastern San Diego Planned District

Appendix Q: Southeastern San Diego Planned District



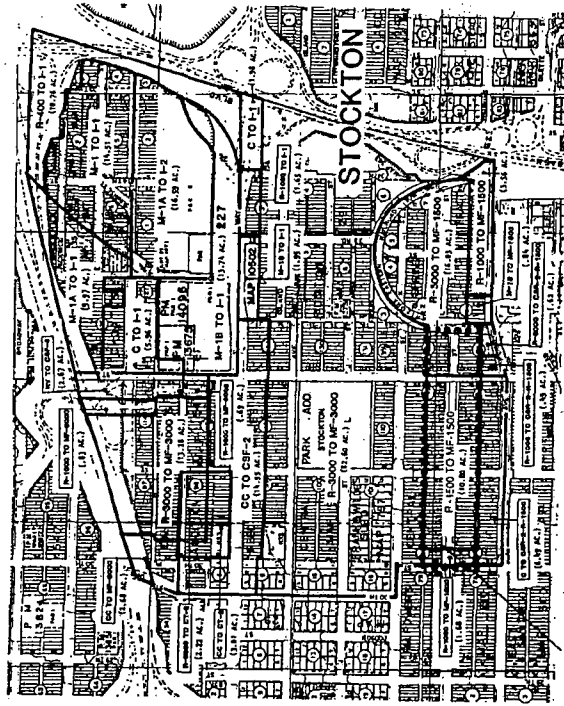
SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE			
ORD. NO. 582-MS	SENIOR	REQUEST	
EFF. DATE ORD. 08/03/1987	EFF. DATE ZONING 04/11/1987	AREA	
ZONING SUBJECT NO.	MAP NAME	CASE	
PLAN. COMM. RECOMMENDATION APPROVAL	CITY PLANNING DIRECTOR	CITY OF SAN DIEGO	
CITY COUNCIL ACTION APPROVED	SECRETARY OF COMMISSION	C-732N.1	Sheet M of 17

Article 19: Southeastern San Diego Planned District

Appendix R: Southeastern San Diego Planned District

Article 19: Southeastern San Diego Planned District

Appendix S: Southeastern San Diego Planned District



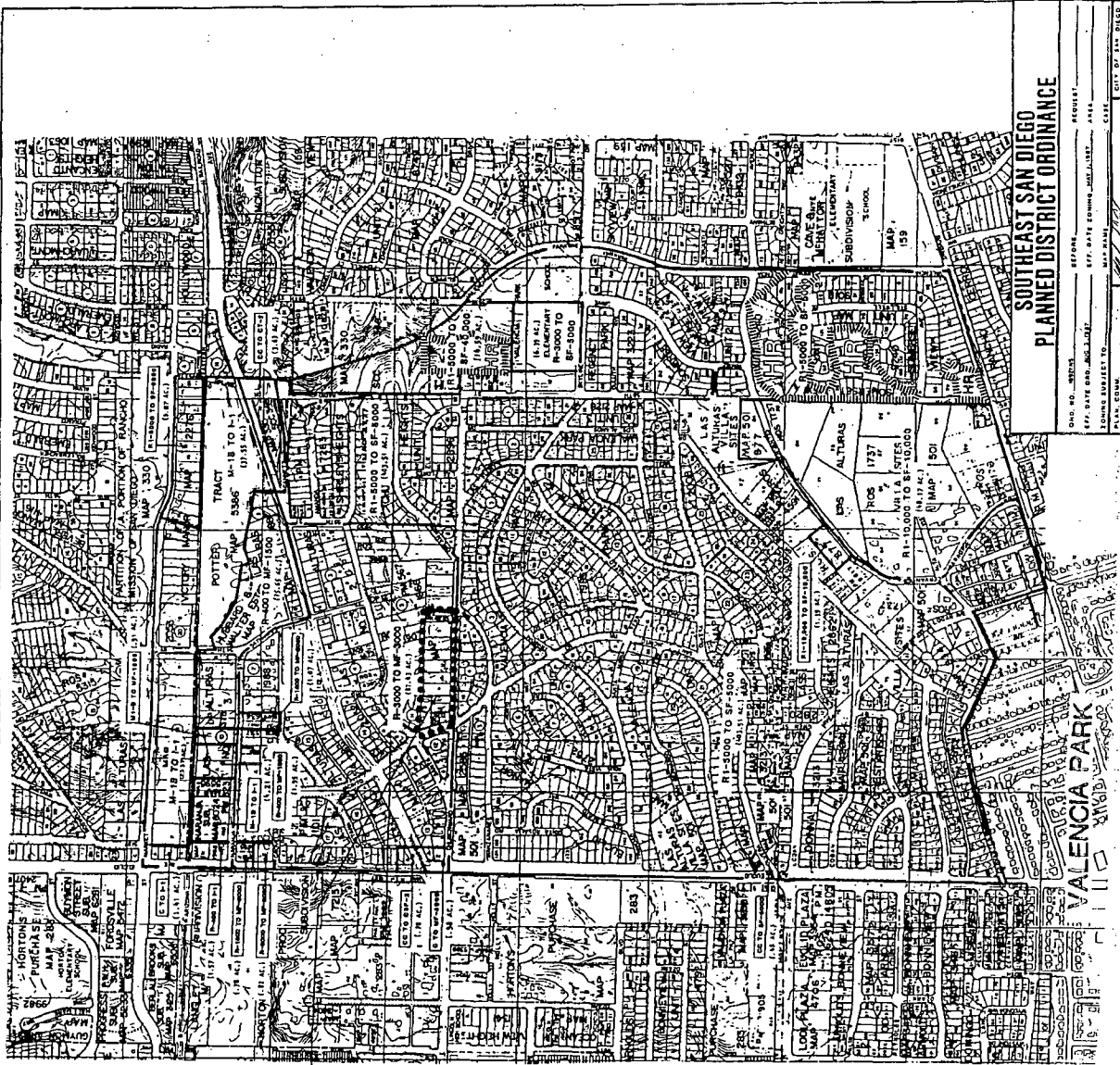
STOCKTON SPECIFIC CRITERIA
 MF-1500 TO MF-3000
 1. AREA SHOWN IS A 'SPECIAL CHARACTER MULTIPLE-FAMILY NEIGHBORHOOD' SUBJECT TO THE CRITERIA STATED IN SEC. 103.1706-M. REZONED TO MF-3000 EFFECTIVE 4-10-90. SEE B-3344 PAGE 1.

**SOUTHEAST SAN DIEGO
 PLANNED DISTRICT ORDINANCE**

ORD. NO. _____ BEFORE _____ PERMIT# _____
 EFF. DATE ORL. USE 3. 1991. 1/1. DATE ISSUED _____ AREA _____
 ZONING SUBJECT TO _____
 MAP NAME _____ CITY OF SAN DIEGO
 PREPARATION _____ CITY ENGINEER _____
 CITY COUNCIL _____ CITY OF SAN DIEGO
 DATE _____ 0-732P-2

Article 19: Southeastern San Diego Planned District

Appendix T: Southeastern San Diego Planned District



VALENCIA PARK SPECIFIC CRITERIA
 1. THIS AREA IS A SPECIAL CHARACTER MULTIPLE FAMILY
 NEIGHBORHOOD SUBJECT TO THE CRITERIA STATED IN SEC. 102.1706-M.

**SOUTHEAST SAN DIEGO
 PLANNED DISTRICT ORDINANCE**

DATE NO. REVISED	BY	REASON	PROJECT
SEE DATE AND AMOUNT	BY DATE	BY DATE	BY DATE
APPROVED BY	APPROVED BY	APPROVED BY	APPROVED BY
CITY ENGINEER, SAN DIEGO	CITY ENGINEER, SAN DIEGO	CITY ENGINEER, SAN DIEGO	CITY ENGINEER, SAN DIEGO
SECRETARY OF COMMISSION	SECRETARY OF COMMISSION	SECRETARY OF COMMISSION	SECRETARY OF COMMISSION

CITY OF SAN DIEGO
 C-732Q.3
 08/13/17

Article 19: Southeastern San Diego Planned District

Appendix U: Sherman Heights and Grant Hill Park Historic Districts Design Criteria and Guidelines

The following design criteria shall apply in the Sherman Heights Historic District and Grant Hill Park Historic District, which is defined as the area generally bound by SR-94 to the North, I-5 to the West, Imperial Avenue to the South, and the mid-block alley just east of 27th Street to the east and designated on Map Drawing Numbers C-737 and C-788.

Rehabilitation of Historic structures and alterations shall be made in consistency with the U.S. Secretary of Interior Standards for rehabilitation. Minor deviations of the above standards may be permitted on a case by case basis upon review by the Planning Director and Historical Site Board.

REHABILITATION OF HISTORIC SITES

Structures which have been designated Historic Sites by the City of San Diego Historical Site Board or which have been identified as contributing historical sites and structures, shall be retained for their historical significance to the City's development. These structures shall be preserved and rehabilitated by retaining or restoring the building's original fabric and materials, consistent with the U.S. Secretary of Interior Standards for Rehabilitation.

REHABILITATION OF OTHER POTENTIALLY CONTRIBUTING STRUCTURES

Rehabilitation shall be encouraged for other structures, particularly those which are potentially contributing buildings. The original building fabric should be restored from evidence found on site, historical photographs or other evidence. The original historical architectural style when still evident shall be respected and maintained. The Secretary of the Interior's Standards for Rehabilitation shall be used for this purpose.

Rehabilitation shall herein be defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

Rehabilitation efforts in all subareas shall comply with the following:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environmental shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be prohibited,

except for reasons of repair or removal for safety.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical architectural relevance to the building shall be discouraged.
4. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
5. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visible qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
6. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.
7. Contemporary design for alterations and additions to existing properties will not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
8. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
9. Architecturally important structural members shall be replaced only when necessary. Existing structural systems should be supplemented when damaged or inadequate.
10. Exterior Features:
 - a. Stucco should be repaired with a stucco mixture that duplicates the original as closely as possible in appearance and texture.
 - b. Masonry should be cleaned only when necessary to halt deterioration or to remove graffiti and stains, and always with the gentlest method possible, such as low pressure and water and soft natural bristle brushes.

- c. The original or early color and texture of masonry surfaces, including early signage, should be retained wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.
- d. The original wooden siding on a building or structure shall be retained whenever possible. Resurfacing with stucco or textured paint, or new materials such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding is inappropriate and potentially damaging to the structure and is discouraged.
- e. The original roofing material and shape be retained whenever possible. Deteriorated roof coverings should be replaced with new material which matches the old in composition, size, shape, color, and texture.
- c. The architectural features that give the roof its character (such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, etc.) shall be preserved or replaced.
- d. Existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware shall be retained. The type of woodframe window (double-hung, casement, etc.) should also be retained.
- e. Porches, railings, columns and steps that are appropriate to the building and its development should be retained. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and should be retained.

ALTERATION OF HISTORIC STRUCTURES

No alterations or modifications may be made to historic structures without obtaining a permit from the Planning Director, and undergoing a review by the City's Historical Site Board. Where alterations take place, all applicable codes, laws and regulations shall apply. Alterations shall be made in accordance with the U.S. Secretary of Interior Standards for Rehabilitation.

MAINTENANCE OF HISTORIC SITE

Buildings shall be preserved from deliberate neglect. Repairs to any portion of a historic building or structure may be made with original materials and using original methods of construction.

NEW DEVELOPMENT

New development within these Historic Districts shall be designed so as to relate visually to the architectural characteristics of the existing historically contributing buildings in order to

provide visual continuity and coherence.

The following design guidelines should be followed in conjunction with the development standards included in the Planned District Ordinance. Visual continuity will be enhanced by consideration of the following Development Guidelines for new development:

1. Maximum Lot Size

Discourage further lot consolidation. Maintain the original historical development patterns of 50-foot-wide and smaller lots.

2. Building Height

- a. Height shall not exceed 22 feet to the base of the roof cornice, except for the commercial development along Market Street, Imperial Avenue, and 25th Street.
- b. Total, maximum building height shall not exceed 30 feet maximum.
- c. Chimney structures may be exempted from the 30 feet height restriction, provided such exemption is necessary in order to allow the construction of the best project alternative.

3. Street Yard

- a. A 15-foot landscaped front yard shall be required of all development except for the commercial zoned land along Market Street, Imperial Avenue, and 25th Street.
- b. Building base. The first floor of the should be raised no more than two feet over ground level except for the commercially zoned development along Market Street, Imperial Avenue, and 25th Street. In the Grant Hill Park Historic District, basement walls shall be of concrete and/or stone, preferably beach or river cobblestones consistent with the predominant pattern. Facing of walls and pillars with these cobblestones is encouraged in order to maintain the established character of the neighborhood's masonry work.
- c. Facade articulation. Building facades shall be broken into 25-foot planes. With inserts at a minimum of two feet, to create 25-foot bays. Bay windows on lower floors shall be encouraged.

4. Street Yard Fencing

- a. Open picket fencing and open wood fences shall be encouraged

particularly for projects with wood building materials.

- b. Open iron fences over brick or block wall (maximum height of solid wall to be three feet) may be permitted, particularly for projects using stucco building materials. In the Grant Hill Park Historic District, river cobblestoned facing on walls shall be encouraged in order to maintain the established character of the neighborhood's masonry work.

5. Building Materials

The following materials and construction designs have been selected as having an important historical context within the districts:

- a. Wood siding is to be encouraged. Methods such as Wood Clapboard, Shiplap, Board and Batten, and Drop are examples that have an important historical context in these Districts.
- b. Stucco shall be limited to Mission or Spanish Colonial Revival style complexes. Stucco materials are permitted for development that follows these architectural styles. The Mission or Spanish Colonial Revival style should be limited to multi-family development projects designed in a courtyard form. Projects containing 8 units or larger should consider this architectural style. This provision is consistent with the historic use of the Mission and Spanish Colonial Revival styles in these Districts.
- c. For building base walls, use of ornamental concrete block, cobblestone or brick for the building base and porch parapets may be permitted. Other porch railings may also be permitted. Poured concrete building base walls may be permitted, provided a rough surface appearance is given.
- d. Wooden window frames and wooden door frames are to be provided because of their important historical context within the Districts.

6. Building Details

The following building details have been identified for their prevalence in these Districts, and their importance to the Districts' Architectural context. The use of these types of detail shall be encouraged in new structures, to provide scale and local architectural interest.

- a. Entrance porches shall be incorporated into building designs. Porches may be one or two stories in height, and extend the full width of the building. In Grant Hill Park Historic District, cobblestone work for building entrance porches, one-story in height, and full width shall be encouraged.

- b. Bay windows shall be incorporated on different building levels.
- c. Pitched, hipped, gabled or parapeted roofs shall be encouraged. Flat roofs may be designed in conjunction with Mission and Spanish Colonial Revival styles.
- d. Building roof attics and dormers shall be encouraged.
- e. Pedimented gables.
- f. Vents.
- g. Wooden molded and simple window and door trim.
- h. Classical, chamfered, turned or spindle worked wooden porch supports.
- i. Cobblestone work or stuccoed elephantine or tapered porch supports atop square bases.
- j. Cobblestone work or brick chimneys with corbelled caps.
- k. Wooden beam brackets, false beam ends, and exposed rafters.
- l. Arched entries and windows.
- m. Barrel roof tiles.

7. Building Colors

Building colors should include those appropriate to the adjacent site's architectural styles. Within the Sherman Heights neighborhood there is a predominance of warm pastel hues which should be generally encouraged. Accents can include darker and/or brighter colors. Within the Grant Hill Park Historic District building colors should include predominately light, earthy color hues. Accents can include colors such as maroon, green, yellow ochre, golden tan, light blues.

8. Streetscape

The following guidelines should be the basis of review and approval of encroachment permits by the Engineering Department and the Planning Department.

- a. Driveways and Curb Cuts:

Existing driveways and curb cuts may be maintained except that they should be limited to one per property. No new driveways or curb cuts should be approved on properties with alley access. On new development one single driveway access and curb cut may be permitted. Maximum driveway width should not exceed 12 feet. Maximum curb cut width shall not exceed 16 feet.

b. Sidewalks

A minimum 5-foot-wide sidewalk clear path located between the private property line and the sidewalk landscaped parkway adjacent to the curb shall be provided in all residential areas.

A minimum 8-foot-wide sidewalk clear path located between the private property line and the sidewalk landscaped parkway adjacent to the curb shall be provided in all commercial areas.

c. Parkways and Street Trees:

All the existing street trees shall be preserved. New trees shall be provided where they are nonexistent. When new street trees are provided they should be the same or the most prevalent species as the existing trees along the street or fronting the site. Street trees shall be spaced no more than 30 feet apart. Trees shall be located adjacent to the curb and planted on the ground, as contracted to planters, in a landscaped parkway strip.

9. Landscaping

- a. Matured landscaping which includes trees higher than 24 feet and/or an 8-inch diameter caliper, shall be preserved.
- b. Historical trees identified as part of the Historic District as being particularly worthy of recognition shall be preserved and maintained.
- c. Matured landscaping and historical trees which cannot be preserved for health reasons, shall be replaced with a matured specimen of the same species.
- d. New landscaping shall give preference to specimen trees of the same species as existing matured trees or historic tree species. Specimen trees shall be 24-inch box, or in the absence of such sizes' availability, a 25-gallon box may be used.
- e. Predominant specimen trees found within the Grant Hill Park Historic District are araucana trees, camphor trees, Italian stone pine, poplars, and canary palms.

Article 3: Planned Districts

Division 17: Southeastern San Diego Planned District

Appendix A: Uses

Southeastern San Diego Planned District

(Added 8-3-1987 by O-16921 N.S.)

(Amended 3-15-1993 by O-17898 N.S.)

(Amended 2-6-1996 by O-17420 N.S.)

(Amended 11-22-1999 by O-18719 N.S.)

(Amended 4-7-1998 by O-18494 N.S.; effective 1-1-2000.)

Legend: P = Permitted

— = Not Permitted

L = subject to Limitations

SP = Special Permit

Special Permit for Alcohol Sales and Distribution — See Appendix C

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Residential							
Single Family Dwelling	P	P	—	—	—	-	-
Two Family Dwelling	-	P	—	—	—	-	-
Apartment houses (no temporary residence)	-	P	—	—	—	-	-
Boarding and Lodging houses (not a residential care facility)	-	P	—	—	—	-	-
Child day care center	SP	SP	SP	SP	-	-	-
Churches, Temples or buildings of a permanent nature used for religious purposes	SP	SP	SP	SP	SP	-	-
Companion Units	SP	P	-	-	-	-	-
Elderly or handicapped housing	-	SP	-	-	-	-	-

Article 3: Planned Districts

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Fraternalities, Sororities	-	SP	-	-	-	-	-
Guest Quarters	SP	P	-	-	-	-	-
Institutions/Home full-time child care (maximum 15 children under 16 years)	SP	SP	L(e)	L(e)	-	-	-
City operated Branch Library	P	P	P	P	-	-	-
Mobile home (1) Temporary Watchman	SP	SP	SP	SP	SP	SP	SP
Mobile home Park	-	SP	-	-	-	-	-
Parks and Playgrounds - Public	SP	SP	-	-	-	-	-
Real Estate Offices/Model Homes (temporary) new subdivisions	P	P	-	-	-	-	-
Residential - Care Facilities	SP	SP	-	-	-	-	-
Schools Limited to primary, elementary, junior high and senior high	SP	SP	-	-	-	-	-
Advertising, Secretarial & Telephone answering services	-	-	-	P	P	P	P
Agencies for tickets, travel & car rental	-	-	-	P	P	P	P
Ambulance service	-	-	-	P	-	P	-
Animal Hospital	-	-	-	SP	-	SP	-

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Antique Shop	-	-	-	P	-	P	-
Apparel shops	-	-	P	P	P	-	-
Art stores and Art galleries	-	-	-	P	P	-	-
Automobile & truck sales, Rental agencies (usable vehicles only)	-	-	-	P	-	P	-
Automobile wash establishments	-	-	-	P	-	P	-
Automobile paint & repair shops (including body and fender work) (a)	-	-	-	-	-	SP	-
Automobile service stations/gas stations	-	-	SP	SP	SP	SP	SP
Bakeries and Bakery Products	-	-	P	P	-	P	-
Banks, Savings & Loan	-	-	P	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 (b)	-	-	-	P	-	P	-
Business machine sales display & service	-	-	-	P	-	P	-
Catering Services	-	-	-	P	P	-	-
Cleaning & dyeing works (including rugs, carpets, and upholstery) (a)(c)	-	-	-	P	-	P	-
Cocktail lounges	-	-	-	SP	SP	-	-

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Communication facilities	-	-	-	P	-	P	-
Confectioneries	-	-	-	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	-	-	-	P	-	-	-
Delicatessens	-	-	P	P	P	P	-
Drafting and blue print services	-	-	-	P	-	P	-
Drug stores	-	-	P	P	-	-	-
Dry cleaning establishments (no truck delivery of finished cleaning)	-	-	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	-
Florist	-	-	P	P	P	-	-
Florist supplies	-	-	P	P	-	P	-
Food stores	-	-	P	P	-	-	-
Frozen food lockers	-	-	-	P	-	P	-

Ch. Art. App.

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Furniture stores	-	-	-	P	-	P	-
Gift shops	-	-	P	P	P	-	-
Greeting-card shops	-	-	P	P	P	-	-
Gymnasium and Health studios	-	-	-	P	-	P	-
Hardware stores	-	-	-	P	-	P	-
Hobby shops	-	-	P	P	-	-	-
Hospital/Veterinary Clinic	-	-	-	SP	-	SP	-
Hotels, Motels, and Time-share projects (f)	-	-	-	-	P	-	-
Ice delivery stations	-	-	-	P	-	P	-
Interior decorators	-	-	-	P	-	P	-
Jewelry stores	-	-	P	P	-	-	-
Labor unions (non hiring halls) & trade associations	-	-	-	P	-	P	-
Laundromats	-	-	P	P	P	-	-
Leather goods and Luggage shops	-	-	-	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	-

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Motor vehicle, parts and accessories, retail sale of new items only	-	-	-	P	-	P	-
Moving and Household storage facilities	-	-	-	-	-	P	-
Music stores, video stores	-	-	-	P	-	-	-
Newspaper plants	-	-	-	-	-	SP	-
Nurseries (plants)	-	-	-	P	-	P	-
Office furniture and equipment sales	-	-	-	P	-	P	-
Offices; business and professional (d)	-	-	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	-	-	-
Photographic equipment, supplies and film processing stores	-	-	-	P	-	-	-
Photographic studios and retail outlets	-	-	-	P	-	-	-
Plumbing shops (b)	-	-	-	P	-	P	-
Post office	-	-	SP	SP	SP	SP	SP
Private clubs, fraternal organizations and lodges	-	-	-	SP	SP	-	-
Public body operated buildings and uses	-	-	-	SP	-	SP	SP
Radio, Television and home appliance repair shops	-	-	-	P	-	P	-

Ch. Art. App.

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Recreational facilities (2,500 sq.ft. maximum floor area)	-	-	-	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	-	-	-	P	-	-	-
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	-
Restaurants including sale of intoxicating beverages	-	-	SP	SP	SP	SP	-
Rug and carpet stores	-	-	-	P	-	-	-
Shoe stores	-	-	P	P	-	-	-
Shoe repair shops	-	-	P	P	-	-	-
Sporting goods stores	-	-	P	P	-	P	-
Stationers	-	-	P	P	-	-	-
Studios for teaching art, dancing and music	-	-	SP	SP	SP	SP	-
Theaters	-	-	-	SP	SP	-	-
Trade and Business schools	-	-	-	P	-	P	-

Trailer sales agencies	-	-	-	P	-	Sh. Art. App.	
						10	3 17A 7

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Travel Bureaus	-	-	P	P	P	-	-
Variety stores	-	-	-	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 (a)	-	-	-	P	-	P	-
Aircraft manufacturing and assembly	-	-	-	-	-	P	P
Aircraft parts other than engines	-	-	-	-	-	P	P
Apparel belts	-	-	-	-	-	P	P
Apparel except leather and fur goods	-	-	-	-	-	P	P
Audio products	-	-	-	-	-	P	P
Awnings—metal, wood or canvas	-	-	-	-	-	P	P
Bags, except textile bags	-	-	-	-	-	P	P
Bakery products	-	-	-	-	-	P	P
Beverages	-	-	-	-	-	P	P
Brooms and brushes	-	-	-	-	-	P	P
Cabinet making	-	-	-	-	-	P	P
Coated, plated and engraved metal	-	-	-	-	-	SP	SP

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Communication equipment	-	-	-	-	-	P	P
Concrete and clay products	-	-	-	-	-	SP	SP
Confectionery and related products	-	-	-	-	-	P	P
Costume jewelry, costume novelties button, and miscellaneous notions	-	-	-	-	-	P	P
Cut stone and stone products	-	-	-	-	-	P	P
Cutlery, hand tools and general hardware	-	-	-	-	-	P	P
Die cut paper and paperboard, and cardboard	-	-	-	-	-	P	P
Dress and work gloves, except knit and leather products	-	-	-	-	-	P	P
Drugs	-	-	-	-	-	P	P
Electric lighting and wiring equipment	-	-	-	-	-	P	P
Electric industrial apparatus	-	-	-	-	-	P	P
Electronic components and accessories	-	-	-	-	-	P	P
Electronic computing equipment other than desk top machines	-	-	-	-	-	P	P
Envelopes	-	-	-	-	-	P	P
Fabricated textile products	-	-	-	-	-	P	P

Fabricated wire products	-	-	-	-	-	Ch. Art. App. 10 3 17A	9
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Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Farm machinery and equipment	-	-	-	-	-	P	P
Furniture and fixtures	-	-	-	-	-	P	P
Glass containers	-	-	-	-	-	P	P
Glassware, pressed and blown	-	-	-	-	-	P	P
Guided missiles and space vehicles	-	-	-	-	-	P	P
Hats, caps and millinery	-	-	-	-	-	P	P
Jewelry, silverware and plated ware	-	-	-	-	-	P	P
Laboratories—Research, development, testing	-	-	-	-	-	SP	SP
Lamp shades, except metal and glass	-	-	-	-	-	P	P
Luggage	-	-	-	-	-	P	P
Metal cans	-	-	-	-	-	P	P
Mill work	-	-	-	-	-	P	P
Miscellaneous apparel and accessories	-	-	-	-	-	P	P
Motor vehicles, parts and accessories	-	-	-	-	-	P	P
Mortician's goods	-	-	-	-	-	P	P
Musical instruments and parts	-	-	-	-	-	P	P
Office machine	-	-	-	-	-	P	P
Paperboard containers and boxes	-	-	-	-	-	P	P
Pens, pencils and other office and artists materials	-	-	-	-	-	P	P

Ch. Art. App.

10 3 17A 10

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Perfumes, cosmetics and other toilet preparations	-	-	-	-	-	P	P
Plumbing fixtures and heating apparatus	-	-	-	-	-	P	P
Pottery and related products	-	-	-	-	-	P	P
Professional, scientific and controlling instruments	-	-	-	-	-	P	P
Photographic and optical goods, watches and clocks	-	-	-	-	-	P	P
Radio and television receiving sets, except communication types	-	-	-	-	-	P	P
Roasted coffee and coffee products	-	-	-	-	-	P	P
Robes and dressing gowns	-	-	-	-	-	P	P
Service industry machines	-	-	-	-	-	P	P
Sighting and fire-control equipment	-	-	-	-	-	P	P
Special industry machinery, except metal-working machinery	-	-	-	-	-	P	P
Toys, amusements, sporting and athletic goods	-	-	-	-	-	P	P
Umbrellas, parasols and canes	-	-	-	-	-	P	P
Wooden containers	-	-	-	-	-	P	-
Automotive equipment	-	-	-	-	-	P	-
Drugs, chemicals and	-	-	-	-	-		

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
allied products							
Dry goods and apparel	-	-	-	-	-	P	-
Flowers and florist supplies	-	-	-	-	-	P	-
Fruit, vegetables and plant products	-	-	-	-	-	SP ⁺	-
Groceries, and related products, except poultry and poultry products, fish and seafood	-	-	-	-	-	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	-
Data processing services	-	-	-	P	-	P	P
Motion picture production	-	-	-	-	-	P	-
Carpenter shops	-	-	-	-	-	P	-
Metal working shops	-	-	-	-	-	SP	-
Lumber yards	-	-	-	-	-	P	-
Ch. Art. App. 10 Machinery Shops	-	-	-	-	-	P	-

Permitted Uses	Residential Zones		Commercial Zones			Industrial Zones	
	SF	MF	1	2	3	I-1	I-2
Public utility substations	-	-	-	P	-	P	-
Regional and headquarters offices of businesses, industries and governmental agencies	-	-	-	-	-	P	P
Storage garages	-	-	-	-	-	P	-
Welding shops	-	-	-	-	-	SP	-
Accountants	-	-	-	P	-	P	P
Architects	-	-	-	P	-	P	-
Contractors	-	-	-	P	-	P	-
Engineers	-	-	-	P	-	P	-
Financial institutions	-	-	-	P	-	P	P
Insurance agencies	-	-	-	P	-	P	-
Photographers	-	-	-	P	-	P	-
Real estate brokers	-	-	P	P	-	-	-
Surveyors	-	-	-	P	-	P	-
Graphic Artist	-	-	-	P	-	P	-
Business machine sales, display and service	-	-	-	P	-	P	-
Drafting and blueprinting	-	-	-	P	-	P	P
Electronic data processing	-	-	-	P	-	P	P
Tabulating and record-keeping services	-	-	-	P	-	P	P
Labor unions and trade associations	-	-	-	-	-	P	-
Addressing and secretarial services	-	-	-	P	-	P	P

References:

(a) — Must be entirely within closed building

(b) — 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.~~

- ~~(c) — Ten employees maximum.~~
- ~~(d) — 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.~~
- ~~(e) — No overnight resident permitted.~~
- ~~(f) — Single Room Occupancy Hotels are not a permitted use.~~

Footnotes:

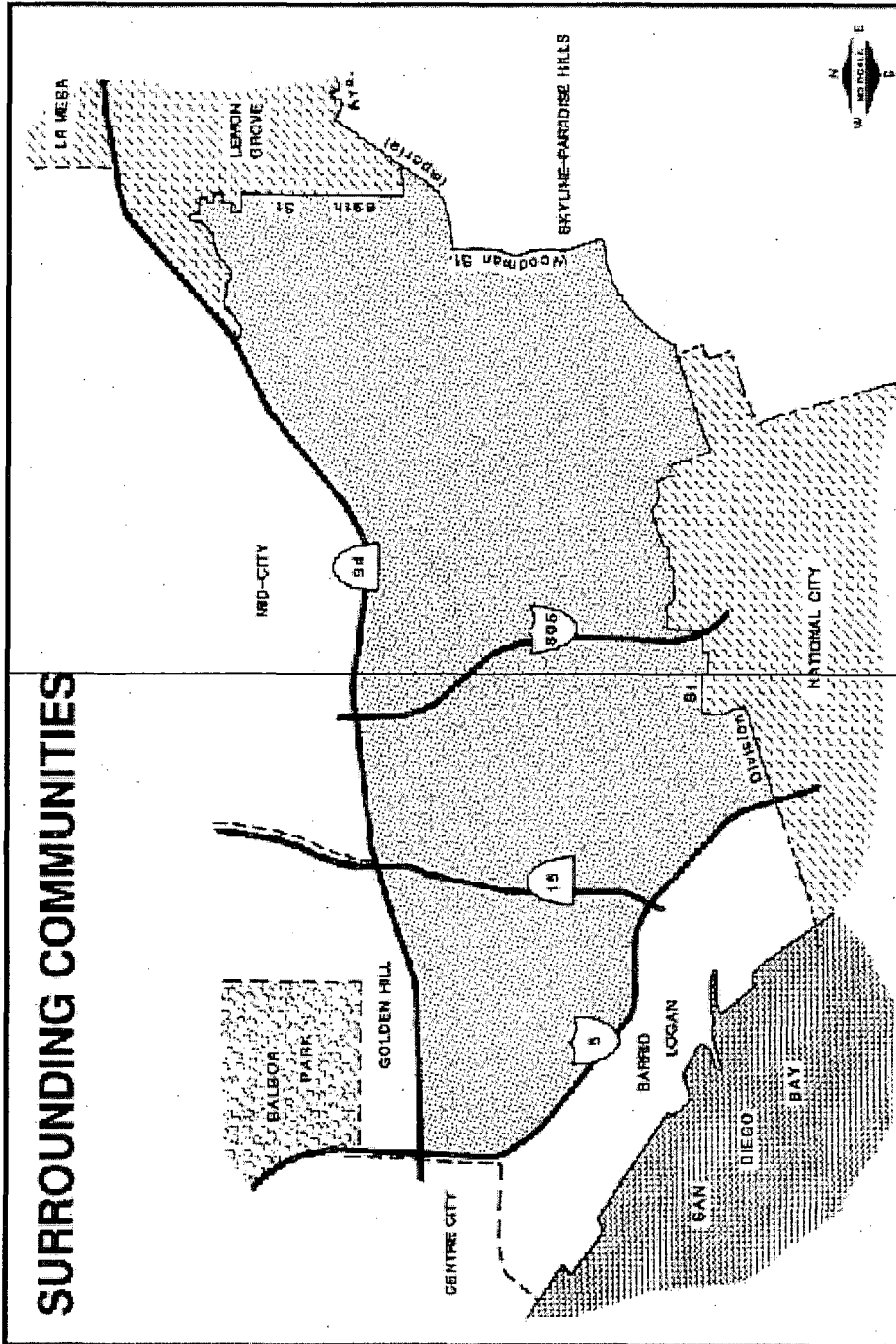
~~[†]An application for a Southeastern San Diego Planned District Ordinance Permit may be approved, conditionally approved or denied in accordance with Process 4, notwithstanding §103.1703 that requires an application for a Southeastern San Diego Planned District Ordinance Permit to be acted upon in accordance with Process 3.~~

~~Article 3: Planned Districts~~

~~Division 17: Southeastern San Diego Planned District~~

~~Appendix B: Southeastern San Diego Planned District~~

(Added 8-3-1987 by O-16921 N.S.)

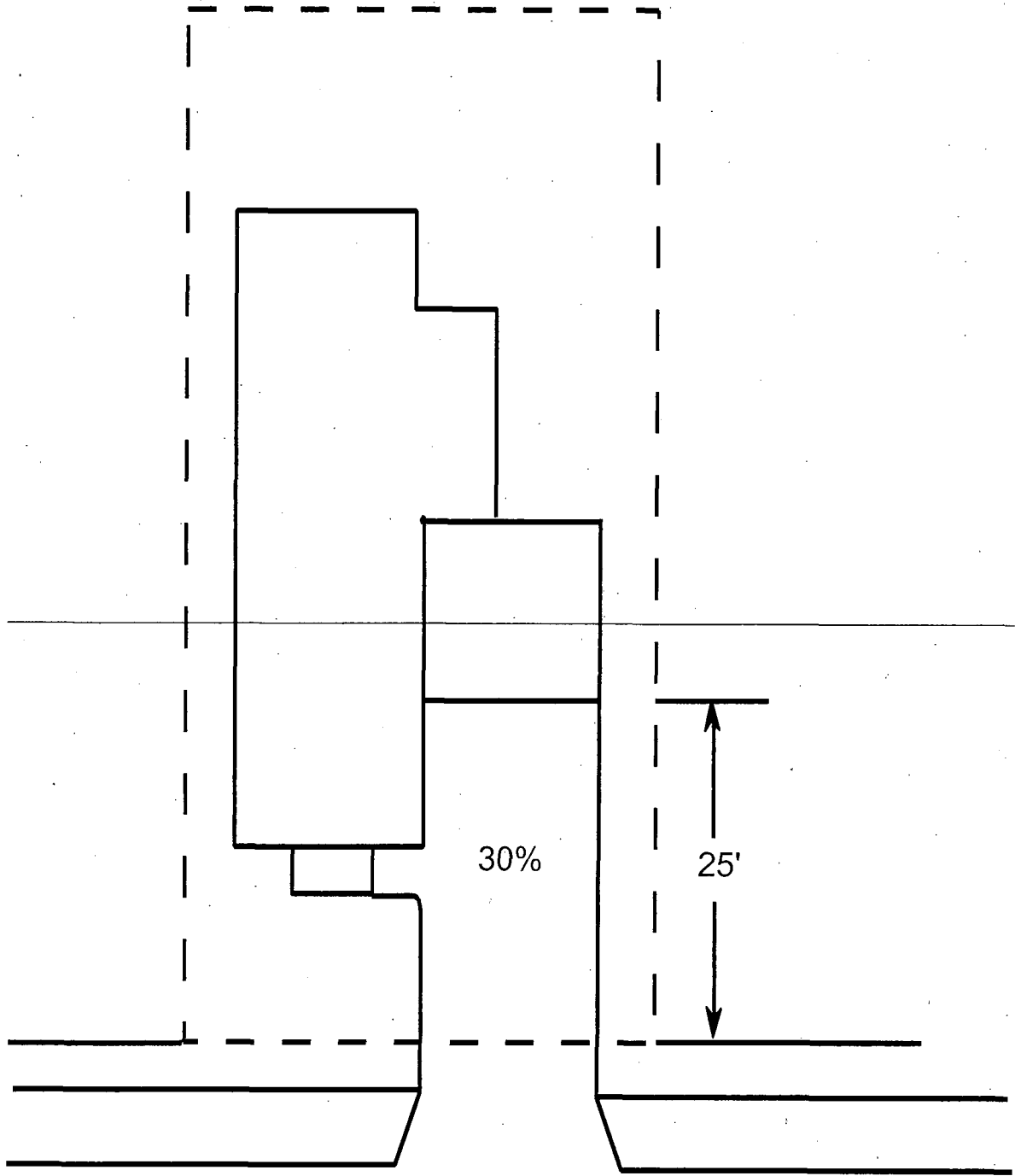


APPENDIX B
ILLUSTRATION 1



SOUTHEAST SAN DIEGO
CITY OF SAN DIEGO • PLANNING DEPARTMENT

SINGLE FAMILY

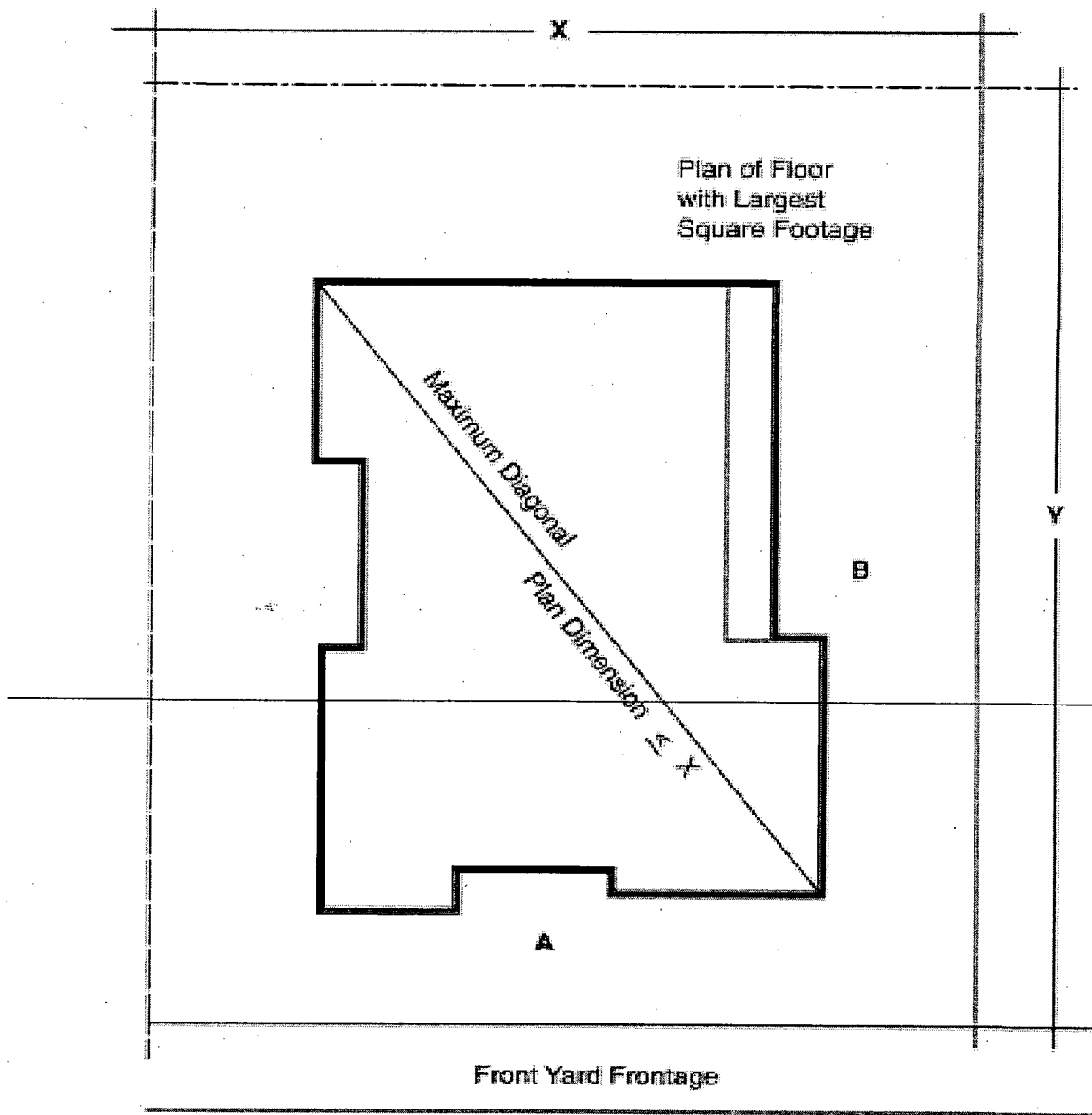


STREET

APPENDIX B

ILLUSTRATION 2

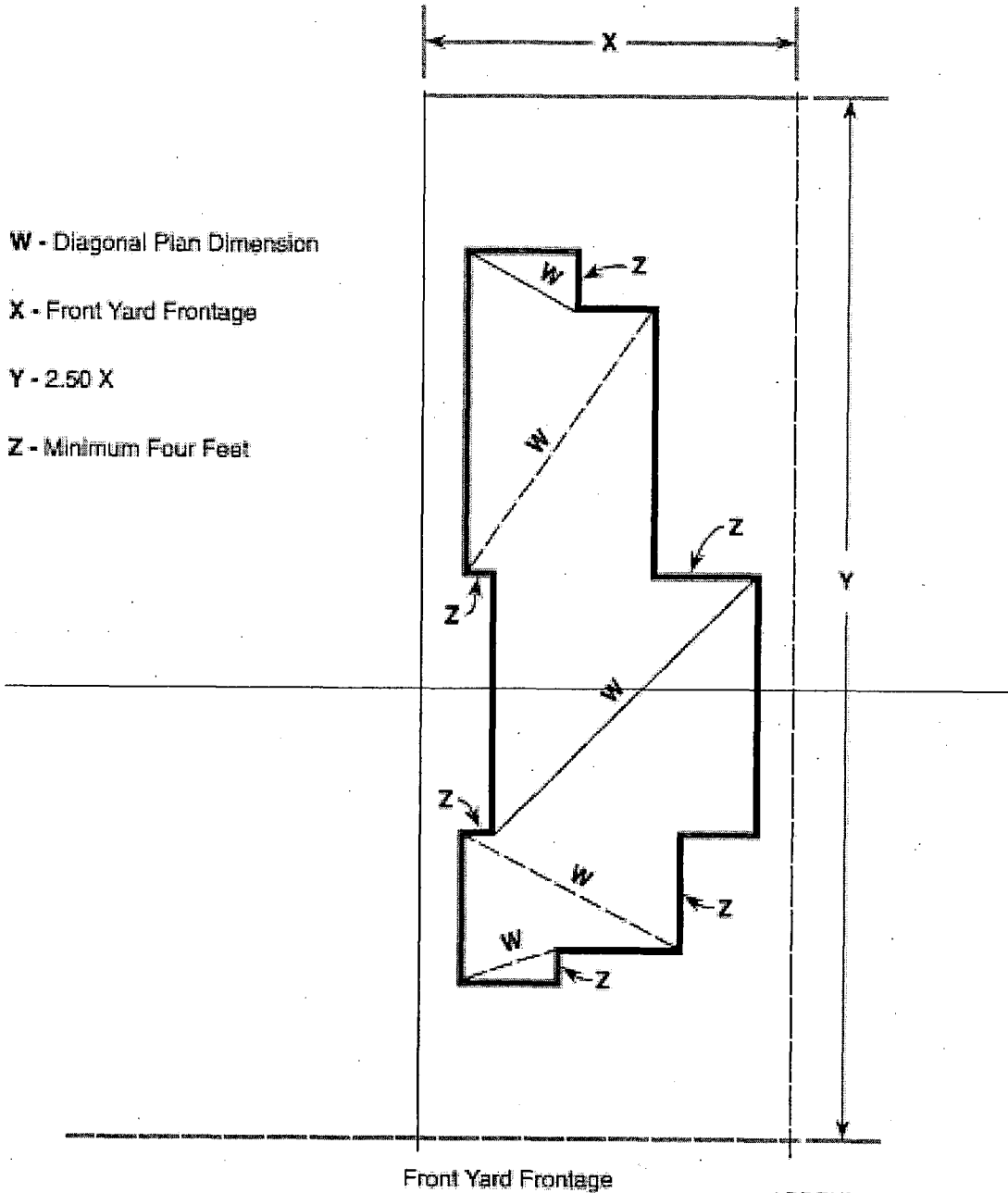
DIAGONAL PLAN DIMENSION EXAMPLE



APPENDIX B

ILLUSTRATION 3

DIAGONAL PLAN DIMENSION EXAMPLE LONG LOT



W - Diagonal Plan Dimension

X - Front Yard Frontage

Y - 2.50 X

Z - Minimum Four Feet

APPENDIX B

ILLUSTRATION 4

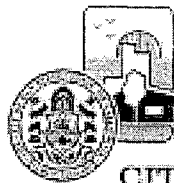
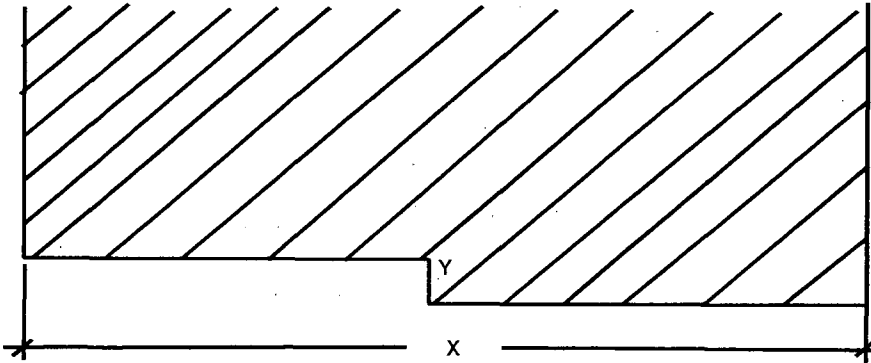


FIGURE 3

MID-CITY DESIGN CRITERIA

CITY OF SAN DIEGO • PLANNING DEPARTMENT

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 FOUR - FOOT MINIMUM OFFSETS:

THEN: $(X \div 20) - 1 = Y$

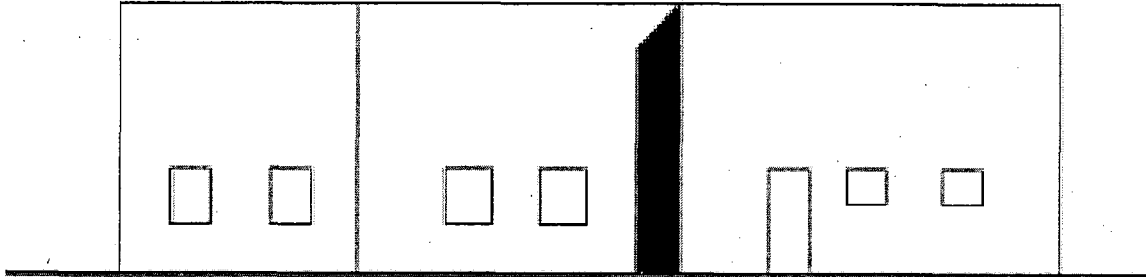
APPENDIX B

ILLUSTRATION 5

OFFSETTING PLANES REQUIREMENT



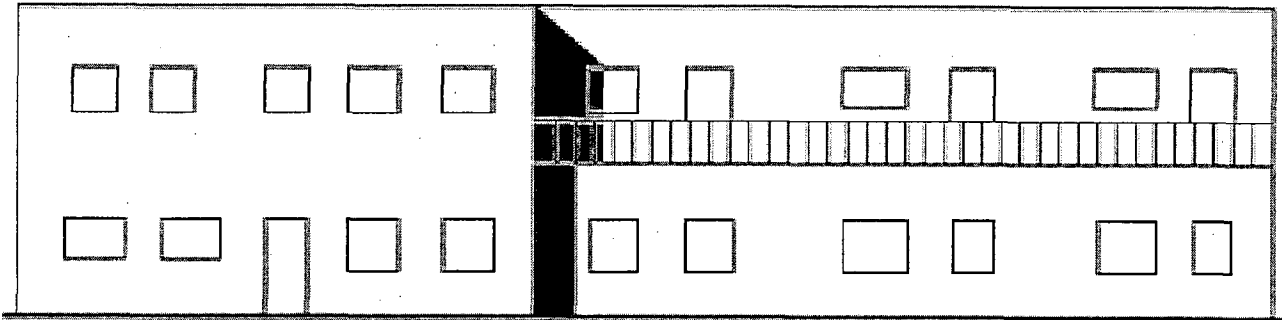
A PLAN



A ELEVATION



B PLAN



B ELEVATION

APPENDIX B
ILLUSTRATION 6

Article 3: ~~Planned Districts~~

Division 17: ~~Southeastern San Diego Planned District~~

APPENDIX C.1: ~~Alcoholic Beverage Establishments~~

(Added 8-3-1987 by O 16921 N.S.)

(Amended 11-23-1992 by O 17870 N.S.)

(Amended 4-7-1998 by O 18494 N.S.; effective 1-1-2000.)

A. ~~APPLICATION~~

~~Within the boundaries of the Southeastern San Diego Planned District as described in Section 103.1702 no establishment shall offer for sale or other consideration, alcoholic beverages, including beer, wine and distilled spirits, without demonstrating compliance with the provisions below.~~

B. ~~ALCOHOLIC BEVERAGE SALES FOR OFF-SITE CONSUMPTION~~

~~Establishments for which a Type 20 Beer and Wine License or a Type 21 General Liquor License has been obtained from, or for which an application has been submitted to, the California Department of Beverage Control, for permission to sell alcoholic beverages for off-site consumption are regulated by Section 103.0105 and Land Development Code Section 141.0502.~~

C. ~~ALCOHOLIC BEVERAGE SALES FOR ON-SITE CONSUMPTION~~

~~Establishments for which a Type 41 or 47 License (restaurants) or a Type 42 or 48 License (bars) has been obtained from, or for which an application has been submitted to, the California Department of Beverage Control, that have dancing or live entertainment on the premises or that serve alcoholic beverages in conjunction with a billiard or pool hall, bowling alley, or adult entertainment establishment shall obtain a Conditional Use Permit in accordance with Process Three. Conditions addressing the following issues may be imposed by the decision maker:~~

- ~~(1) Entertainment uses or activities or amusement devices on the premises;~~
- ~~(2) Hours of operation of the business;~~
- ~~(3) Security measures; and~~

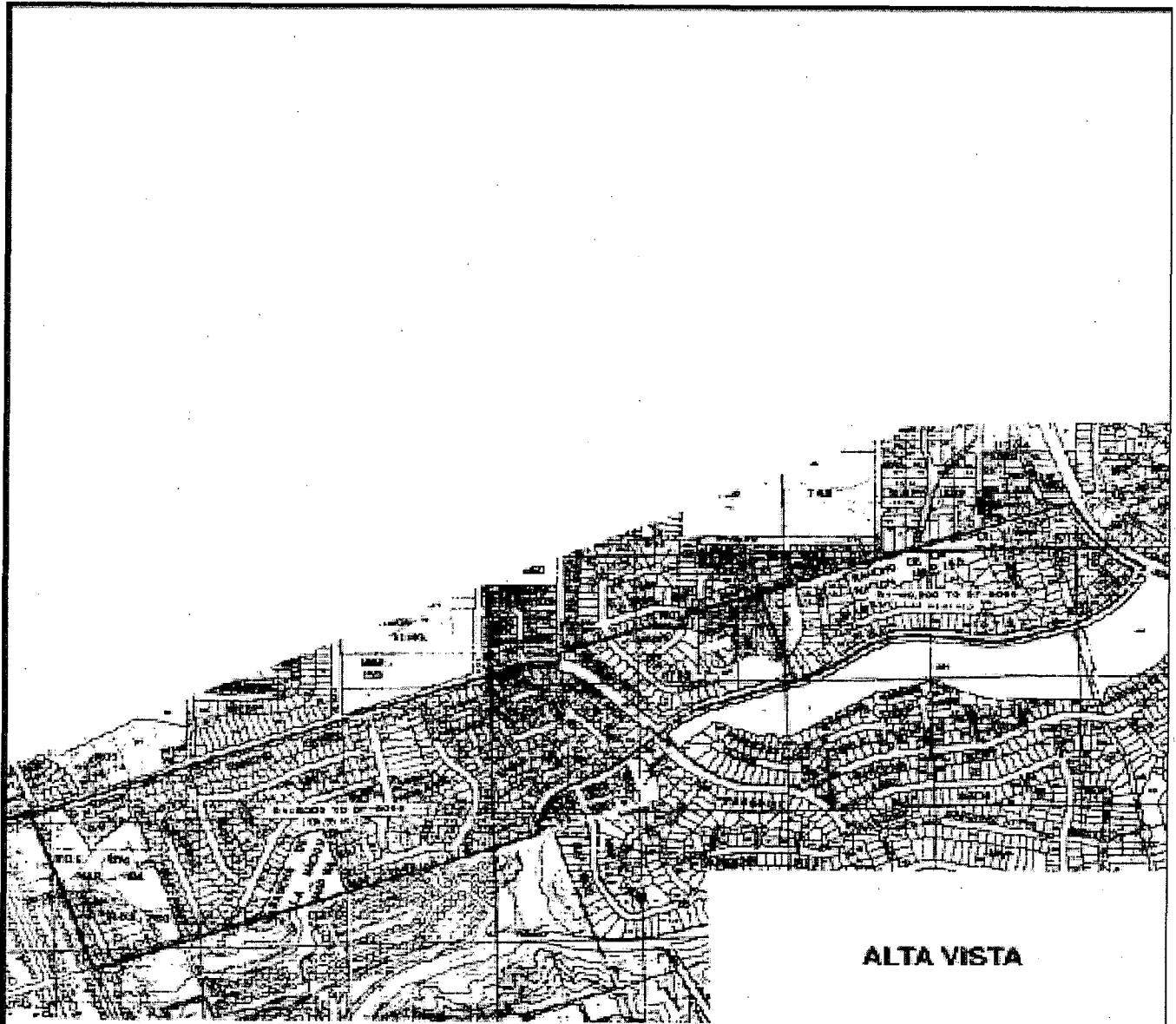
- (4) ~~Lighting, litter, graffiti or nuisance abatement, or any other special requirements for the premises.~~

~~Article 3: Planned Districts~~

~~Division 17: Southeastern San Diego Planned District~~

~~Appendix D: Southeastern San Diego Planned District~~

(Added 8-3-1987 by O-16921 N.S.)



ALTA VISTA

SOUTHERST SAN DIEGO PLANNED DISTRICT ORDINANCE		
NO. OF SHEETS	SHEET NO.	TITLE
DATE OF ADOPTION	DATE OF REVISION	BY
APPROVED BY	DATE	
CITY CLERK	PLANNING DIRECTOR	C-732A.1

Ch. Art. App.

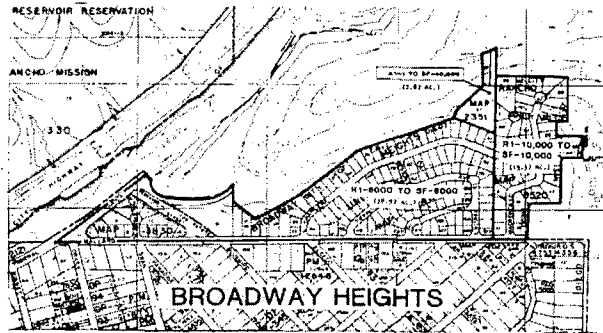
10 3 17D 2

~~Article 3: Planned Districts~~

~~Division 17: Southeastern San Diego Planned District~~

~~Appendix E: Southeastern San Diego Planned District~~

~~(Added 8-3-1987 by O-16921 N.S.)~~



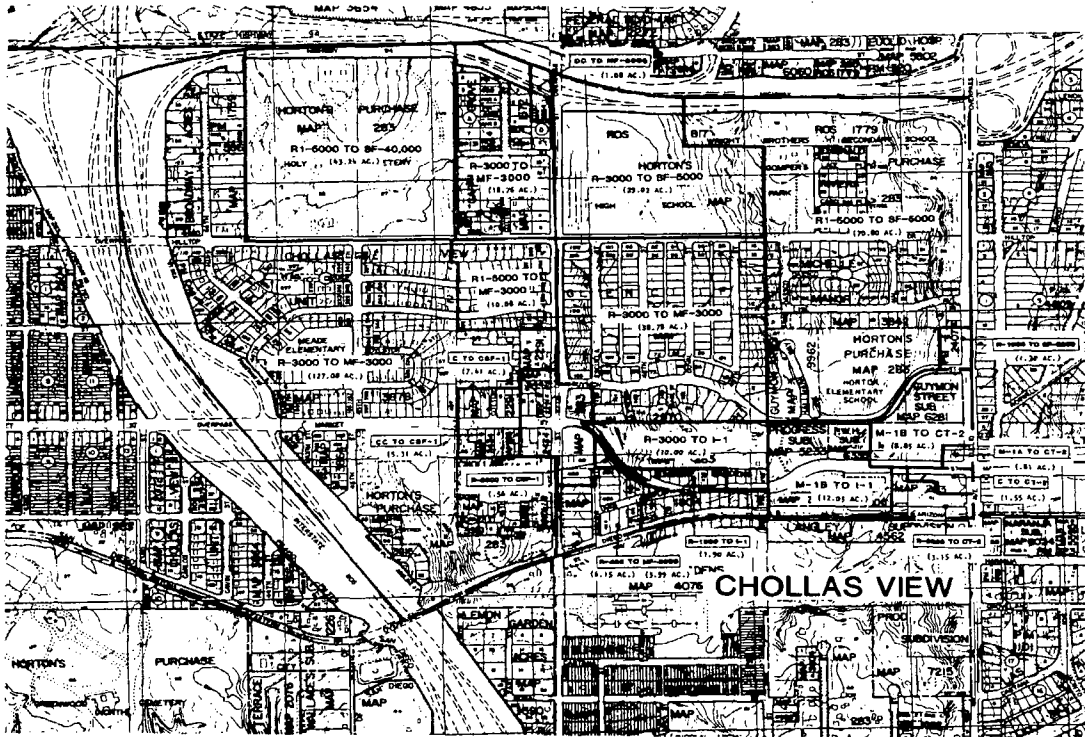
SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE			
ORD. NO. _____	_____	OFFICIAL _____	REGULATORY _____
EFF. DATE ORD. _____	_____	EFF. DATE ZONING _____	_____
ISSUING SUBJECT TO _____	_____	MAP NAME _____	DATE _____
PLANNING DIRECTOR _____	_____	PLANNING DIRECTOR _____	DATE OF MAP _____
CITY COUNCIL _____	_____	PLANNING DIRECTOR _____	C- 732B.0
ACTION _____	_____	PLANNING DIRECTOR _____	DATE OF MAP _____

Article 3: ~~Planned Districts~~

~~Division 17: Southeastern San Diego Planned District~~

~~Appendix F: Southeastern San Diego Planned District~~

(Added 8-3-1987 by O-16921 N.S.)



SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE			
ORD. NO. 38263	BEFORE	REQUEST	
EFF. DATE ORD. MAR 3, 1987	EFF. DATE ZONING MAY 1987	AREA	
ZONING SUBJECT TO	MAP 285	CASE	
PLAN. COMM. RECOMMENDATION APPROVAL	CITY PLANNING DIRECTOR	CITY OF SAN DIEGO	C-732C.1 Repeal 3 31 87
CITY COUNCIL ACTION APPROVED	SECRETARY OF COMMISSION		

Ch. Art. App.

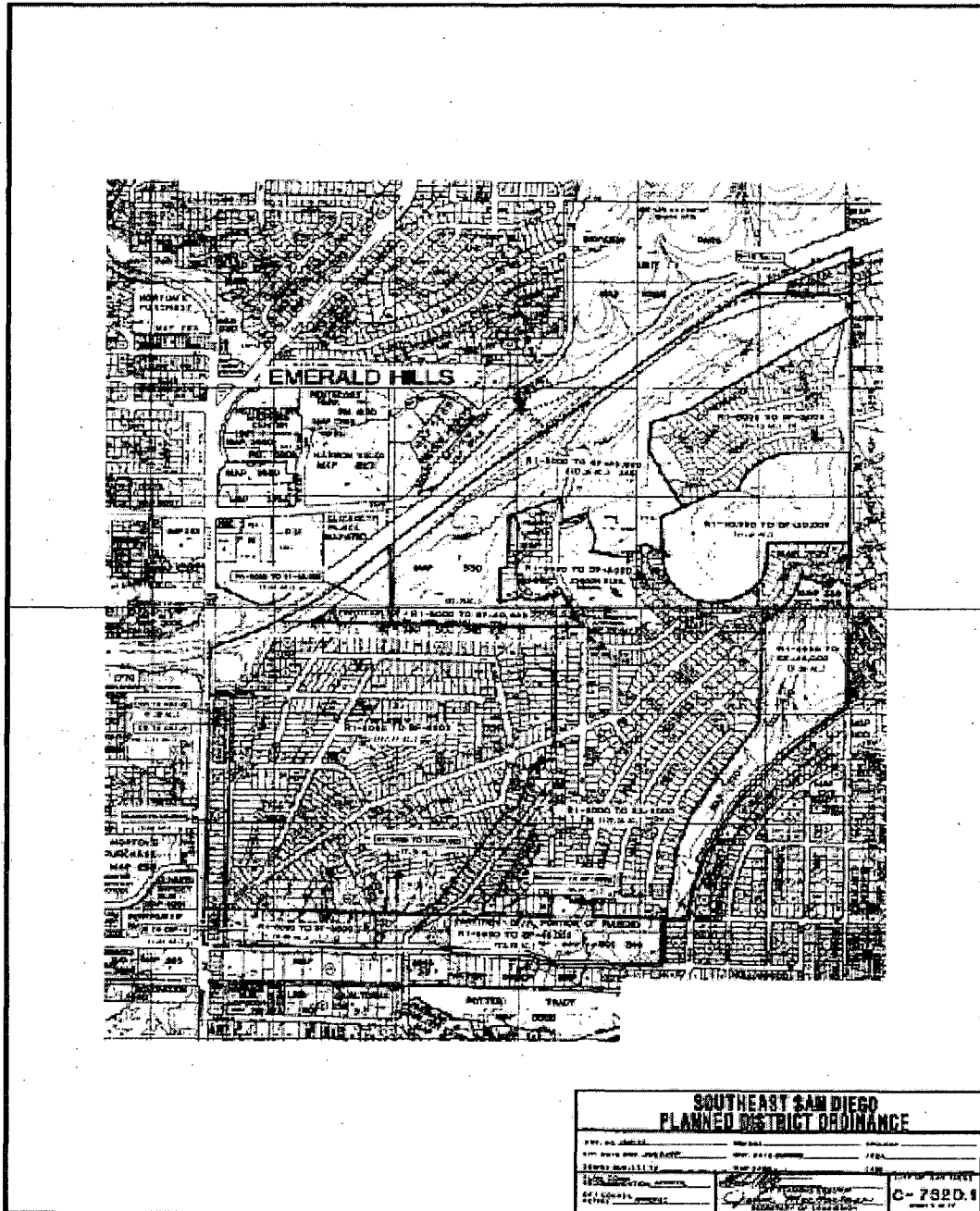
10 3 17F 2

~~Article 3: Planned Districts~~

~~Division 17: Southeastern San Diego Planned District~~

~~Appendix G: Southeastern San Diego Planned District~~

(Added 8-3-1987 by O-16921 N.S.)

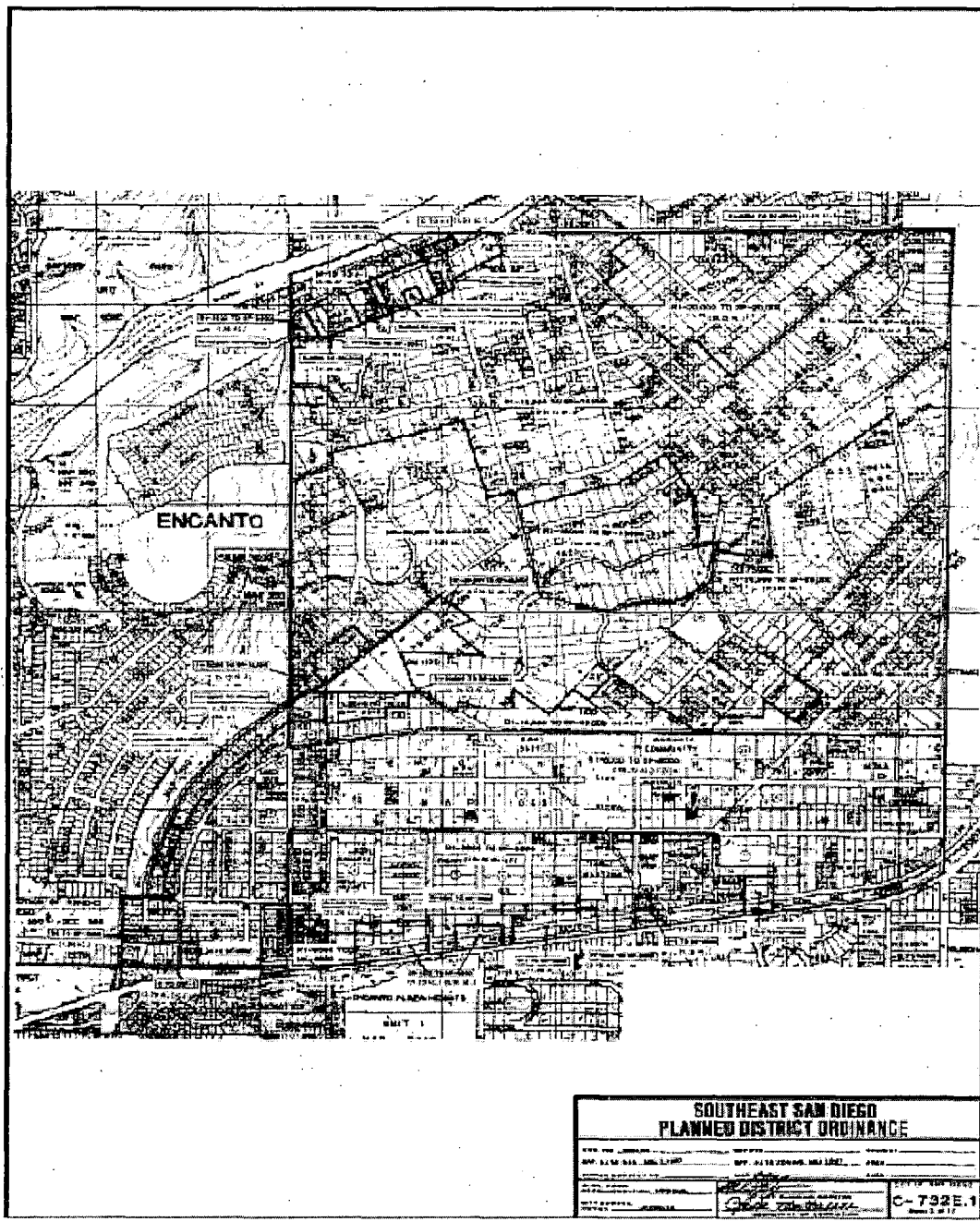


~~Article 3: Planned Districts~~

~~Division 17: Southeastern San Diego Planned District~~

~~Appendix H: Southeastern San Diego Planned District~~

~~(Added 8-3-1987 by O 16921 N.S.)~~



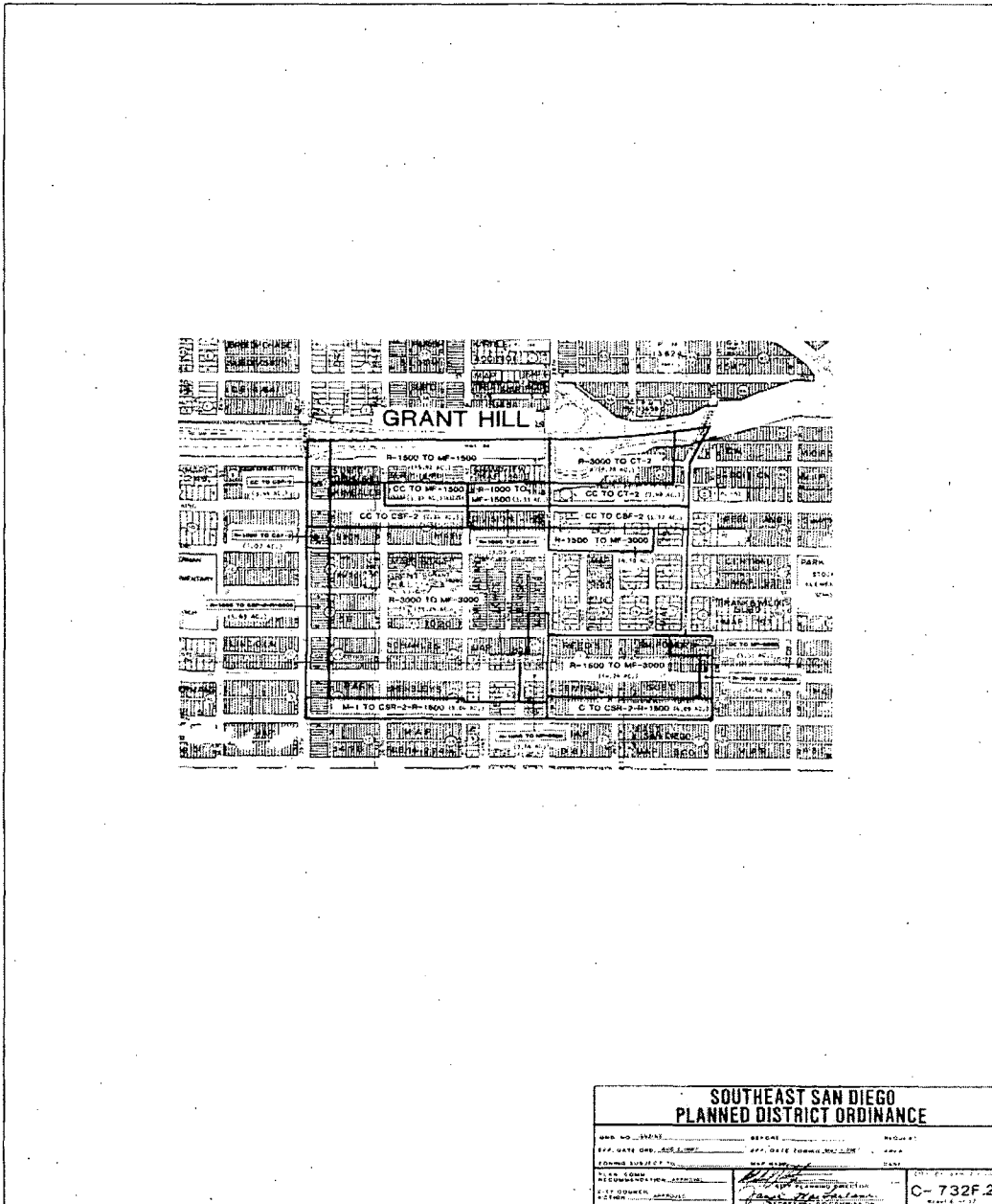
Ch.	Art.	App.
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Article 3: Planned Districts

~~Division 17: Southeastern San Diego Planned District~~

~~Appendix I: Southeastern San Diego Planned District~~

(Added 8-3-1987 by O-16921 N.S.)

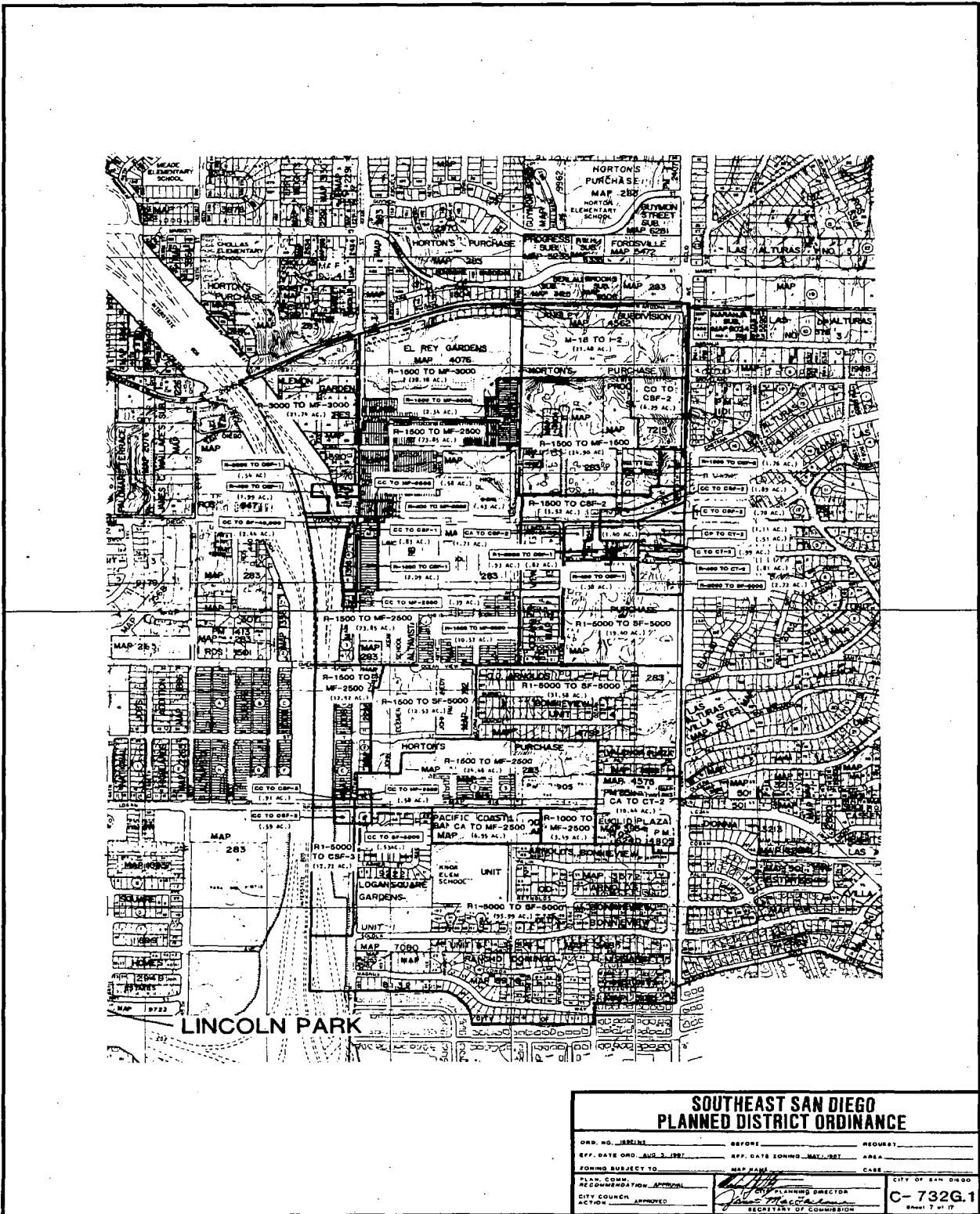


Article 3: Planned Districts

~~Division 17: Southeastern San Diego Planned District~~

~~Appendix J: Southeastern San Diego Planned District~~

(Added 8-3-1987 by O 16921 N.S.)



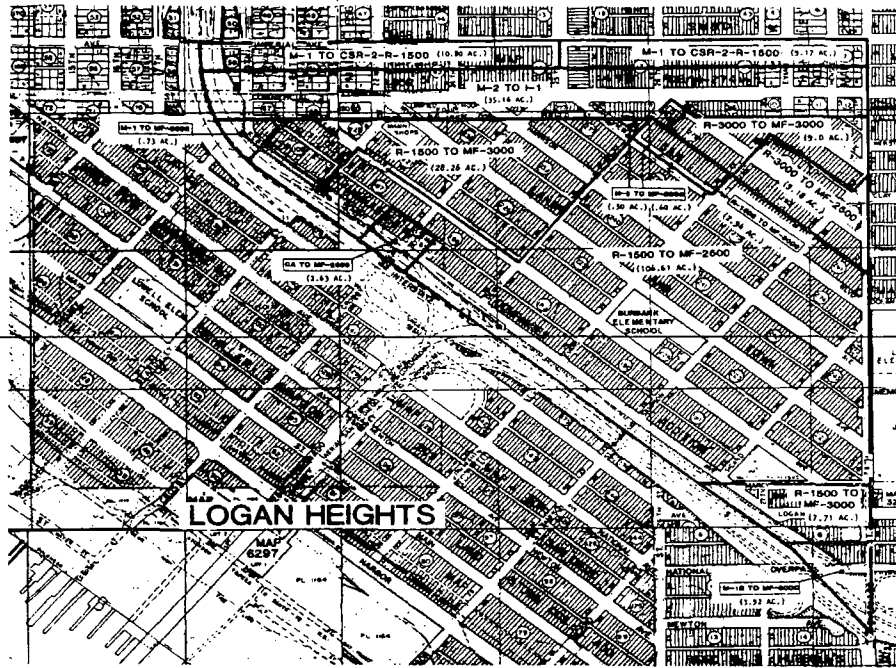
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ORD. NO. <u>17721</u>	ISSUED	BEFORE	REQUEST
EFF. DATE ORD. <u>AUG 3, 1992</u>	EFF. DATE IONING <u>MAY 287</u>	AREA	
ZONING SUBJECT TO	MAP NAME	CASE	
READ. COMM. RECOMMENDATION APPROVAL	<i>[Signature]</i> PLANNING DIRECTOR	CITY OF SAN DIEGO	
CITY COUNCIL ACTION	APPROVED	<i>[Signature]</i> SECRETARY OF COMMISSION	C- 732G.1
			Sheet 7 of 17

~~Article 3: Planned Districts~~

~~Division 17: Southeastern San Diego Planned District~~

~~Appendix K: Southeastern San Diego Planned District~~

(Added 8-3-1987 by O-16921 N.S.)



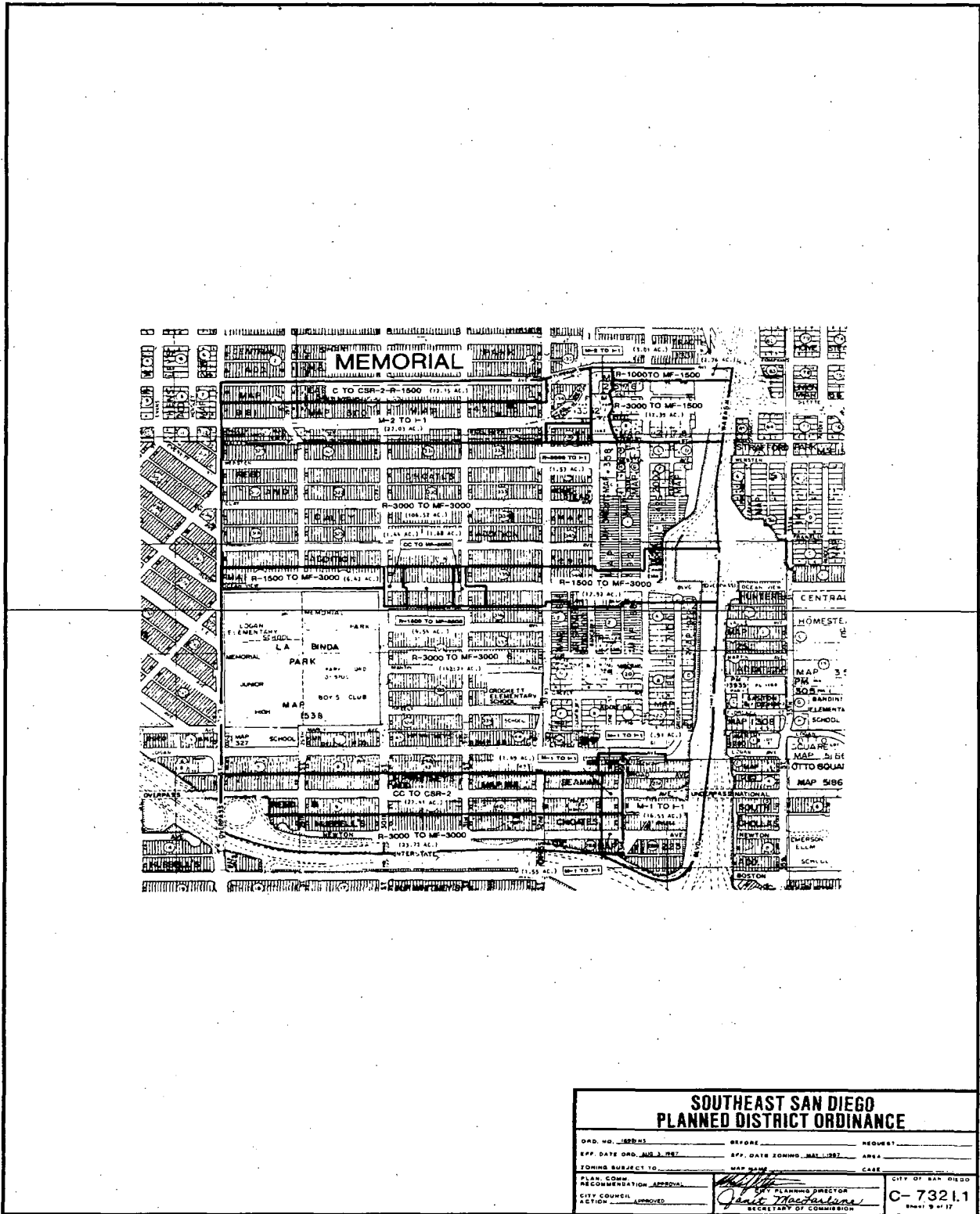
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ORD. NO. <u>8228M</u>	REPORT	REQUEST	
EFF. DATE ORD. <u>04.1.87</u>	EFF. DATE ZONING	AREA	
ZONING SUBJECT TO	MAP NAME	CASE	
P.L.N. COMM. RECOMMENDATION APPROVED	<i>[Signature]</i> PLANNING DIRECTOR	CITY OF SAN DIEGO	C- 732H.2 Sheet 8 of 17
CITY COUNCIL ACTION APPROVED	<i>[Signature]</i> SECRETARY OF COMMISSION		

Article 3: Planned Districts

Division 17: Southeastern San Diego Planned District

Appendix L: Southeastern San Diego Planned District

(Added 8-3-1987 by O-16921 N.S.)



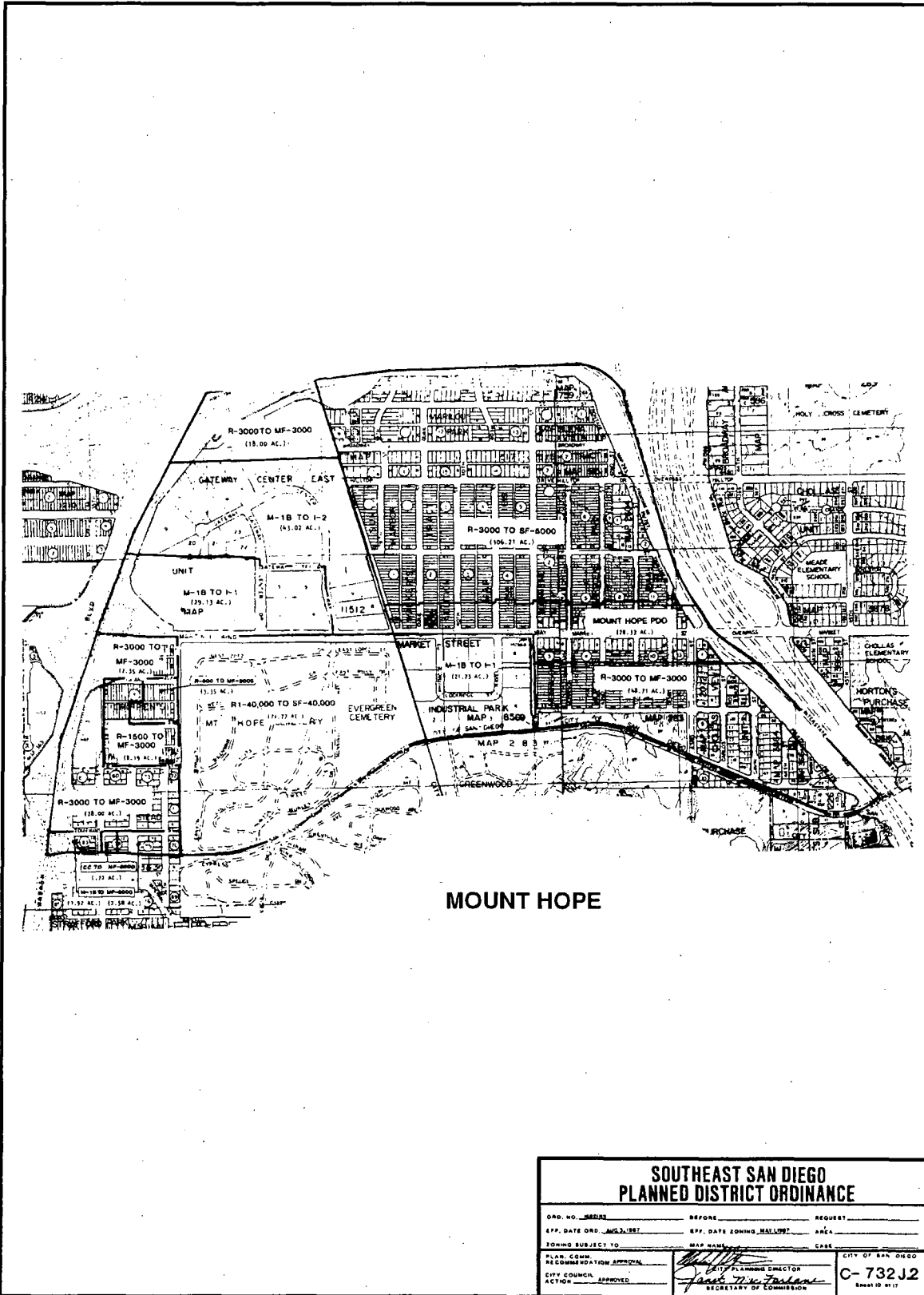
SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE			
ORD. NO. 1222-05	BEFORE	REQUEST	
EFF. DATE ORD. NO. 1222-05	EFF. DATE ZONING MAP 1222	AREA	
ZONING SUBJECT TO	MAP NO.	CASE	
ALSO COM. RECOMMENDATION APPROVED	CITY PLANNING DIRECTOR <i>Scott MacFarlane</i>		CITY OF SAN DIEGO
CITY COUNCIL ACTION APPROVED	SECRETARY OF COMMISSION		C-7321.1 Sheet 9 of 17

~~Article 3: Planned Districts~~

~~Division 17: Southeastern San Diego Planned District~~

~~Appendix M: Southeastern San Diego Planned District~~

~~(Added 8-3-1987 by O-16921 N.S.)~~



MOUNT HOPE

SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE		
ORD. NO. _____	BEFORE _____	REQUEST _____
EFF. DATE ORD. _____	EFF. DATE ZONING _____	AREA _____
ZONING SUBJECT TO _____	MAP NAME _____	CASE _____
PLER. COMM. RECOMMENDATION APPROVAL _____	CITY PLANNING DIRECTOR _____	CITY OF SAN DIEGO
CITY COUNCIL ACTION _____	SECRETARY OF COMMISSIONER _____	C-732J2 Serial ID 0717

Article 3: Planned Districts

~~Division 17: Southeastern San Diego Planned District~~

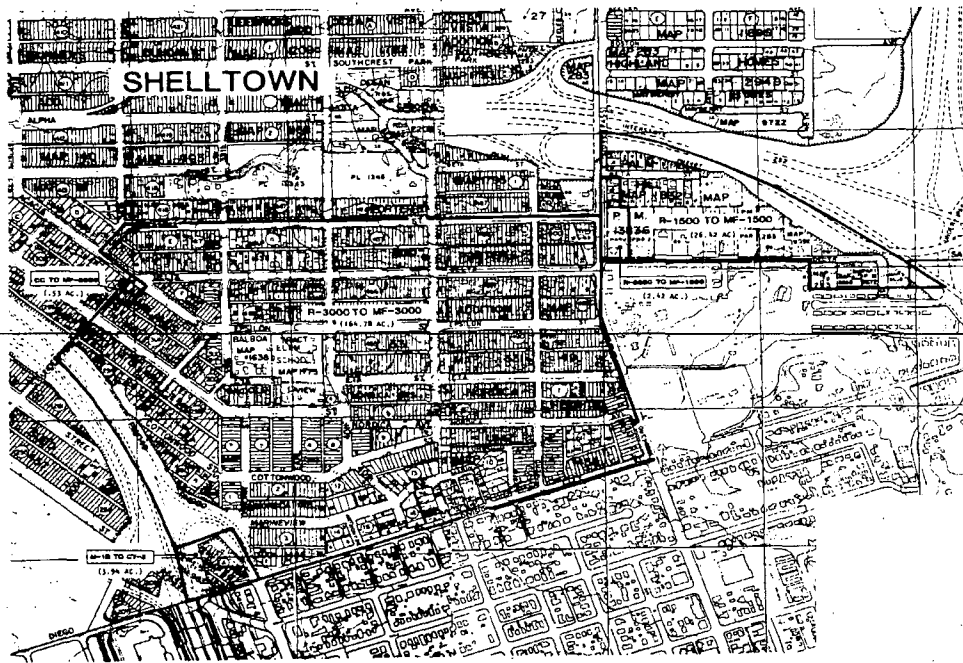
~~Appendix N: Southeastern San Diego Planned District~~
(Added 8-3-1987 by O-16921 N.S.)

~~Article 3: Planned Districts~~

~~Division 17: Southeastern San Diego Planned District~~

~~Appendix O: Southeastern San Diego Planned District~~

~~(Added 8-3-1987 by O 16921 N.S.)~~



SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE			
ORD. NO. <u>170</u>	BEFORE	REQUEST	
EFF. DATE ORD. <u>AUG 2, 1987</u>	EFF. DATE ZONING <u>MAY 1, 1987</u>	AREA	
ZONING SUBJECT TO	MAP NAME	CASE	
PLAN. COMM. RECOMMENDATION APPROVAL	CITY PLANNING DIRECTOR	CITY OF SAN DIEGO	C- 732L.0 Revised 12-81-17
CITY COUNCIL APPROVED	<i>John MacFarlane</i> SECRETARY OF COMMISSION		

Article 3: Planned Districts

Division 17: Southeastern San Diego Planned District

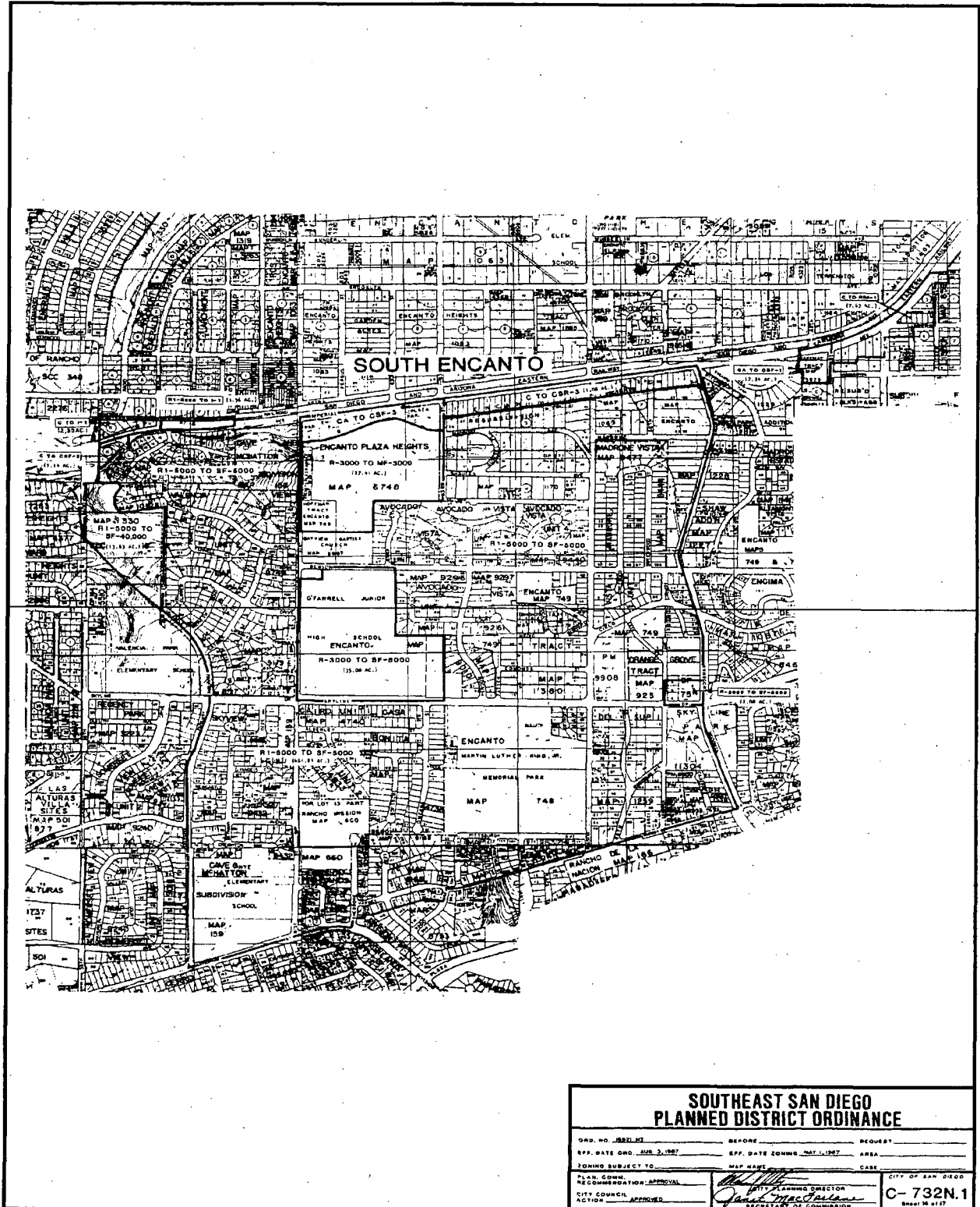
Appendix P: Southeastern San Diego Planned District

(Added 8-3-1987 by O-16921 N.S.)

~~Article 3: Planned Districts~~

~~Division 17: Southeastern San Diego Planned District~~

~~Appendix Q: Southeastern San Diego Planned District~~
(Added 8-3-1987 by O-16921 N.S.)



SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE		
ORD. NO. 182102	BEFORE	REQUEST
EFF. DATE ORD. MAR 3, 1987	EFF. DATE ZONING MAY 1, 1987	AREA
ZONING SUBJECT TO	MAP NAME	CASE
P.L.N. COMM. RECOMMENDATION APPROVAL	CITY PLANNING DIRECTOR	CITY OF SAN DIEGO
CITY COUNCIL APPROVAL	<i>Janet MacCallum</i> SECRETARY OF COMMISSION	C- 732N.1 Sheet M of 17

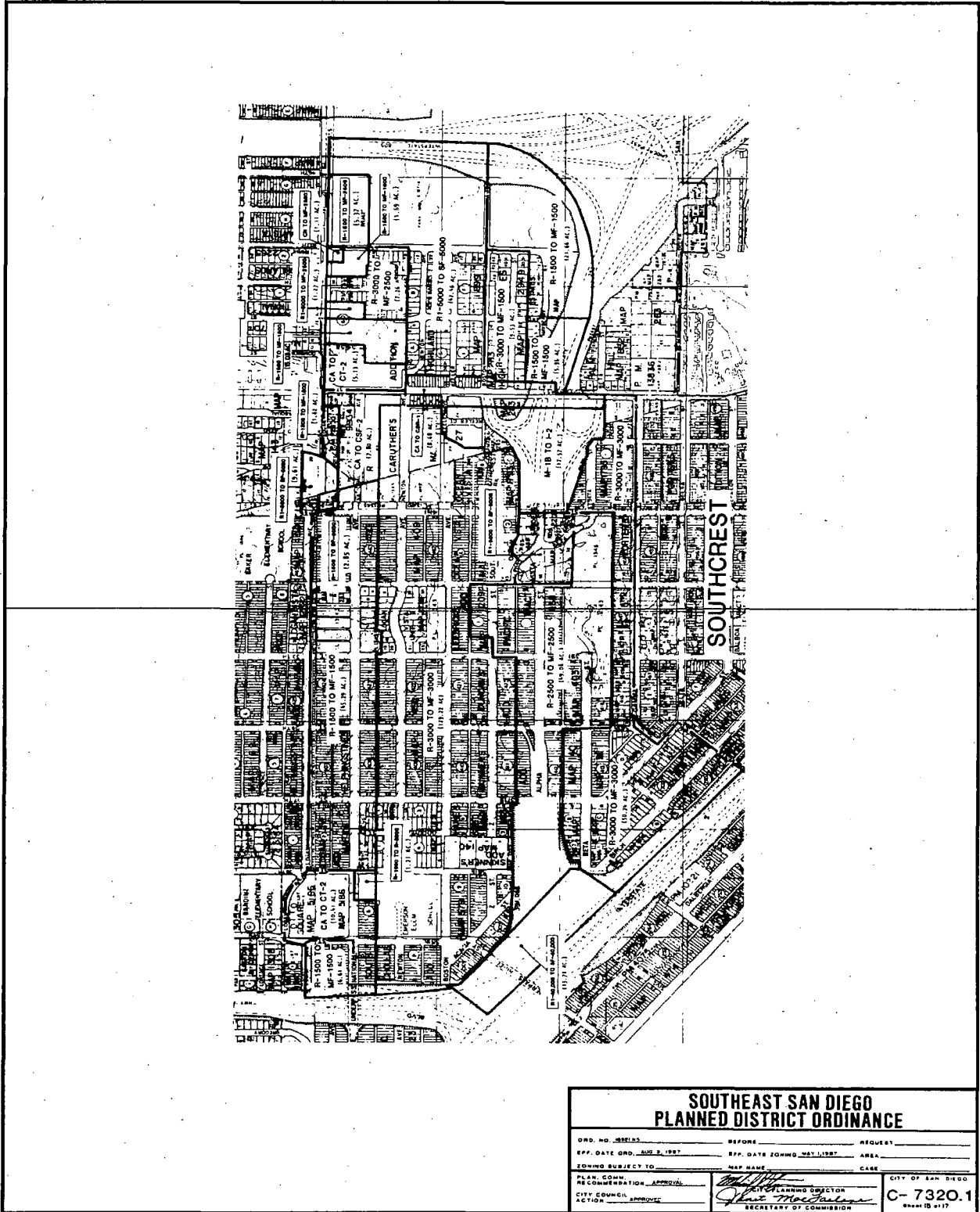
Ch. Art. App.

~~Article 3: Planned Districts~~

~~Division 17: Southeastern San Diego Planned District~~

~~Appendix R: Southeastern San Diego Planned District~~

(Added 8-3-1987 by O 16921 N.S.)



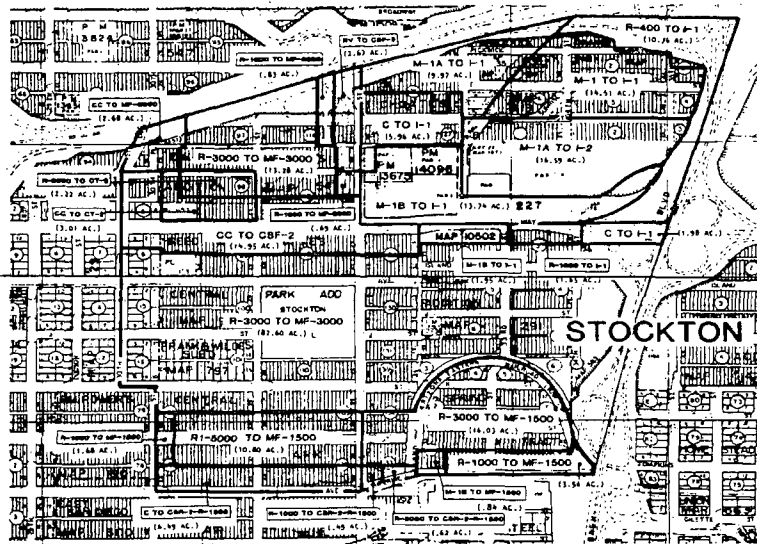
SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE			
ORD. NO. 7320.1	BEFORE	REQUEST	
EFF. DATE ORD. AUG 2, 1987	EFF. DATE ZONING MAY 1, 1987	AREA	
ZONING SUBJECT TO	MAP NAME	CASE	
PLANN. COMM. RECOMMENDATION APPROVAL	CITY PLANNING DIRECTOR	CITY OF SAN DIEGO	
CITY COUNCIL ACTION APPROVED	<i>John M. ...</i> SECRETARY OF COMMISSION	C- 7320.1	Sheet 15 of 17

~~Article 3: Planned Districts~~

~~Division 17: Southeastern San Diego Planned District~~

~~Appendix S: Southeastern San Diego Planned District~~

~~(Added 8-3-1987 by O 16921 N.S.)~~

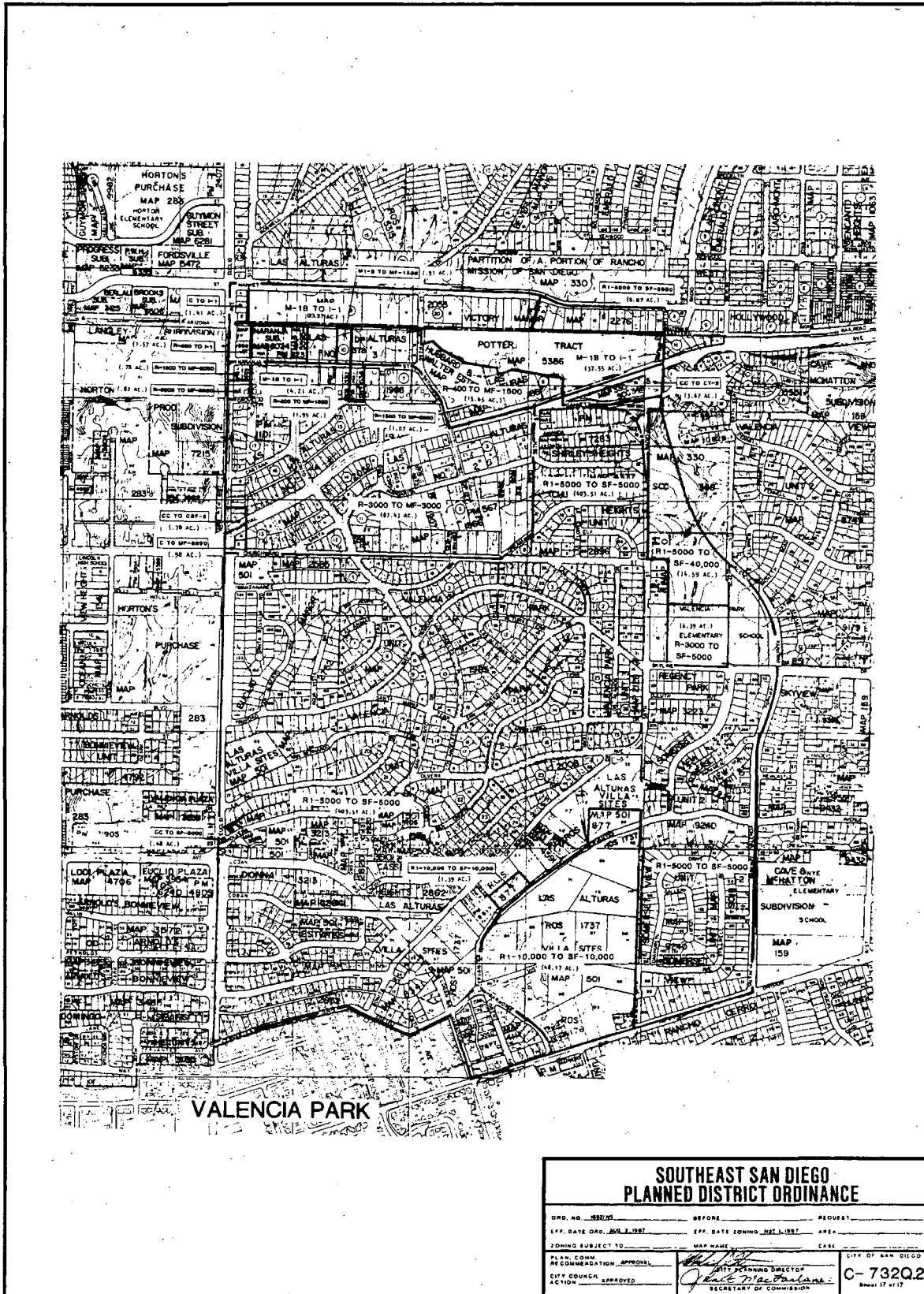


SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE			
ORD. NO. _____	REZONES	BEFORE _____	REQUEST _____
EFF. DATE ORD. _____	AUG. 8, 1997	EFF. DATE ZONING _____	AREA _____
ZONING SUBJECT TO _____	MAP NAME _____	CASE _____	
PLN. COMM. RECOMMENDATION _____	CITY PLANNING DIRECTOR _____	CITY OF SAN DIEGO	
CITY COUNCIL APPROVE _____	SECRETARY OF COMMISSION _____	C- 732P.1	

~~Article 3: Planned Districts~~

~~Division 17: Southeastern San Diego Planned District~~

~~Appendix T: Southeastern San Diego Planned District~~
(Added 8-3-1987 by O-16921 N.S.)



SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE		
ORD. NO. _____	REVIS. _____	BEFORE _____
EFF. DATE ORD. _____	NO. L. 1987 _____	AREA _____
FORMING SUBJECT TO _____		MAP NAME _____
PLAN. COMM. RECOMMENDATION APPROVAL _____	CITY PLANNING DIRECTOR _____	CITY OF SAN DIEGO
CITY COUNCIL ACTION APPROVED _____	SECRETARY OF COMMISSION _____	C-732Q.2

Ch. Art. App.

10 3 17T 2

Article 3: Planned Districts

Division 17: Southeastern San Diego Planned District

**Appendix U: Sherman Heights and Grant Hill Park
Historic Districts Design Criteria and Guidelines**

(Added 2-5-1990 by O-17419 N.S.)

The following design criteria shall apply in the Sherman Heights Historic District and Grant Hill Park Historic District, which is defined as the area generally bound by SR 94 to the North, I 5 to the West, Imperial Avenue to the South, and the mid block alley just east of 27th Street to the east and designated on Map Drawing Numbers C-737 and C-788.

Rehabilitation of Historic structures and alterations shall be made in consistency with the U.S. Secretary of Interior Standards for rehabilitation. Minor deviations of the above standards may be permitted on a case by case basis upon review by the Planning Director and Historical Site Board.

REHABILITATION OF HISTORIC SITES

Structures which have been designated Historic Sites by the City of San Diego Historical Site Board or which have been identified as contributing historical sites and structures, shall be retained for their historical significance to the City's development. These structures shall be preserved and rehabilitated by retaining or restoring the building's original fabric and materials, consistent with the U.S. Secretary of Interior Standards for Rehabilitation.

**REHABILITATION OF OTHER POTENTIALLY CONTRIBUTING
STRUCTURES**

Rehabilitation shall be encouraged for other structures, particularly those which are potentially contributing buildings. The original building fabric should be restored from evidence found on site, historical photographs or other evidence. The original historical architectural style when still evident shall be respected and maintained. The Secretary of the Interior's Standards for Rehabilitation shall be used for this purpose.

Rehabilitation shall herein be defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property

which are significant to its historic, architectural, and cultural values.

Rehabilitation efforts in all subareas shall comply with the following:

1. — Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. — The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be prohibited, except for reasons of repair or removal for safety.
3. — All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical architectural relevance to the building shall be discouraged.
4. — Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
5. — Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visible qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
6. — The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.
7. — Contemporary design for alterations and additions to existing properties will not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

8. ~~Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.~~
9. ~~Architecturally important structural members shall be replaced only when necessary. Existing structural systems should be supplemented when damaged or inadequate.~~
10. ~~Exterior Features:~~
 - a. ~~Stucco should be repaired with a stucco mixture that duplicates the original as closely as possible in appearance and texture.~~
 - b. ~~Masonry should be cleaned only when necessary to halt deterioration or to remove graffiti and stains, and always with the gentlest method possible, such as low pressure and water and soft natural bristle brushes.~~
 - c. ~~The original or early color and texture of masonry surfaces, including early signage, should be retained wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.~~
 - d. ~~The original wooden siding on a building or structure shall be retained whenever possible. Resurfacing with stucco or textured paint, or new materials such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding is inappropriate and potentially damaging to the structure and is discouraged.~~
 - e. ~~The original roofing material and shape be retained whenever possible. Deteriorated roof coverings should be replaced with new material which matches the old in composition, size, shape, color, and texture.~~
 - f. ~~The architectural features that give the roof its character (such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, etc.) shall be preserved or replaced.~~
 - g. ~~Existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware shall be retained. The type of~~

~~woodframe window (double hung, casement, etc.) should also be retained.~~

- ~~h. Porches, railings, columns and steps that are appropriate to the building and its development should be retained. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and should be retained.~~

~~ALTERATION OF HISTORIC STRUCTURES~~

~~No alterations or modifications may be made to historic structures without obtaining a permit from the Planning Director, and undergoing a review by the City's Historical Site Board. Where alterations take place, all applicable codes, laws and regulations shall apply. Alterations shall be made in accordance with the U.S. Secretary of Interior Standards for Rehabilitation.~~

~~MAINTENANCE OF HISTORIC SITE~~

~~Buildings shall be preserved from deliberate neglect. Repairs to any portion of a historic building or structure may be made with original materials and using original methods of construction.~~

~~NEW DEVELOPMENT~~

~~New development within these Historic Districts shall be designed so as to relate visually to the architectural characteristics of the existing historically contributing buildings in order to provide visual continuity and coherence.~~

~~The following design guidelines should be followed in conjunction with the development standards included in the Planned District Ordinance. Visual continuity will be enhanced by consideration of the following Development Guidelines for new development:~~

- ~~1. Maximum Lot Size~~

~~Discourage further lot consolidation. Maintain the original historical development patterns of 50 foot wide and smaller lots.~~

~~2. Building Height~~

- ~~a. Height shall not exceed 22 feet to the base of the roof cornice, except for the commercial development along Market Street, Imperial Avenue, and 25th Street.~~
- ~~b. Total, maximum building height shall not exceed 30 feet maximum.~~
- ~~c. Chimney structures may be exempted from the 30 feet height restriction, provided such exemption is necessary in order to allow the construction of the best project alternative.~~

~~3. Street Yard~~

- ~~a. A 15-foot landscaped front yard shall be required of all development except for the commercial-zoned land along Market Street, Imperial Avenue, and 25th Street.~~
- ~~b. Building base. The first floor of the should be raised no more than two feet over ground level except for the commercially zoned development along Market Street, Imperial Avenue, and 25th Street. In the Grant Hill Park Historic District, basement walls shall be of concrete and/or stone, preferably beach or river cobblestones consistent with the predominant pattern. Facing of walls and pillars with these cobblestones is encouraged in order to maintain the established character of the neighborhood's masonry work.~~
- ~~c. Facade articulation. Building facades shall be broken into 25-foot planes. With inserts at a minimum of two feet, to create 25-foot bays. Bay windows on lower floors shall be encouraged.~~

~~4. Street Yard Fencing~~

- ~~a. Open picket fencing and open wood fences shall be encouraged particularly for projects with wood building materials.~~
- ~~b. Open iron fences over brick or block wall (maximum height of solid wall to be three feet) may be permitted, particularly for projects using stucco building materials. In the Grant Hill Park~~

~~Historic District, river-cobblestoned facing on walls shall be encouraged in order to maintain the established character of the neighborhood's masonry work.~~

~~5. Building Materials~~

~~The following materials and construction designs have been selected as having an important historical context within the districts:~~

- ~~a. Wood siding is to be encouraged. Methods such as Wood Clapboard, Shiplap, Board and Batten, and Drop are examples that have an important historical context in these Districts.~~
- ~~b. Stucco shall be limited to Mission or Spanish Colonial Revival style complexes. Stucco materials are permitted for development that follows these architectural styles. The Mission or Spanish Colonial Revival style should be limited to multi-family development projects designed in a courtyard form. Projects containing eight units or larger should consider this architectural style. This provision is consistent with the historic use of the Mission and Spanish Colonial Revival styles in these Districts.~~
- ~~c. For building base walls, use of ornamental concrete block, cobblestone or brick for the building base and porch parapets may be permitted. Other porch railings may also be permitted. Poured concrete building base walls may be permitted, provided a rough surface appearance is given.~~
- ~~d. Wooden window frames and wooden door frames are to be provided because of their important historical context within the Districts.~~

~~6. Building Details~~

~~The following building details have been identified for their prevalence in these Districts, and their importance to the Districts' Architectural context. The use of these types of detail shall be encouraged in new structures, to provide scale and local architectural interest.~~

- a. ~~Entrance porches shall be incorporated into building designs. Porches may be one or two stories in height, and extend the full width of the building. In Grant Hill Park Historic District, cobblestone work for building entrance porches, one story in~~
- b. ~~Bay windows shall be incorporated on different building levels.~~
- c. ~~Pitched, hipped, gabled or parapeted roofs shall be encouraged. Flat roofs may be designed in conjunction with Mission and Spanish Colonial Revival styles.~~
- d. ~~Building roof attics and dormers shall be encouraged.~~
- e. ~~Pedimented gables.~~
- f. ~~Vents.~~
- g. ~~Wooden molded and simple window and door trim.~~
- h. ~~Classical, chamfered, turned or spindle worked wooden porch supports.~~
- i. ~~Cobblestone work, or stuccoed elephantine or tapered porch supports atop square bases.~~
- j. ~~Cobblestone work or brick chimneys with corbelled caps.~~
- k. ~~Wooden beam brackets, false beam ends, and exposed rafters.~~
- l. ~~Arched entries and windows.~~
- m. ~~Barrel roof tiles.~~

~~7. Building Colors~~

~~Building colors should include those appropriate to the adjacent site's architectural styles. Within the Sherman Heights neighborhood there is a predominance of warm pastel hues which should be generally encouraged. Accents can include darker and/or brighter colors. Within the Grant Hill Park Historic District building colors should include predominately light, earthy color hues. Accents can include colors such as maroon, green, yellow ochre, golden tan, light blues.~~

8. Streetscape

The following guidelines should be the basis of review and approval of encroachment permits by the Engineering Department and the Planning Department.

a. Driveways and Curb Cuts:

Existing driveways and curb cuts may be maintained except that they should be limited to one per property. No new driveways or curb cuts should be approved on properties with alley access. On new development one single driveway access and curb cut may be permitted. Maximum driveway width should not exceed 12 feet. Maximum curb cut width shall not exceed 16 feet.

b. Sidewalks

A minimum five-foot wide sidewalk clear path located between the private property line and the sidewalk landscaped parkway adjacent to the curb shall be provided in all residential areas.

A minimum eight-foot wide sidewalk clear path located between the private property line and the sidewalk landscaped parkway adjacent to the curb shall be provided in all commercial areas.

c. Parkways and Street Trees:

All the existing street trees shall be preserved.

New trees shall be provided where they are nonexistent. When new street trees are provided they should be the same or the most prevalent species as the existing trees along the street or fronting the site. Street trees shall be spaced no more than 30 feet apart. Trees shall be located adjacent to the curb and planted on the ground, as contracted to planters, in a landscaped parkway strip.

9. Landscaping

a. Matured landscaping which includes trees higher than 24 feet and/or an eight-inch diameter caliper, shall be preserved.

- b. — Historical trees identified as part of the Historic District as being particularly worthy of recognition shall be preserved and maintained.
- e. — Matured landscaping and historical trees which cannot be preserved for health reasons, shall be replaced with a matured specimen of the same species.
- d. — New landscaping shall give preference to specimen trees of the same species as existing matured trees or historic tree species. Specimen trees shall be 24 inch box, or in the absence of such sizes' availability, a 25 gallon box may be used.
- e. — Predominant specimen trees found within the Grant Hill Park Historic District are araucana trees, camphor trees, Italian stone pine, poplars, and canary palms.