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(R)  
3/20

ORDINANCE NUMBER O- 19602 (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 22, OF THE SAN DIEGO MUNICIPAL CODE, AND AMENDING CHAPTER 15, BY ADDING ARTICLE 18, DIVISION 1 TITLED "GENERAL RULES," SECTIONS 1518.0101, 1518.0102, AND 1518.0103; DIVISION 2 TITLED "PERMITS AND PROCEDURES," SECTIONS 1518.0201, 1518.0202, AND 1518.0203; DIVISION 3 TITLED "ZONING," SECTIONS 1518.0301, AND 1518.0302; DIVISION 4 TITLED "GENERAL AND SUPPLEMENTAL REGULATIONS," SECTIONS 1518.0401, AND 1518.0402, AND APPENDIXES A, B AND C, ALL RELATING TO THE SAN YSIDRO PLANNED DISTRICT.

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

Section 1. That Chapter 10, Article 3, Division 22, is repealed, and Chapter 15 of the San Diego Municipal Code is amended by adding Article 18, Division 1, Sections 1518.0101, 1518.0102, and 1518.0103 to read as follows:

**Article 18: San Ysidro Planned District**

**Division 1: General Rules**

**§1518.0101 Purpose and Intent**

It is the purpose of these regulations to provide reasonable development criteria for the construction or alteration of quality commercial and industrial development throughout the San Ysidro community. The intent is to implement the San Ysidro Community Plan through the use of the applied urban design standards contained in this implementing ordinance.

**§1518.0102 Boundaries**

The San Ysidro Planned District Ordinance specifically applies to areas designated on certain Map Drawing No. C-801.2, and described in the appended boundary description filed in the office of the City Clerk. (See Appendix B, Illustration 1).

**§1518.0103 Applicable Regulations**

Where not otherwise specified in the San Ysidro Planned District Ordinance, the following provisions of the Land Development Code apply:

- Chapter 11 (Land Development Procedures);
- Chapter 12 (Land Development Reviews) except Article 6,
- Division 6 (Planned Development Permit Procedures);
- Chapter 13 (Zones);
- Chapter 14, Article 1 (Separately Regulated Use Regulations);
- Chapter 14, Article 2, Division 1 (Grading Regulations);
- Chapter 14, Article 2, Division 2 (Drainage Regulations);
- Chapter 14, Article 2, Division 3 (Fence Regulations);
- Chapter 14, Article 2, Division 4 (Landscaping Regulations);
- Chapter 14, Article 2, Division 5 (Parking Regulations);
- Chapter 14, Article 2, Division 6 (Public Facility Regulations);
- Chapter 14, Article 2, Division 8 (Refuse and Recyclable Materials Storage);
- Chapter 14, Article 2, Division 12 (Sign Regulations);
- Chapter 14, Article 3 (Supplemental Development

Regulations) except Division 4 (Planned Development Permit Regulations);  
Chapter 14, Article 4 (Subdivision Regulations);  
Chapter 14, Article 5 (Building Code Regulations);  
Chapter 14, Article 6 (Electrical Code Regulations); and  
Chapter 14, Article 7 (Plumbing and Mechanical Code  
Regulations).

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

Section 2. That Chapter 15 of the San Diego Municipal Code is amended by adding Article 18, Division 2, Sections 1518.0201, 1518.0202, and 1518.0203 to read as follows:

**Article 18: San Ysidro Planned District**

**Division 2: Permits and Procedures**

**§1518.0201 General Permit Procedures**

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

- (b) A San Ysidro Development Permit is not required for the issuance of permits for tenant improvements and facade improvements that do not increase the square-foot floor area of the structure.
- (c) The procedure for application and for taking action on requests for variance, conditional use permit, subdivision, and change of street name shall be the same as set forth in Land Development Code Chapter 12, Article 5 (Subdivision Procedures) and Chapter 12, Article 6 (Development Permit Procedures).
- (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) Ministerial Review
  - (1) Applications for building permits for additions consisting of less than 25 percent of the gross square foot floor area of the existing structure for up to 1,000 square feet and attached to the existing structure shall be made pursuant to Land Development Code Chapter 12, Article 9, Division 1 (General Construction Permit Procedures and Authorities) and Chapter 12, Article 9, Division 2 (Building Permit Procedures) and shall be reviewed for conformance with the development standards of this division in accordance with Process One.

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

(f) Administrative Review

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

providing design flexibility resulting in a project which benefits surrounding properties and the community. The City Manager or designee's decision may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0504.

**§1518.0202 San Ysidro Development Permit**

- (a) A San Ysidro Development Permit shall be required for:
  - (1) Additions to structures greater than or equal to 50 percent of the existing gross square foot floor area.
  - (2) Commercial development greater than or equal to 5,000 square feet of gross floor area.
  - (3) Industrial development greater than or equal to 7,000 square feet of gross floor area.
  - (4) Development of any project in the areas shown on Map Drawing No. C-801.2, sheet 2, with the exception of tenant improvements and facade improvements as per Section 1518.0201(b).
  - (5) Mixed use projects consisting of commercial and residential development.
  - (6) Variances from development standards not covered in Section 1518.0201(f), or requests for deviations in excess of 20 percent of standards listed in Section 1518.0201(f).
- (b) An application for a San Ysidro Development Permit, including fees or deposits, shall be processed in the same manner as an application for a Site Development Permit, in accordance with Land Development Code

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

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

- (1) The proposed use and project design meet the purpose and intent of the San Ysidro Planned District Ordinance, comply with the recommendations of the San Ysidro Community Plan, and will not adversely affect the San Ysidro Community Plan, 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 in the Municipal Code.
- (d) A San Ysidro Development Permit shall not be approved 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) Prior to the Hearing Officer taking action on an application for a San Ysidro Development Permit, copies of the application shall be forwarded and reviewed by the San Ysidro Community Planning Committee. The Community Planning Committee shall provide the Hearing Officer with a written recommendation on the application within 30 calendar days of receipt of the proposal.
- (f) The San Ysidro Community Planning Committee shall review discretionary permits in the manner established by Council Policy 600-24 which provides for community review of ongoing projects and plan implementation.

**§1518.0203 Neighborhood Focus**

Additional focused development criteria are established per neighborhood/special district requirements as contained in Appendix C.



Section 3. That Chapter 15 of the San Diego Municipal Code is amended by adding Article 18, Division 3, Sections 1518.0301, and 1518.0302 to read as follows:

**Article 18: San Ysidro Planned District**

**Division 3: Zoning**

**§1518.0301 Commercial Zone Regulations - CSF, CSR and CT**

(a) Zones and Categories

The development and use of land within the CSF, CSR, and CT Zones shall be regulated by the provisions set forth in the Southeastern San Diego Planned District Ordinance regulations, Municipal Code Section 1519.0304, except as otherwise stated herein. These zones shall apply as shown on Map Drawing Nos. C-801.2 and 836.1 (Appendix C).

(b) Permitted Uses

- (1) Permitted uses shall be those listed in Municipal Code Chapter 15, Article 19 (Southeastern San Diego Planned District Ordinance) Appendix A, except as provided in the San Ysidro Planned District Ordinance (Appendix A).
- (2) 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.
- (3) Any other use allowed with a Conditional Use Permit decided in accordance with Process Five as identified in Section 151.0401.

**§1518.0302 Industrial Zone Regulations - I-1**

- (a) The development and use of land within the I-1 Zone shall be regulated by the provisions set forth in the Southeastern San Diego Planned District Ordinance Section 1519.0305, except as otherwise stated herein. These zones shall apply as shown on Map Drawing Nos. C-801.2 (Appendix C).
- (b) Permitted Uses
  - (1) Permitted uses shall be those listed in Municipal Code Chapter 15, Article 19 (Southeastern San Diego Planned District Ordinance) Appendix A, except as provided in the San Ysidro Planned District Ordinance (Appendix A).
  - (2) 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.
  - (3) Any other use allowed with a Conditional Use Permit decided in accordance with Process Five as identified in Section 151.0401.

Section 4. That Chapter 15 of the San Diego Municipal Code is amended by adding Article 18, Division 4, Sections 1518.0401, and 1518.0402 to read as follows:

**Article 18: San Ysidro Planned District**

**Division 4: General and Supplemental Regulations**

**§1518.0401 Fence Regulations**

All fences constructed on site shall be of wrought iron, wood, concrete or other masonry materials. Plant materials, including thorned species, may be used in lieu

of fencing where appropriate. Plant material fencing shall be installed and maintained in accordance with the provisions of Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations). All other applicable provisions of Land Development Code Chapter 14, Article 2, Division 3 (Fence and Wall Regulations), shall apply. Chain-link fencing may be allowed in accordance with Land Development Code Chapter 14, Article 2, Division 3, and for temporary security of unsafe structures or sites.

**§1518.0402 Public Facility Regulations**

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 San Ysidro Planned District Ordinance, and shall be subject to the same regulations, conditions and standards established herein.

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 the California Environmental Quality Act [CEQA] pursuant to State CEQA Guidelines Section 15060(c)(3).

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By Shannon M. Thomas

Shannon M. Thomas  
Deputy City Attorney

SMT:als  
12/27/06  
Or.Dept:DSD  
O-2007-69  
MMS#3748

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 *Anna Richard*  
Deputy City Clerk

Approved: 3.27.07  
(date)

*JSL*  
JERRY SANDERS, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Mayor

## Article 18 San Ysidro Planned District

### Appendix A: Permitted Uses

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

	COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	EXPLANATION OF "L" LIMITATIONS
	1	2	3	I-1	
<b><u>Permitted Uses</u></b>					
<b><u>Residential</u></b>					
Single Family Dwellings	-	-	-	-	
Two-family Dwellings	-	-	-	-	
Apartment Houses (No Temporary Residence)	-	-	-	-	
Boarding and Lodging Houses (Not a Residential Care Facility)	-	-	-	-	
Child Day Care Center	SP	SP	-	-	
Churches, Temples or Buildings of a Permanent Nature Used for Religious Purposes	SP	SP	SP	-	
Companion Units	-	-	-	-	
Elderly or Handicapped Housing	-	-	-	-	
Fraternalities, Sororities	-	-	-	-	
Guest Quarters	-	-	-	-	
Institutions/Home-Full Time Child Care (Maximum 15 Children under 16 Years)	L <sup>(1)</sup>	L <sup>(1)</sup>	-	-	
City Operated Branch Library	P	P	P	P	
Mobilehome <sup>(1)</sup> Temporary Watchman	SP	SP	SP	SP	
Mobile Home Park	-	-	-	-	
Parks and Playgrounds--public	-	-	-	-	
Real Estate Offices/model Homes (Temporary) New Subdivisions	-	-	-	-	
Residential Care Facilities	-	-	-	-	
Schools, Limited to Primary, Elementary, Junior High and Senior High	-	-	-	-	

	COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	EXPLANATION OF "L" LIMITATIONS
	1	2	3	I-1	

Commercial-Establishments engaged in Retail, Wholesale, Service or Office Uses for the following unless otherwise indicated:

Advertising, Secretarial & Telephone					
Answering Services	-	P	P	P	
Agencies for Tickets, Travel & Car Rental	-	P	P	P	
Ambulance Service	-	P	-	P	
Animal Hospital	-	SP	-	SP	
Antique Shops	-	P	P	-	
Apparel Shops	P	P	P	-	
Art Stores and Art Galleries	-	P	P	-	
Automobile & Truck Sales, Rental Agencies (Usable Vehicles Only)	-	L	L	P	CT-2-3 only
Automobile Wash Establishment	-	P	L	-	CSF-3 only
Automobile Paint & Repair	-	SP	-	SP	CSF and CT zones only
Automobile Service Stations/gas Stations	SP	SP	SP	SP	
Bakeries and Bakery Products	P	P	-	P	
Banks, Savings, & Loans	P	P	P	P	
Barber Shops	P	P	P	-	
Beauty Shops	P	P	P	-	
Bicycle Shops	P	P	-	-	
Boat Sales Agencies	-	P	-	P	
Book Stores	P	P	P	-	
Building Materials Stores <sup>(2)</sup>	-	P	-	P	
Business Machine Sales Display & Service	-	P	L	-	CSF-3 only
Catering Services	-	P	P	P	
Cleaning & Dyeing Works (Including Rugs, Carpets, and Upholstery) <sup>(3) (4)</sup>	-	P	-	P	
Cocktail Lounges	-	SP	SP	-	
Communication Facilities	-	P	-	P	
Confectioneries	P	P	P	P	
Curtain, Drapery and Upholstery Shops	-	P	-	P	
Custom Shop for Curtains, Draperies, Floor Coverings, Upholstery and Wearing Apparel	-	P	-	P	
Dairy Stores, Including Drive-ins	L	L	L	-	Drive-ins in CSF or CT zones only
Delicatessens	P	P	P	P	
Drafting and Blueprint Services	-	P	-	P	
Drug Stores	P	P	-	-	
Dry Cleaning Establishments (No Truck Delivery of Finished Cleaning)	P	P	P	P	
Dry Cleaning & Laundry Agencies and Self-service Dry Cleaning & Laundry Establishments	P	P	P	P	
Electronic Data Processing, Tabulating, and Record Keeping Services	-	P	-	P	

	COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	EXPLANATION OF "L" LIMITATIONS
	1	2	3	I-1	
Employment Agencies	-	P	-	P	
Equipment and Tool Rental Establishments (No Man-ridden Equipment)	-	P	-	P	
Feed Stores	-	P	-	P	
Financial Institutions	-	P	-	P	
Florists	P	P	P	-	
Florist Supplies	-	P	P	P	
Food Stores	P	P	P	-	
Frozen Food Lockers	-	P	-	P	
Funeral Parlors	-	P	-	-	
Furniture Stores	-	P	-	P	
Gift Shops	P	P	P	-	
Greeting Card Shops	P	P	P	-	
Gymnasium and Health Studios	-	P	P	P	
Hardware Stores	-	P	-	P	
Hobby Shops	P	P	-	-	
Hospital/veterinary Clinic	-	SP	-	SP	
Hotels, Motels, and Time-share Projects <sup>(5)</sup>	-	-	P	-	
Ice Delivery Stations	-	P	-	P	
Interior Decorators	-	P	-	P	
Jewelry Stores	P	P	P	-	
Labor Unions (No Hiring Halls) & Trade Associations	-	P	-	P	
Laundromats	P	P	P	-	
Leather Goods and Luggage Shops	-	P	P	-	
Liquor Stores	-	SP	SP	-	
Lithography Shops	-	P	-	P	
Locksmith Shops	-	P	-	P	
Medical, Dental, Biological, and X-ray Laboratories	-	P	-	P	
Medical Appliance Sales	-	P	-	P	
Mexican Insurance	-	L	L	-	See Map Drawing No. C-801.2, Sheet 2
Money Exchange	-	L	L	-	See Map Drawing No. C-801.2, Sheet 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	P	P	-	
Newspaper Plants	-	-	-	SP	
Nurseries (Plants)	-	P	-	P	
Office Furniture and Equipment Sales	-	P	-	P	
Offices: Business and Professional <sup>(6)</sup>	P	P	P	P	
Paint and Wallpaper Stores	-	P	-	-	
Parking Lots - Commercial	-	SP	SP	SP	
Pawn Shops	-	P	-	-	
Pet Stores	P	P	-	-	
Pharmacies	P	P	P	-	
Photographic Equipment, Supplies and Film Processing Stores	-	P	P	-	

D-19602



	COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	EXPLANATION OF "L" LIMITATIONS
	1	2	3	I-1	
Photographic Studios and Retail Outlets	-	P	P	-	
Plumbing Shops <sup>(2)</sup>	-	P	-	P	
Post Offices	SP	SP	SP	SP	
Private Clubs, Fraternal Organizations and Lodges	-	SP	SP	SP	
Public-body Operated Buildings and Uses	-	SP	SP	SP	
Radio, Television and Home Appliance Repair Shops	-	P	-	P	
Radio and Television Broadcasting Studios	-	SP	-	SP	
Recreational Facilities (2,500 Sq. Ft. Maximum Floor Area)	-	P	P	P	
Recreational Facilities; Including Bowling Lanes, Miniature Golf Courses, Skating Rinks, Gymnasiums, and Health Centers	-	SP	SP	SP	
Restaurants, Drive-thru and Drive-in Only	-	L	-	-	CSF or CT zones
Restaurants and Bars with Incidental Entertainment and Dancing	-	SP	SP	-	
Restaurants (Excluding Sale of Intoxicating Beverages, Drive-in & Drive-thru, and Incidental Entertainment)	P	P	P	P	
Rug and Carpet Stores	-	P	P	-	
Shoe Stores	P	P	P	-	
Shoe Repair Shops	P	P	-	-	
Sporting Goods Stores	P	P	P	P	
Stationers	P	P	-	-	
Studios for Teaching of Art, Dancing and Music	SP	SP	SP	SP	
Theaters	-	SP	SP	-	
Trade and Business Schools	-	P	-	P	
Trailer Sales Agencies	-	P	-	P	
Travel Bureaus	P	P	P	-	
Variety Stores	-	P	P	-	
Wedding Chapels	-	P	-	-	
Wholesaling or Warehousing of Goods and Merchandise Associated with the Primary On-site Use <sup>(3)</sup>	-	P	-	P	

COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	EXPLANATION OF "L" LIMITATIONS
1	2	3	I-1	

**Industrial-** Establishments engaged in Manufacturing, Fabricating, Assembly, Testing Repair, Servicing and Processing of the following: (For Service, Retail, Wholesale or Rental Uses, See Commercial Uses)

Aircraft Manufacturing and Assembly	-	-	-	P
Aircraft Parts Other than Engines	-	-	-	P
Apparel Belts	-	-	-	P
Apparel Except Leather and Fur Goods	-	-	-	P
Audio Products	-	-	-	P
Awnings - Metal, Wood or Canvas	-	-	-	P
Bags, Except Textile Bags	-	-	-	P
Bakery Products	-	-	-	P
Beverages	-	-	-	P
Brooms and Brushes	-	-	-	P
Cabinet Making	-	-	-	P
Coated, Plated and Engraved Metal	-	-	-	SP
Communication Equipment	-	-	-	P
Concrete and Clay Products	-	-	-	SP
Confectionery and Related Products	-	-	-	P
Costume Jewelry, Costume Novelties				
Button, and Miscellaneous Notions	-	-	-	P
Cut Stone and Stone Products	-	-	-	P
Cutlery, Hand Tools and General Hardware	-	-	-	P
Diecut Paper and Paperboard, Cardboard	-	-	-	P
Dress and Work Gloves, Except Knit and				
Leather Products	-	-	-	P
Drugs	-	-	-	P
Electric Lighting and Wiring Equipment	-	-	-	P
Electric Industrial Apparatus	-	-	-	P
Electronic Components and Accessories	-	-	-	P
Electronic Computing Equipment Other than				
Desk Top Machines	-	-	-	P
Envelopes	-	-	-	P
Fabricated Textile Products	-	-	-	P
Fabricated Wire Products	-	-	-	P
Farm Machinery and Equipment	-	-	-	P
Furniture and Fixtures	-	-	-	P
Glass Containers	-	-	-	P
Glassware, Pressed and Blown	-	-	-	P
Guided Missiles and Space Vehicles	-	-	-	P
Hats, Caps and Millinery	-	-	-	P
Jewelry, Silverware and Plated Ware	-	-	-	P
Laboratories - Research, Development, Testing	-	-	-	SP
Lamp Shades, Except Metal and Glass	-	-	-	P
Luggage	-	-	-	P
Metal Cans	-	-	-	P
Mill Work	-	-	-	P
Miscellaneous Apparel and Accessories	-	-	-	P
Motor Vehicles, Parts and Accessories	-	-	-	P

	COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	EXPLANATION OF "L" LIMITATIONS
	1	2	3	I-1	
Mortician's Goods	-	-	-	P	
Musical Instruments and Parts	-	-	-	P	
Office Machine	-	-	-	P	
Paperboard Containers and Boxes	-	-	-	P	
Pens, Pencils and Other Office and Other Office and Artists' Materials	-	-	-	P	
Perfumes, Cosmetics and Other Toilet Preparations	-	-	-	P	
Plumbing Fixtures and Heating Apparatus	-	-	-	P	
Pottery and Related Products	-	-	-	P	
Professional, Scientific and Controlling Instruments	-	-	-	P	
Photographic and Optical Goods, Watches And Clocks	-	-	-	P	
Radio and Television Receiving Sets, Except Communication Types	-	-	-	P	
Roasted Coffee and Coffee Products	-	-	-	P	
Robes and Dressing Gowns	-	-	-	P	
Service Industry Machines	-	-	-	P	
Sighting and Fire-control Equipment	-	-	-	P	
Special Industry Machinery, Except Metal-working Machinery	-	-	-	P	
Toys, Amusements, Sporting and Athletic Goods	-	-	-	P	
Umbrellas, Parasols and Canes	-	-	-	P	
Wooden Containers	-	-	-	P	
<b>Establishments engaged in Wholesale Distribution of the following:</b>					
Automotive Equipment	-	-	-	P	
Drugs, Chemicals and Allied Products	-	-	-	P	
Dry Goods and Apparel	-	-	-	P	
Flowers and Florist Supplies	-	-	-	P	
Groceries and Related Products, Except Poultry And Poultry Products, Fish and Seafood, And Fruit and Vegetables	-	-	-	P	
Electrical Goods	-	-	-	P	
Hardware, Plumbing, Heating Equipment And Supplies	-	-	-	P	
Machinery, Equipment and Supplies, Except Farm Machinery and Equipment	-	-	-	P	
Tobacco and Tobacco Products	-	-	-	P	
Beer, Wine and Distilled Alcoholic Beverages	-	-	-	P	
Paper, Paper Products and Kindred Supplies	-	-	-	P	
Office and Home Furniture and Furnishings	-	-	-	P	

	COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	EXPLANATION OF "L" LIMITATIONS
	1	2	3	I-1	
<b>Establishments engaged in the following:</b>					
Data Processing Services	-	P	-	P	
Motion Picture Production	-	-	-	P	
<b>The following establishments:</b>					
Carpenter Shops	-	-	-	P	
Metal Working Shops	-	-	-	SP	
Lumber Yards	-	-	-	P	
Machine Shops	-	-	-	P	
Public Utility Substations	-	P	-	P	
Regional and Headquarters Offices of Businesses, industries and governmental agencies	-	-	-	P	
Storage garages	-	-	-	P	
Welding shops	-	-	-	SP	
<b>The following business and professional establishments:</b>					
Accountants	-	P	-	P	
Architects	-	P	-	P	
Attorneys	-	P	-	P	
Contractors	-	P	-	P	
Engineers	-	P	-	P	
Financial Institutions	-	P	-	P	
Insurance Agencies	-	P	-	P	
Photographers	-	P	-	P	
Real Estate Brokers	P	P	-	-	
Surveyors	-	P	-	P	
Graphic Artists	-	P	-	P	
Business Machine Sales, Display and Service	-	P	-	P	
Drafting and Blueprinting	-	P	-	P	
Electronic Data Processing	-	P	-	P	
Tabulating and Record-keeping Services	-	P	-	P	
Labor Unions and Trade Associations	-	-	-	P	
Addressing and Secretarial Services	-	P	-	P	

### Footnotes for Appendix A

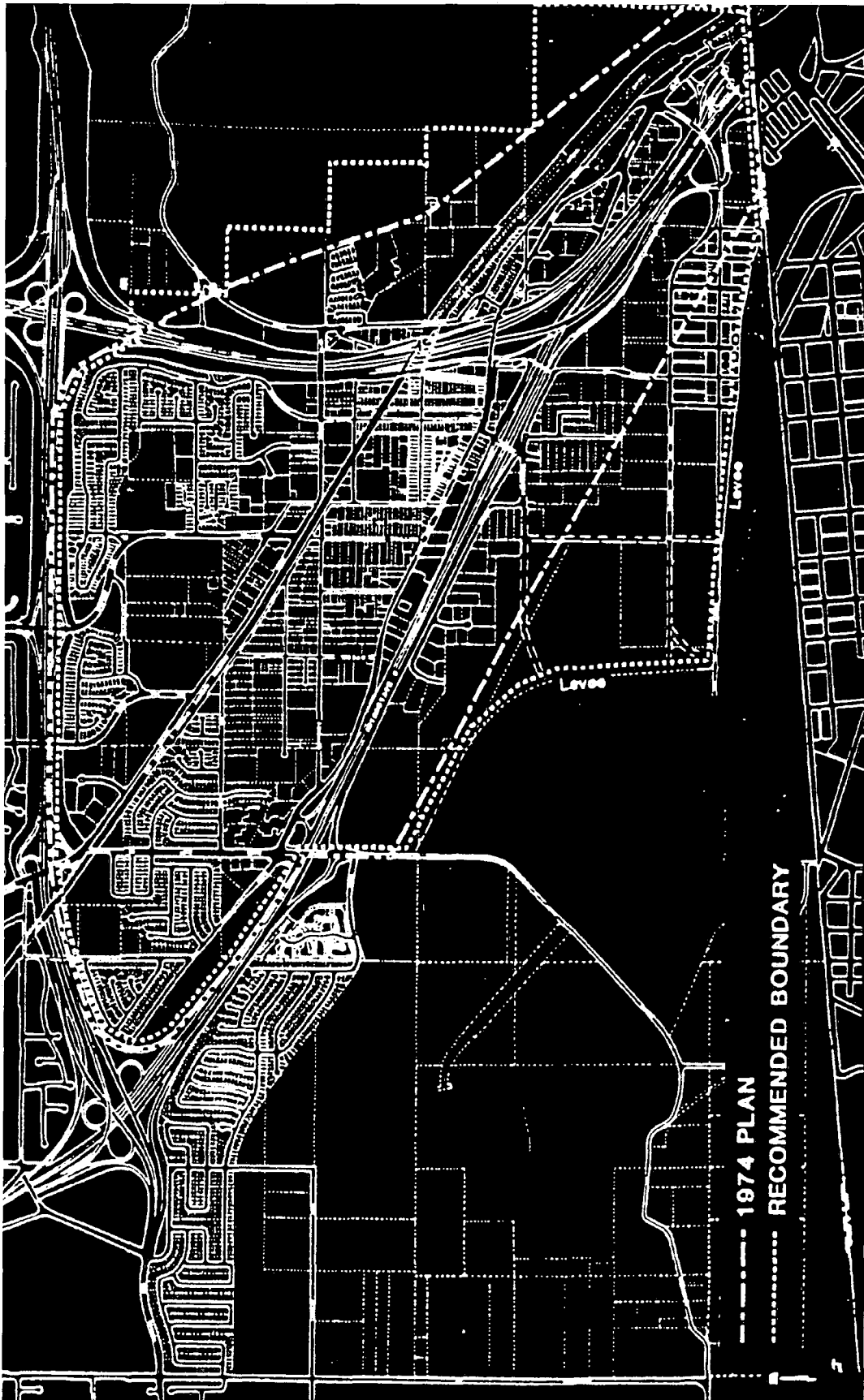
- 1 No overnight residents permitted.
- 2 Open storage areas completely enclosed by walls or buildings, or a combination thereof, not less than 6 feet in height, and provided also there shall be no outdoor storage or merchandise, materials, equipment, or other goods, to a height greater than that of any enclosing wall or building.
- 3 The floor area per establishment occupied for such use shall not exceed 25% of the building gross floor area and the use must be located entirely enclosed within the building.
- 4 Ten employees, maximum.
- 5 Single room occupancy hotels are not a permitted use.
- 6 Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance agencies, medical clinics (no overnight patients), photographers, real estate brokers, securities brokers, surveyors and graphic artists.

**Article 18: San Ysidro Planned District**

**Appendix B: San Ysidro Planned District**

*(Added 10-1-1990 by O-17548 N.S.)*

*(Amended 5-13-1991 by O-17642 N.S.)*



**San Diego Community Plan Boundaries**

APPENDIX B  
ILLUSTRATION 1

**SAN YSIDRO**  
Community Plan  
PLANNING DEPARTMENT



CITY OF SAN DIEGO, CALIFORNIA

0-19602

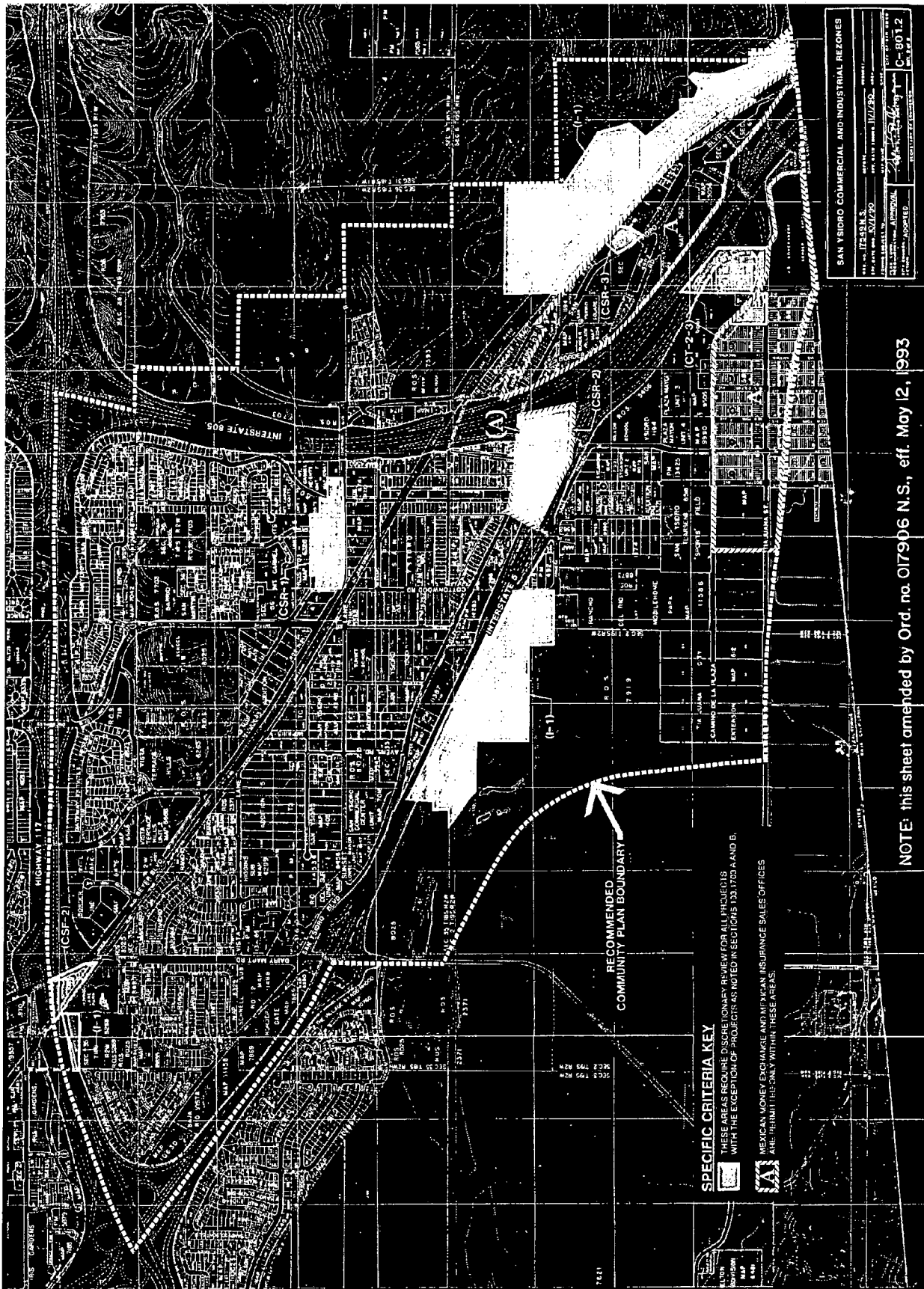
**Article 18: San Ysidro Planned District**

**Appendix C: San Ysidro Planned District**

*(Added 10-1-1990 by O-17548 N.S.)*

*(Amended 5-13-1991 by O-17642 N.S.)*

*(Amended 4-12-1993 by O-17906 N.S.)*



SAN YSIDRO COMMERCIAL AND INDUSTRIAL ZONES  
 PREPARED BY: [Name]  
 DATE: [Date]  
 SCALE: [Scale]  
 SHEET NO. [Number] OF [Total]  
 PROJECT NO. [Number]

NOTE: this sheet amended by Ord. no. 017906 N.S., eff. May 12, 1993

**SPECIFIC CRITERIA KEY**  
 THESE AREAS REQUIRE DISCRETIONARY REVIEW FOR ALL PROJECTS  
 WITH THE EXCEPTION OF PROJECTS AS NOTED IN SECTIONS 133.1703 A AND B.  
 MEXICAN MONEY EXCHANGE AND MEXICAN INSURANCE SALES OFFICES  
 ARE PERMITTED ONLY WITHIN THESE AREAS.

RECOMMENDED  
 COMMUNITY PLAN BOUNDARY







**SAN YSIDRO COMMERCIAL AND INDUSTRIAL ZONING**

Map No. 13518 MS  
 Date: 10/1/70  
 City of San Ysidro, California  
 Planning Department  
 1000 North Main Street  
 San Ysidro, California 92081

**C-8012**

NOTE: Sheet No. 2 amended by Ord. no. 07906 N 5, eff. May 31, 1993

0 - 19602

**STRIKEOUT ORDINANCE**

**OLD LANGUAGE: ~~Struck Out~~**  
**NEW LANGUAGE: Underlined**

(O-2007-69)

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

DATE OF FINAL PASSAGE \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO REPEALING CHAPTER 10, ARTICLE 3, DIVISION 22, OF THE SAN DIEGO MUNICIPAL CODE, AND AMENDING CHAPTER 15, BY ADDING ARTICLE 18, DIVISION 1 TITLED "GENERAL RULES," SECTIONS 1518.0101, 1518.0102, AND 1518.0103; DIVISION 2 TITLED "PERMITS AND PROCEDURES," SECTIONS 1518.0201, 1518.0202, AND 1518.0203; DIVISION 3 TITLED "ZONING," SECTIONS 1518.0301, AND 1518.0302; DIVISION 4 TITLED "GENERAL AND SUPPLEMENTAL REGULATIONS," SECTIONS 1518.0401, AND 1518.0402, AND APPENDIXES A, B, AND C, ALL RELATING TO THE SAN YSIDRO PLANNED DISTRICT.

**~~§103.2201~~ — Purpose and Intent**

~~It is the purpose of these regulations to provide reasonable development criteria for the construction or alteration of quality commercial and industrial development throughout the San Ysidro community. The intent is to implement the San Ysidro Community Plan through the use of the applied urban design standards contained in this implementing ordinance.~~

**~~§103.2202~~ — Boundaries**

~~This Division is specifically applied to areas designated on certain Map Drawing No. C-801.2, and described in the appended boundary description filed in the office of the City Clerk. (See Appendix B, Illustration 1, of San Diego Municipal Chapter 10, Article 3, Division 22.)~~

**~~§103.2203~~ — Applicable Requests**

~~(a) — General Provisions~~

- ~~(1) — Where not otherwise specified in this division the following provisions of the Land Development Code apply:~~

~~Chapter 11 (Land Development Procedures);~~

6-19602

~~Chapter 12 (Land Development Reviews) except Article 6, Division 6 (Planned Development Permit Procedures); Chapter 13 (Zones); Chapter 14, Article 1 (Separately Regulated Use Regulations); Chapter 14, Article 2, Division 1 (Grading Regulations); Chapter 14, Article 2, Division 2 (Drainage Regulations); Chapter 14, Article 2, Division 3 (Fence Regulations); Chapter 14, Article 2, Division 4 (Landscaping Regulations); Chapter 14, Article 2, Division 5 (Parking Regulations); Chapter 14, Article 2, Division 6 (Public Facility Regulations); Chapter 14, Article 2, Division 8 (Refuse and Recyclable Materials Storage); Chapter 14, Article 2, Division 12 (Sign Regulations); Chapter 14, Article 3 (Supplemental Development Regulations) except Division 4 (Planned Development Permit Regulations); Chapter 14, Article 4 (Subdivision Regulations); Chapter 14, Article 5 (Building Code Regulations); Chapter 14, Article 6 (Electrical Code Regulations); and Chapter 14, Article 7 (Plumbing and Mechanical Code Regulations).~~

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

- ~~(2) — No permit may be issued for the erection, construction, establishment, or enlargement of any structure or for the occupancy of any building or structure or for the grading, subdivision or street actions for any site shown on Map Drawing No. C 801.2 in the San Ysidro community until an applicant obtains approval from the appropriate decision maker in compliance with the development criteria contained herein. Applications for grading permits, tentative maps and street actions shall not be accepted unless concurrent application is made for a San Ysidro Development Permit and/or building permit, or until the City Manager determines such action may proceed independent of said permits.~~
- ~~(3) — A San Ysidro Development Permit is not required for the issuance of permits for tenant improvements and facade improvements that do not increase the square foot floor area of the structure.~~
- ~~(4) — The procedure for application and for taking action on requests for variance, conditional use permit, subdivision, and change of street~~

~~name shall be the same as set forth in Land Development Code Chapter 12, Article 5 (Subdivision Procedures) and Chapter 12, Article 6 (Development Permit Procedures).~~

- ~~(5) Any change in use shall require landscaping, fencing, signage, outdoor storage enclosures, on-site parking where possible, and a toxics disclosure statement where applicable to be provided as required by the Southeast San Diego Planned District, Sections 103.1701 through Section 103.1708.~~

~~(b) Ministerial Review~~

- ~~(1) Applications for building permits for additions consisting of less than 25 percent of the gross square foot floor area of the existing structure for up to 1,000 square feet and attached to the existing structure shall be made pursuant to Land Development Code Chapter 12, Article 9, Division 1 (General Construction Permit Procedures and Authorities) and Chapter 12, Article 9, Division 2 (Building Permit Procedures) and shall be reviewed for conformance with the development standards of this division in accordance with Process One.~~
- ~~(2) Additions greater than 25 percent to less than 50 percent of the gross square foot floor area of an existing structure, commercial development less than 5,000 square feet, and industrial development less than 7,000 square feet shall be reviewed for conformance with the development standards of this division in accordance with Process One.~~

~~(c) Administrative Review~~

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

~~Implementing Ordinance. The granting of a deviation shall be for the purpose of providing design flexibility resulting in a project which benefits surrounding properties and the community. The City Manager or designee's decision may be appealed to the Board of Zoning Appeals in accordance with Land Development Code Section 112.0504.~~

~~(d) San Ysidro Development Permit~~

~~(1) A San Ysidro Development Permit shall be required for:~~

~~(A) Additions to structures greater than or equal to fifty percent (50%) of the existing gross square foot floor area.~~

~~(B) Commercial development greater than or equal to 5,000 square feet of gross floor area.~~

~~(C) Industrial development greater than or equal to 7,000 square feet of gross floor area.~~

~~(D) Development of any project in the areas shown on Map Drawing No. C-801.2, sheet 2, with the exception of tenant improvements and facade improvements as per Section 103.2203(a)(3).~~

~~(E) Mixed use projects consisting of commercial and residential development.~~

~~(F) Variances from development standards not covered in Section 103.2203(c), or requests for deviations in excess of twenty percent (20%) of standards listed in Section 103.2203(c).~~

~~(2) An application for a San Ysidro Development Permit, including fees or deposits, shall be processed in the same manner as an application for a Site Development Permit, in accordance with Land Development Code Chapter 11, Article 2 (Required Steps in Processing) and Chapter 12, Article 6, Division 5 (Site Development Permit Procedures).~~

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

- (A) — ~~The proposed use and project design meet the purpose and intent of this Division, comply with the recommendations of the San Ysidro Community Plan, and will not adversely affect the San Ysidro Community Plan, the General Plan or other applicable plans adopted by the City Council;~~
- (B) — ~~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;~~
- (C) — ~~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~~
- (D) — ~~The proposed use will comply with the relevant regulations in the Municipal Code.~~
- (4) — ~~A San Ysidro Development Permit shall not be approved 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.~~
- (5) — ~~Prior to the Hearing Officer taking action on an application for a San Ysidro Development Permit, copies of the application shall be forwarded and reviewed by the San Ysidro Community Planning Committee. The Community Planning Committee shall provide the Hearing Officer with a written recommendation on the application within 30 calendar days of receipt of the proposal.~~
- (6) — ~~The San Ysidro Community Planning Committee shall review discretionary permits in the manner established by Council Policy 600-24 which provides for community review of ongoing projects and plan implementation.~~
- (e) — ~~Public Facilities, Structures and Area~~

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 this Division, and shall be subject to the same regulations, conditions and standards established herein.
- (f) — ~~Fencing~~

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

(g) — Neighborhood Focus

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

*(Amended 4-7-1998 by O 18493 N.S.; effective 1-1-2000.)*

~~§103.2204 — Commercial Zone Regulations — CSF, CSR and CT~~

(a) — Zones and Categories

The development and use of land within the CSF, CSR, and CT Zones shall be regulated by the provisions set forth in the Southeast San Diego Planned District regulations, Municipal Code Section 103.1707, except as otherwise stated herein. These zones shall apply as shown on Map Drawing Nos. C-801.2 and 836.1 (Municipal Code Chapter 10, Article 3, Division 22, Appendix C, page 1).

(b) — Permitted Uses

Permitted uses shall be those listed in Municipal Code Chapter 10, Article 3, Division 17 (Southeastern San Diego Planned District) Appendix A, except as provided in Chapter 10, Article 3, Division 22, Appendix A.

~~§103.2205 — Industrial Zone Regulations — I-1~~

The development and use of land within the I-1 Zone shall be regulated by the provisions set forth in the Municipal Code Section 103.1708, except as otherwise stated herein. These zones shall apply as shown on Map Drawing Nos. C-801.2 (Appendix C, page 1, Municipal Code Chapter 10, Article 3, Division 22).

*(Amended 4-7-1998 by O 18493 N.S.; effective 1-1-2000.)*



**Article 3: Planned Districts**

**Division 22: San Ysidro Planned District**

**Appendix A: Permitted Uses San Ysidro Planned District**

*(Added 10-1-1990 by O-17548 N.S.)*

*(Amended 4-7-1998 by O-18493 N.S.; effective 1-1-2000.)*

Legend: P = Permitted  
 — = Not Permitted  
 L = Subject to Limitations  
 SP = Special Permit \_\_\_\_\_

	COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	EXPLANATION OF "L" LIMITATIONS
	1	2	3	I-1	

**PERMITTED USES**

**RESIDENTIAL**

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

**COMMERCIAL**

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

Advertising, secretarial & telephone answering services	P	P	P	
Agencies for tickets, travel & car rental	P	P	P	
Ambulance service	P		P	
Animal hospital	SP		SP	
Antique shops	P	P		
Apparel shops	P	P	P	
Art stores and art galleries	P	P		
Automobile & truck sales, rental agencies (usable vehicles only)	L	L	P	CT 2-3 only
Automobile wash establishment	P	L		CSF 3 only
Automobile paint & repair	SP		SP	CSF and CT Zones only
Automobile service stations/gas stations	SP	SP	SP	SP
Bakeries and bakery products	P	P	P	
Banks, savings, & loans	P	P	P	P
Barber shops	P	P	P	
Beauty shops	P	P	P	
Bicycle shops	P	P		
Boat sales agencies		P		P
Book stores	P	P	P	
Building materials stores (2)		P		P
Business machine sales display & service	P	L		CSF 3 only
Catering services	P	P	P	
Cleaning & dyeing works (including rugs, carpets, and upholstery) (3) (4)		P		P
Cocktail lounges	SP	SP		
Communication facilities		P		P
Confectioneries	P	P	P	P
Curtain, drapery and upholstery shops		P		P
Custom shop for curtains, draperies, floor coverings, upholstery and wearing apparel		P		P
Dairy stores, including drive ins	L	L	L	Drive ins in CSF or CT zones only
Delicatessens	P	P	P	P
Drafting and blueprint services		P		P
Drug stores	P	P		
Dry cleaning establishments (no truck delivery of finished cleaning)	P	P	P	P
Dry cleaning & laundry agencies and self service dry cleaning & laundry establishments	P	P	P	P

Ch. Art. App.

10 3 22A 2

Electronic data processing, tabulating, and record keeping services	P			P
Employment agencies	P			P
Equipment and tool rental establishments (no man-ridden equipment)	P			P
Feed stores	P			P
Financial institutions	P			P
Florists	P	P	P	
Florist supplies		P	P	P
Food stores	P	P	P	
Frozen food lockers		P		P
Funeral parlors		P		
Furniture stores		P		P
Gift shops	P	P	P	
Greeting card shops	P	P	P	
Gymnasium and health studios		P	P	P
Hardware stores		P		P
Hobby shops	P	P		
Hospital/veterinary clinic		SP		SP
Hotels, motels, and time share projects (5)			P	
Ice delivery stations		P		P
Interior decorators		P		P
Jewelry stores	P	P	P	
Labor unions (no hiring halls) & trade associations		P		P
Laundromats	P	P	P	
Leather goods and luggage shops		P	P	
Liquor stores		SP	SP	
Lithography shops		P		P
Locksmith shops		P		P
Medical, dental, biological, and X-ray laboratories		P		P
Medical appliance sales		P		P
Mexican insurance		L	L	
				See Map Drawing No. C-801.2, Sheet 2
Money exchange		L	L	
				See Map Drawing No. C-801.2, Sheet 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	P	P	
Newspaper plants				SP
Nurseries (plants)		P		P
Office furniture and equipment sales		P		P
Offices: business and professional (6)	P	P	P	P
Paint and wallpaper stores		P		
Parking lots - commercial		SP	SP	SP
Pawn shops		P		
Pet stores	P	P		

Pharmacies	P	P	P	
Photographic equipment, supplies and film processing stores		P	P	
Photographic studios and retail outlets		P	P	
Plumbing shops (2)		P		P
Post offices	SP	SP	SP	SP
Private clubs, fraternal organizations and lodges		SP	SP	SP
Public body operated buildings and uses		SP	SP	SP
Radio, television and home appliance repair shops		P		P
Radio and television broadcasting studios		SP		SP
Recreational facilities (2,500 sq. ft. maximum floor area)		P	P	P
Recreational facilities; including bowling lanes, miniature golf courses, skating rinks, gymnasiums, and health centers		SP	SP	SP
Restaurants, drive thru and drive in		L		
Restaurants and bars with incidental entertainment and dancing		SP	SP	
Restaurants (excluding sale of intoxicating beverages, drive in & drive thru, and incidental entertainment)	P	P	P	P
Rug and carpet stores		P	P	
Shoe stores	P	P	P	
Shoe repair shops	P	P		
Sporting goods stores	P	P	P	P
Stationers	P	P		
Studios for teaching of art, dancing and music	SP	SP	SP	SP
Theaters		SP	SP	
Trade and business schools		P		P
Trailer sales agencies		P		P
Travel bureaus	P	P	P	
Variety stores		P	P	
Wedding chapels		P		
Wholesaling or warehousing of goods and merchandise associated with the primary on-site use provided that the floor area occupied for such use per establishment does not exceed 25% of the building gross floor area (3).		P		P

CSF or CT Zones only

## INDUSTRIAL

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

Aircraft manufacturing and assembly P

Ch. Art. App.

10 3 22A 4

Aircraft parts other than engines	P
Apparel belts	P
Apparel except leather and fur goods	P
Audio products	P
Awnings—metal, wood or canvas	P
Bags, except textile bags	P
Bakery products	P
Beverages	P
Brooms and brushes	P
Cabinet making	P
Coated, plated and engraved metal	SP
Communication equipment	P
Concrete and clay products	SP
Confectionery and related products	P
Costume jewelry, costume novelties button, and miscellaneous notions	P
Cut stone and stone products	P
Cutlery, hand tools and general hardware	P
Diecut paper and paperboard, cardboard	P
Dress and work gloves, except knit and leather products	P
Drugs	P
Electric lighting and wiring equipment	P
Electric industrial apparatus	P
Electronic components and accessories	P
Electronic computing equipment other than desk-top machines	P
Envelopes	P
Fabricated textile products	P
Fabricated wire products	P
Farm machinery and equipment	P
Furniture and fixtures	P
Glass containers	P
Glassware, pressed and blown	P
Guided missiles and space vehicles	P
Hats, caps and millinery	P
Jewelry, silverware and plated ware	P
Laboratories—research, development, testing	SP
Lamp shades, except metal and glass	P
Luggage	P
Metal cans	P
Mill work	P
Miscellaneous apparel and accessories	P
Motor vehicles, parts and accessories	P
Mortician's goods	P
Musical instruments and parts	P
Office machine	P
Paperboard containers and boxes	P

Ch. Art. App.

10	3	22A	5
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Pens, pencils and other office and other office and artists' materials	P
Perfumes, cosmetics and other toilet preparations	P
Plumbing fixtures and heating apparatus	P
Pottery and related products	P
Professional, scientific and controlling instruments	P
Photographic and optical goods, watches and clocks	P
Radio and television receiving sets, except communication types	P
Roasted coffee and coffee products	P
Robes and dressing gowns	P
Service industry machines	P
Sighting and fire control equipment	P
Special industry machinery, except metal working machinery	P
Toys, amusements, sporting and athletic goods	P
Umbrellas, parasols and canes	P
Wooden containers	P

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

Automotive equipment	P
Drugs, chemicals and allied products	P
Dry goods and apparel	P
Flowers and florist supplies	P
Groceries and related products, except poultry and poultry products, fish and seafood, and fruit and vegetables	P
Electrical goods	P
Hardware, plumbing, heating equipment and supplies	P
Machinery, equipment and supplies, except farm machinery and equipment	P
Tobacco and tobacco products	P
Beer, wine and distilled alcoholic beverages	P
Paper, paper products and kindred supplies	P
Office and home furniture and furnishings	P

**Establishments engaged in the following:**

Data processing services	P	P
Motion picture production		P

Ch. Art. App.

10	3	22A	6
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**The following establishments:**

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

**The following business and professional establishments:**

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

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

**Footnotes to Appendix A**

(1) No overnight residents permitted.

(2) — Open storage areas completely enclosed by walls or buildings, or a combination thereof, not less than six feet in height, and provided also there shall be no outdoor storage or merchandise, materials, equipment, or other goods, to a height greater than that of any enclosing wall or building.

~~(3) Must be entirely within closed building.~~

~~(4) Ten employees, maximum.~~

~~(5) Single room occupancy hotels are not a permitted use.~~

~~(6) Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance agencies, medical clinics (no overnight patients), photographers, real estate brokers, securities brokers, surveyors and graphic artists.~~

Ch. Art. App.

10	3	22A	8
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~~Article 3: Planned Districts~~

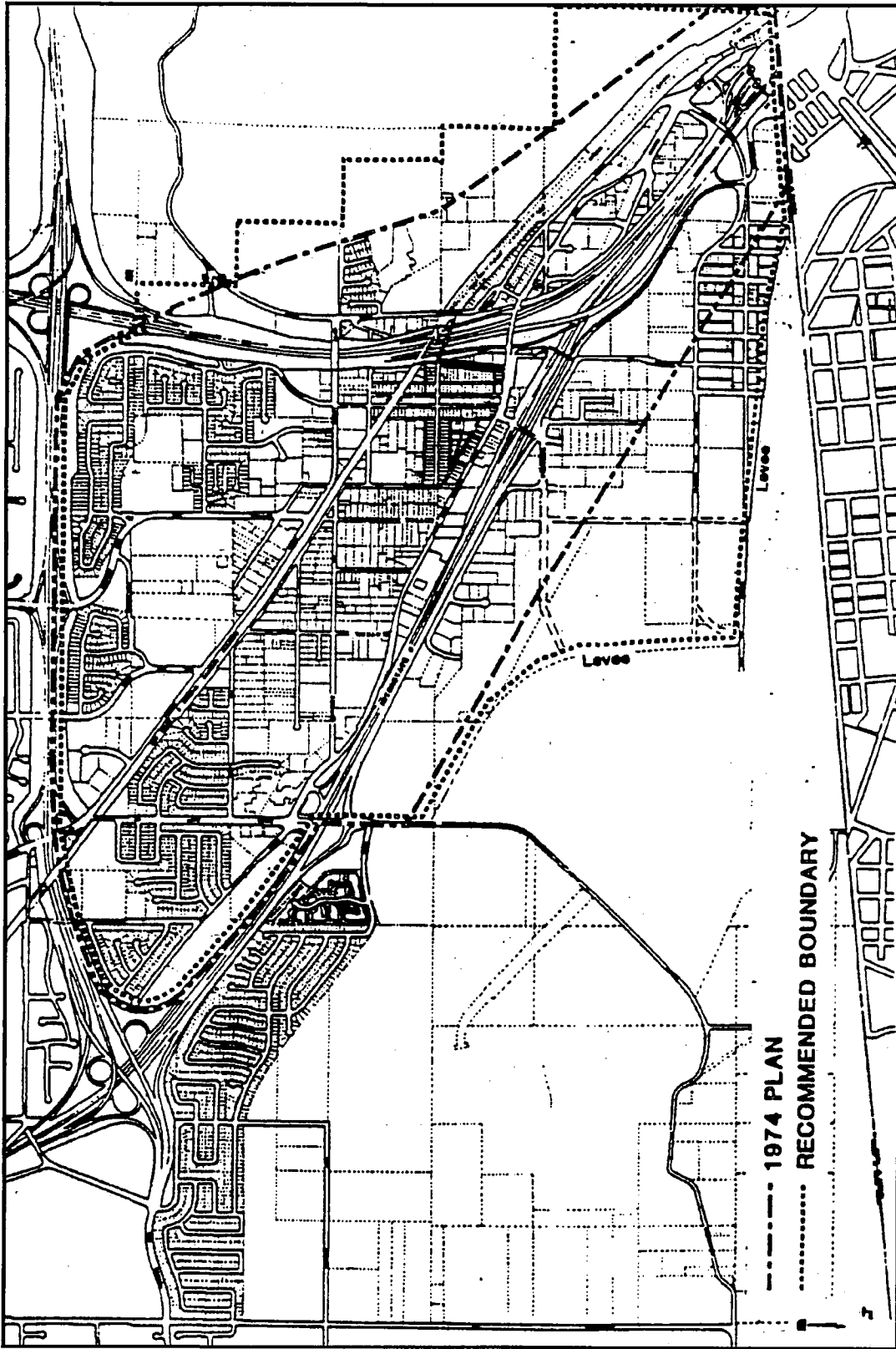
~~Division 22: San Ysidro Planned District~~

~~Appendix B: San Ysidro Planned District~~

~~(Added 10-1-1990 by O-17548 N.S.)~~

~~(Amended 5-13-1991 by O-17642 N.S.)~~

Ch.	Art.	App.
10	3	22B 1

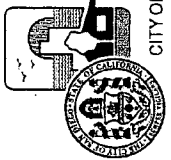


San Diego Community Plan Boundaries

APPENDIX B  
ILLUSTRATION 1

**SAN YSIDRO**

Community Plan  
PLANNING DEPARTMENT  
CITY OF SAN DIEGO, CALIFORNIA



Ch.	Art.	App.
10	3	22B 2

~~Article 3: Planned Districts~~

~~Division 22: San Ysidro Planned District~~

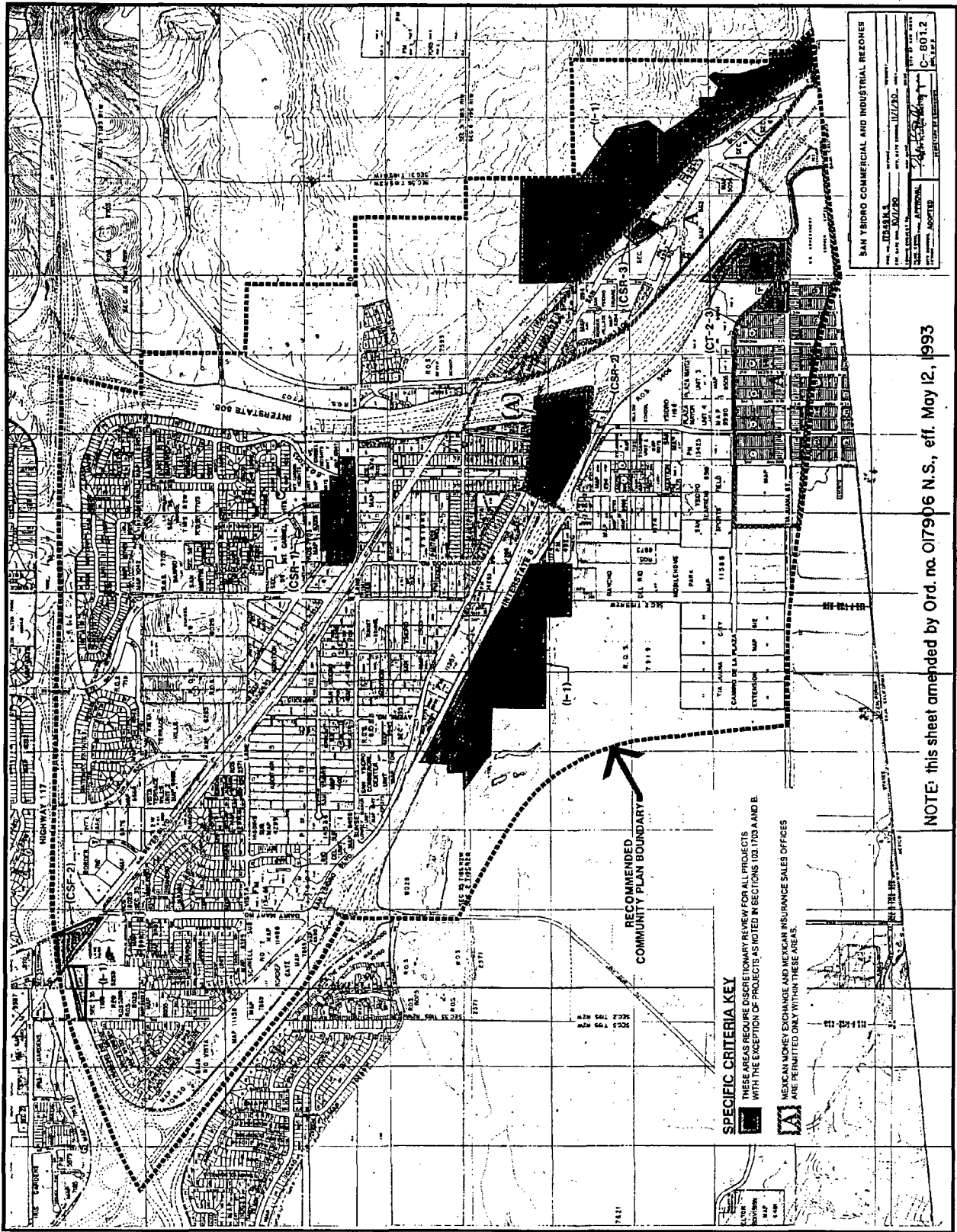
~~Appendix C: San Ysidro Planned District~~

~~(Added 10-1-1990 by O-17548 N.S.)~~

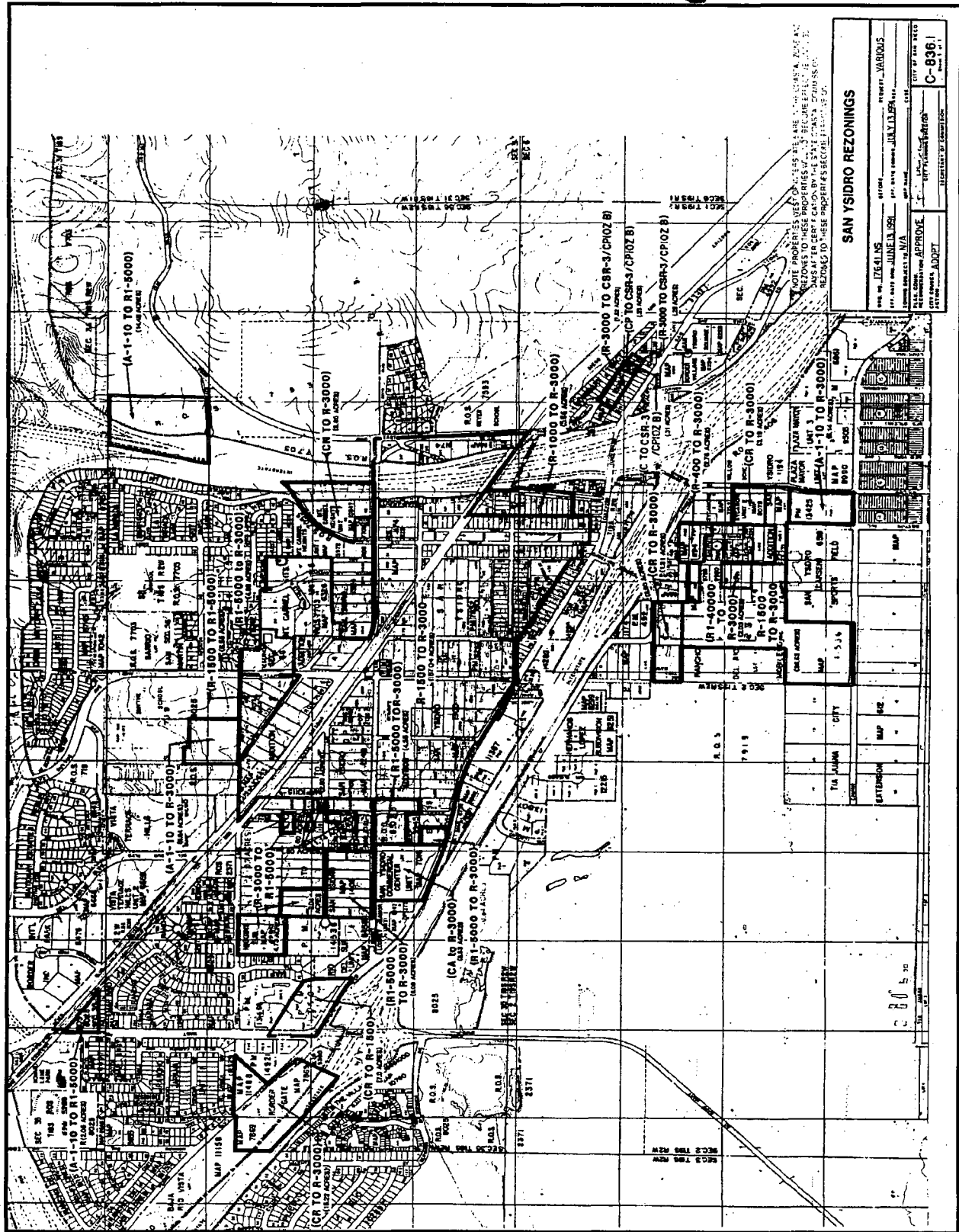
~~(Amended 5-13-1991 by O-17642 N.S.)~~

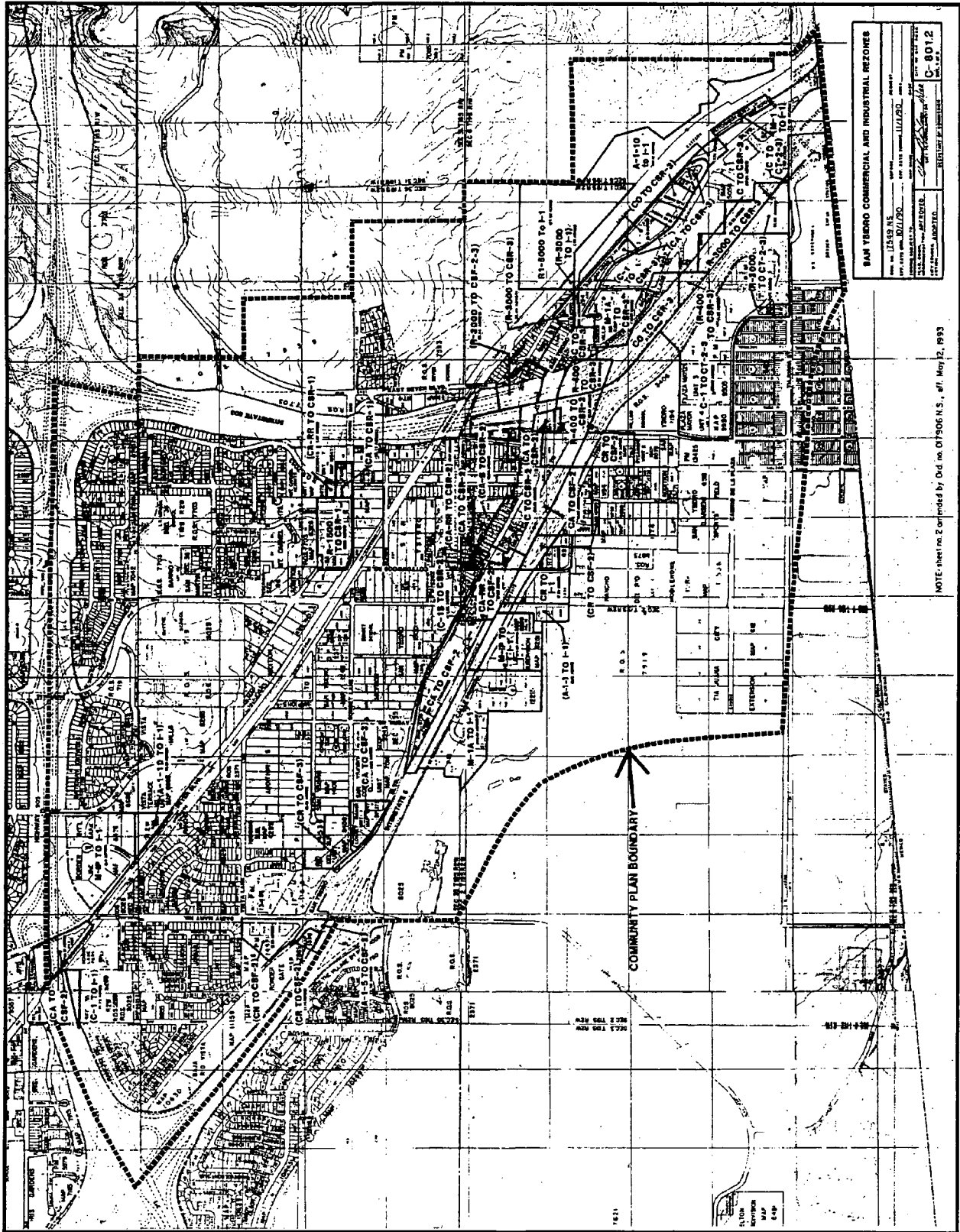
~~(Amended 4-12-1993 by O-17906 N.S.)~~

Ch.	Art.	App.
10	3	22C 1



Ch. Art. App.			
10	3	22C	2





Ch. Art. App.  
10 3 22C 4