

ORDINANCE NUMBER O- 133-19 (NEW SERIES)

DATE OF FINAL PASSAGE MAY 20 2010

AN ORDINANCE AMENDING CHAPTER 15, ARTICLE 6, DIVISION 3 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 156.0308 TO EXPAND THE USE CATEGORIES FOR EDUCATIONAL FACILITIES, CULTURAL INSTITUTIONS, AND CHURCHES AND RELIGIOUS ASSEMBLIES IN THE CENTRE CITY PLANNED DISTRICT.

WHEREAS, the primary purpose of the Centre City Planned District Ordinance is to implement the San Diego Downtown Community Plan [Downtown Community Plan]; and

WHEREAS, the Centre City Planned District Ordinance was initially adopted by the Council of the City of San Diego on May 11, 1992 by Ordinance Number O-17764 and was amended by Ordinance Number O-18147 on January 9, 1995, Ordinance Number O-18480 on April 17, 1998, Ordinance Number O-18524 on June 8, 1998, Ordinance Number O-18999 on November 5, 2001, Ordinance Number O-19056 on May 7, 2002, Ordinance Number O-19338 on November 29, 2004, and Ordinance Number O-19471 on April 3, 2006; and

WHEREAS, the Centre City Development Corporation [CCDC], as the agent for the Redevelopment Agency of the City of San Diego within the downtown area, has proposed amendments to the Centre City Planned District Ordinance to implement the Downtown Community Plan; and

WHEREAS, the proposed amendments to the Centre City Planned District Ordinance have been reviewed and considered by the CCDC Board and the Centre City Advisory Committee; and

WHEREAS, the Planning Commission of the City of San Diego held a public hearing on October 8, 2009, for the purpose of considering the proposed amendments to the Centre City Planned District Ordinance; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendments to the Centre City Planned District Ordinance consistent with the Downtown Community Plan and recommended the proposed amendments for approval; and

WHEREAS, this matter was set for public hearing on APR 27 2010; NOW, THEREFORE,

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

Section 1. That Chapter 15, Article 6, Division 3 of the San Diego Municipal Code is amended by amending current Section 156.0308 to read as follows:

§156.0308 Base District Use Regulations

- (a) [No change in text.]
- (b) [No change in text.]

Table 0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS														
LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required														
Use Categories/ Subcategories (See Land Development Code §131.0112 for an explanation and description of the Use Categories, Subcategories and Separately regulated Uses.)	C	NC	ER	BP	WM ⁹	MC	RE	I ⁹	T ⁹	PC	OS	CC ⁹	Additional Regulations	Main Street/ Commercial Street/ Employment Required Overlays

Public Park/ Plaza/Open Space	[No change in text.]													
Agriculture														
Residential														
<i>Group Living</i>														
<i>Multiple Dwelling Units</i>														
<i>Shopkeeper Units</i>														
Live/Work Quarters														
Separately Regulated Residential Uses														
Fraternalities, Sororities, and Dormitories	[No change in text.]													
Home Occupations														
Housing for Senior Citizens														
<i>Living Units</i>														
<i>Residential Care Facilities</i>														
<i>Transitional Housing</i>														
Institutional														
Separately Regulated Institutional Uses														
<i>Churches & Places of Religious Assembly</i>	P	P	P	P	--	P	C ¹²	--	--	P	--	--		C
Communication Antennas	[No change in text.]													
Minor Telecommunication Facility														
Major Telecommunication Facility														
Satellite Antennas														
Correctional Placement Centers	[No change in text.]													
<i>Cultural Institutions</i>	P	P	P	P	P	P	C ¹²	--	--	P	P ⁹	P		C, E
Educational Facilities	P	P	P	P	P	P	C ¹²	--	--	P	P	P		E
Energy Generation & Distribution	[No change in text.]													

Stations	[No change in text.]
Exhibit Halls & Convention Facilities	
Homeless Facilities ⁷	
Hospitals, 24-hour Emergency Clinics, Intermediate Care Facilities, and Nursing Facilities	
Major Transmission, Relay or Communication Switching Station	
<i>Social Service Institutions</i>	
Retail Sales	
Commercial Services	
Animal Grooming & Veterinary Offices	[No change in text.]
Assembly & Entertainment	
With Outdoor Use Area	
Building Services	
Business Support	
Eating & Drinking Establishments	[No change in text.]
<i>Bona Fide Eating Establishments</i>	
<i>Non-Bona Fide Eating Establishments w/ Alcohol</i>	
With Outdoor Use Area	
With Live Entertainment & Dancing	
Financial Institutions	
Funeral & Mortuary Services	
Maintenance & Repair	
Off-Site Services	
Personal Services	
Radio &	

Television Studios	
Visitor Accommodations	
<i>Hotels and Motels</i>	
Separately Regulated Commercial Service Uses	
Animal Hospitals & Kennels	
<i>Bed & Breakfast Establishments</i>	
Child Care Facilities	
Instructional Studios	
Parking Facilities (<i>structure</i> or surface)	[No change in text.]
Private Clubs, Lodges and Fraternal Organizations	
<i>Pushcarts</i>	
<i>Recycling Facilities</i>	
Drop-Off Facilities	
Reverse Vending Machines	
Large Collection Facilities and Processing Facilities	[No change in text.]
Small Collection Facilities	
Sidewalk Cafes	
Singl Room Occupancy <i>Hotels</i> (SRO)	
Offices	
Vehicle & Vehicular Equipment Sales & Services	
Personal Vehicle Sales & Rentals	
All Other Vehicle & Vehicular Equipment Sales & Services	[No change in text.]
Separately Regulated Vehicle & Vehicle Equipment & Service Uses	
Automobile Service Stations	[No change in text.]
Wholesale, Distribution & Storage	
Moving & Storage	[No change in text.]

Facilities	[No change in text.]
Warehouse & Wholesale Distribution	
Separately Regulated Wholesale, Distribution & Storage Use	
Temporary Construction Yards	[No change in text.]
Heavy Manufacturing	[No change in text.]
Light Manufacturing	
Marine Industry	
Research & Development	
Trucking and Transportation Terminals	
Signs	[No change in text.]
Allowable <i>Signs</i>	[No change in text.]
Separately Regulated Sign Uses	
Community Identification Signs	[No change in text.]
Relocation of <i>Sign</i> Area Allowance	
Revolving Projecting <i>Signs</i>	
<i>Signs</i> with Automatic Changing Copy	
Theatre Marquees	
Other Use Requirements	
Temporary Uses	[No change in text.]

Footnotes to Table 156-0308A

1-10 [No change in text.]

11 [Reserved.]

12 Educational facilities and cultural institutions are not permitted within the Airport Approach Zone as delineated in the Airport Land Use Compatibility Plan for the San Diego International Airport.

TABLE 0308-B MINIMUM AND MAXIMUM PERMITTED ACTIVE COMMERCIAL USE¹

<i>Main Street/Land Use District</i>	<i>Minimum Required Ground Floor Street Frontage for Active Commercial Use</i>	<i>Maximum Permitted Ground Floor Street Frontage for Active Commercial Use³</i>
Parcels located along designated <i>Main Streets</i> , in any Land Use District ²	80 percent	100 percent
Parcels located along designated <i>Commercial Streets</i> , in any Land Use District	60 percent	100 percent
Core (C)	40 percent	100 percent
Neighborhood Mixed-Use Center	40 percent	100 percent
Ballpark Mixed-Use (BP)	40 percent	100 percent
Employment/Residential Mixed-Use (ER)	None	100 percent
Waterfront/Marine (WM)	20 percent	50 percent
Mixed Commercial (MC)	None	100 percent
Residential Emphasis (RE)	None	100 percent
Convention Center/Visitor (CC)	20 percent	50 percent
Public/Civic (PC)	40 percent	100 percent
Park/Open Space (OS)	None	None
Industrial (I)	None	20 percent
Transportation (T)	None	None

¹ Any parcel 10,000 square feet or less is exempt from the minimum and maximums set forth in this table except for those sites on *Main Streets* and/or *Commercial Streets* with a 50 foot *street frontage* or less, in which case, that frontage is required to provide 50% of the frontage in active commercial uses.

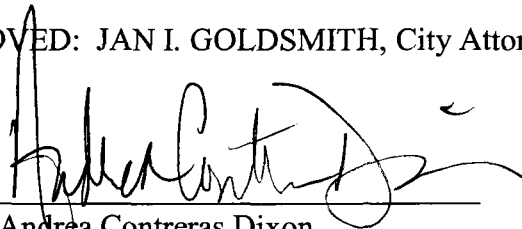
² Along the west side of Park Boulevard, a minimum of 40 percent of the ground *floor street frontage* shall contain *active commercial uses*.

³ At no time shall the maximum permitted ground *floor street frontage* result in less than 20 feet of storefront.

Section 2. That a full reading of this ordinance is dispensed with prior to its passage, a written or printed copy having been available to the City Council and the public prior to the day of its passage.

Section 3. That this ordinance shall take effect and be in force on the thirtieth day from and after its final passage, except that the provisions of this ordinance applicable inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions.

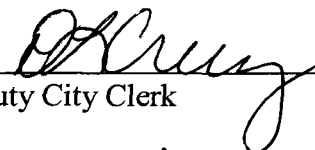
APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Andrea Contreras Dixon
Deputy City Attorney

ACD:cw
02/04/10
04/14/10 REV.
04/26/10 COR. COPY
05/06/10 REV. 2
05/06/10 COR. COPY 2
Or.Dept:CCDC
O-2010-73
MMS#10704

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of APR 27 2010.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 5-20-10
(date)


JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

STRIKEOUT ORDINANCE

OLD LANGUAGE: STRIKEOUT
NEW LANGUAGE: UNDERLINE

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