

Item 200 B 11/16/15

(O-2016-33)

ORDINANCE NUMBER O- 20581 (NEW SERIES)

DATE OF FINAL PASSAGE DEC 15 2015

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 132.1402 AND TABLE 132-14A; AMENDING CHAPTER 15 BY REPEALING ARTICLE 15; AND AMENDING CHAPTER 15, ARTICLE 19, DIVISION 1 BY AMENDING SECTION 1519.0102, RELATING TO THE SOUTHEASTERN SAN DIEGO AND ENCANTO NEIGHBORHOODS COMMUNITY PLAN UPDATES AND UPDATES TO THE COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE DIAGRAMS.

WHEREAS, the Southeastern San Diego and Encanto Neighborhoods communities are located in the City of San Diego bounded by State Route 94 to the north, Interstate 5 to the west, the City of Lemon Grove and the community of Skyline-Paradise Hills to the east, and the City of National City to the south, and the planning areas encompass approximately 6,740 acres; and

WHEREAS, the Southeastern San Diego Community Plan was adopted in 1987 and the Southeastern San Diego and Mount Hope Planned District Ordinances were also established in 1987; and

WHEREAS, the Southeastern San Diego and Encanto Neighborhoods communities developed historically with lower density residential communities and a mixture of commercial and industrial uses, which have led to suburban development patterns in the Encanto Neighborhoods planning area and incompatible uses and single use parcels in the Southeastern San Diego planning area; and

WHEREAS, the City sought to implement the General Plan's City of Villages strategy along the transit corridors in order to promote smart growth development in close proximity to transit while providing the necessary infrastructure to serve existing and future residents through a comprehensive plan and code update; and

WHEREAS, the City's efforts have included consultation with residents, businesses, property owners, agencies, and other community stakeholders; and

WHEREAS, the City is repealing the Mount Hope Planned District Ordinance, and amending the Southeastern San Diego Planned District Ordinance to discontinue its application within the Southeastern San Diego and Encanto Neighborhoods areas, while maintaining its application within the areas regulated by the San Ysidro Planned District Ordinance; and

WHEREAS, changes to the Land Development Code of the San Diego Municipal Code are required to implement those changes; NOW, THEREFORE,

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

Section 1. That Chapter 13, Article 2, Division 14 of the San Diego Municipal Code is amended by amending Section 132.1402 and Table 132-14A, to read as follows:

§132.1402 Where the Community Plan Implementation Overlay Zone Applies

- (a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or processing of a *development permit* and that have been incorporated by ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132-14A through 132-14P.

Table 132-14A
Community Plans with Property in the Community Plan Implementation Overlay Zone

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Clairemont Mesa (See Diagram 132-14A)	C-771.1, B-3951
Encanto Neighborhoods (See Diagram 132-14O)	C-962
Linda Vista (See Diagram 132-14C)	C-750
Mid-City Eastern Area-Chollas Triangle (See Diagram 132-14N)	B-4310
Midway/Pacific Highway Corridor (See Diagram 132-14D)	C-782
Navajo (See Diagram 132-14E)	C-954
Otay Mesa (See Diagram 132-14B)	C-956, B-4300
Pacific Beach (See Diagram 132-14F)	B-37371, B-3857
Peninsula (See Diagram 132-14G)	C-744, C-781
Rancho Bernardo (See Diagram 132-14H)	C-773.1
Rancho Penasquitos (See Diagram 132-14I)	B-4025
Sherman Heights and Grant Hill Historic Districts (See Diagram 132-14M)	B-4312
Skyline Paradise Hills (See Diagram 132-14L)	B-4272
Southeastern San Diego (See Diagram 132-14P)	C-961
University (See Diagram 132-14J)	C-725, C-751.2
Uptown (See Diagram 132-14K)	C-780.2

(b) [No change in text.]

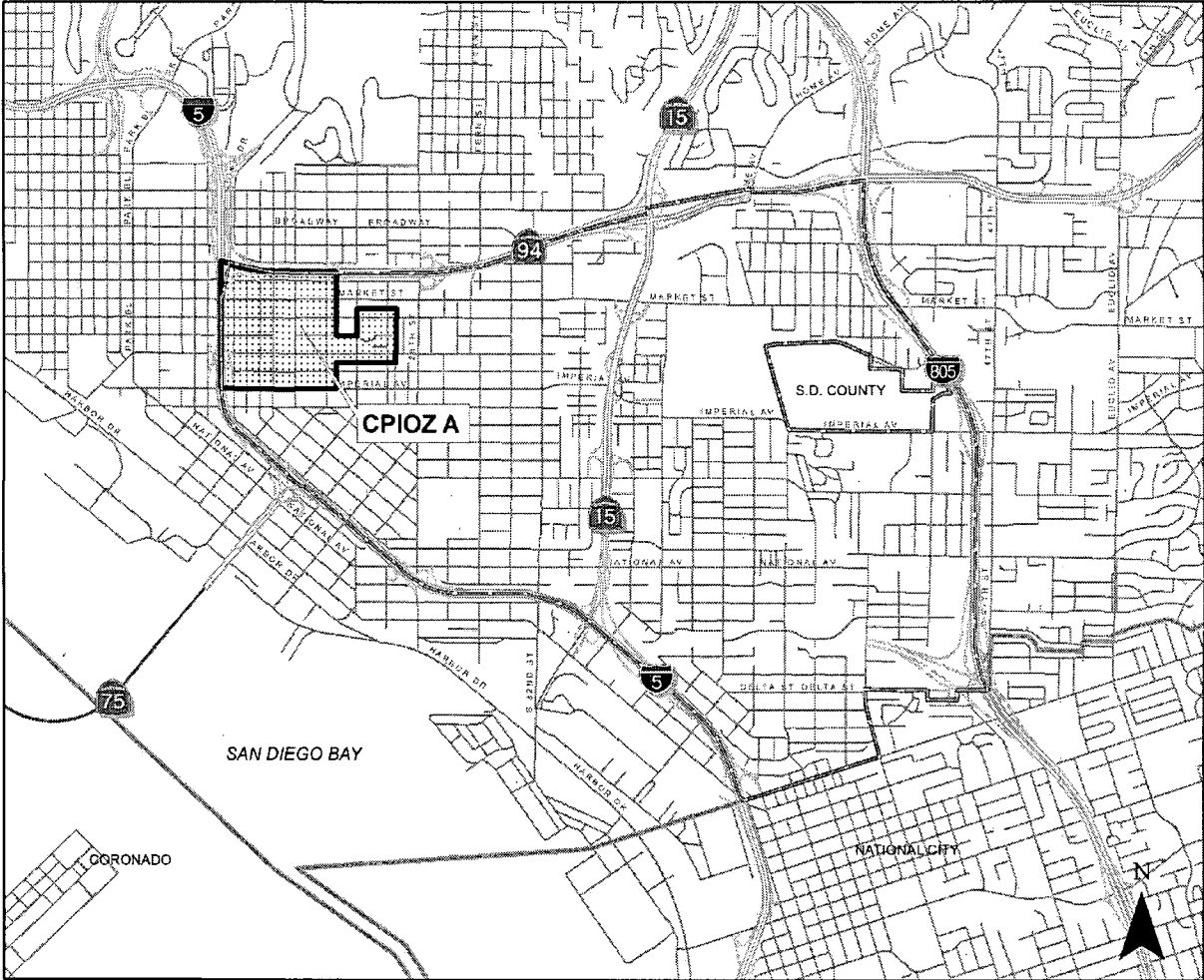


DIAGRAM 132-14M
Sherman Heights and Grant Hill Historic Districts
This is a reproduction of Map No. B-4312 for illustration purposes only.

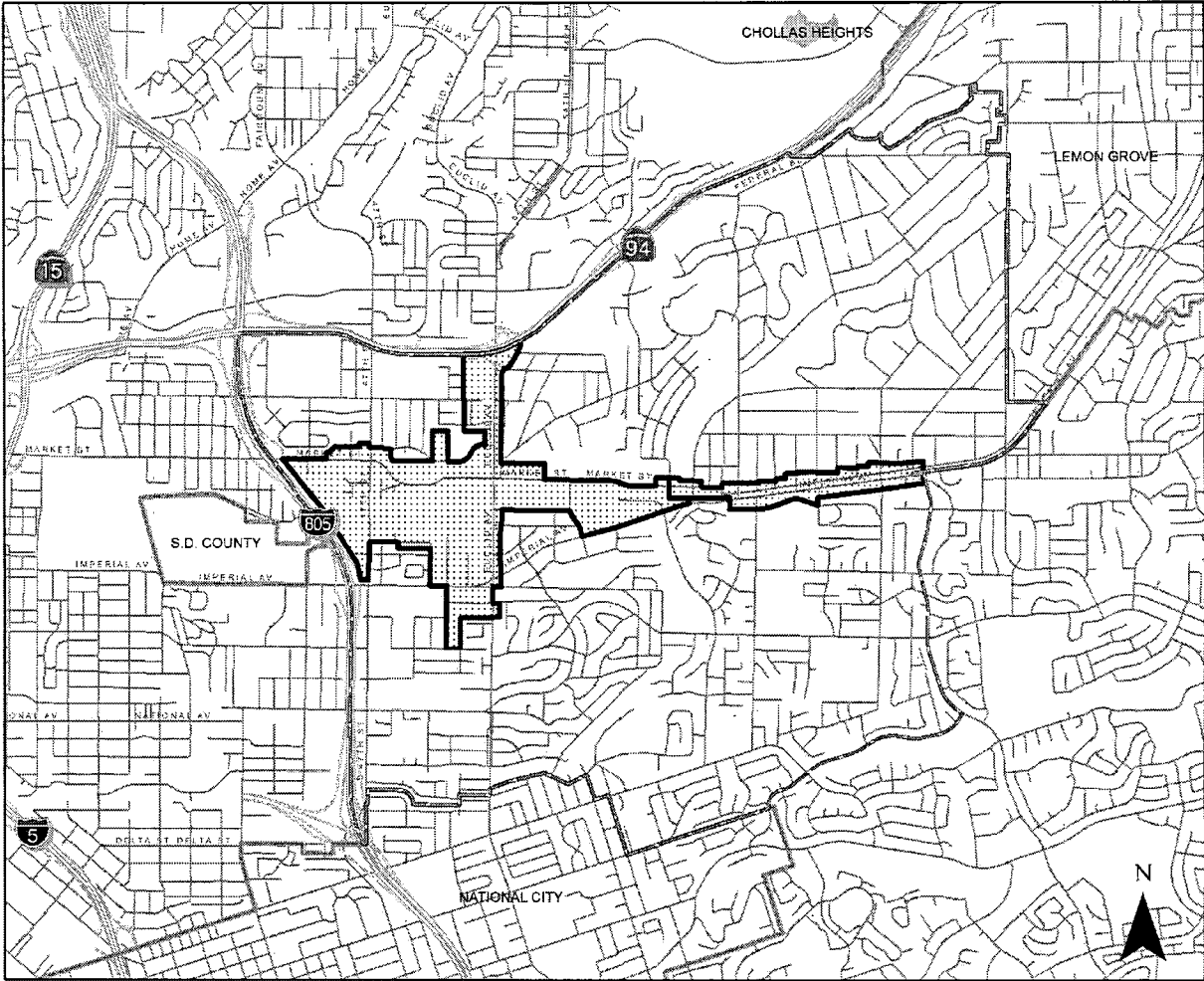


DIAGRAM 132-140
Encanto Neighborhoods Community Plan Implementation Overlay Zone
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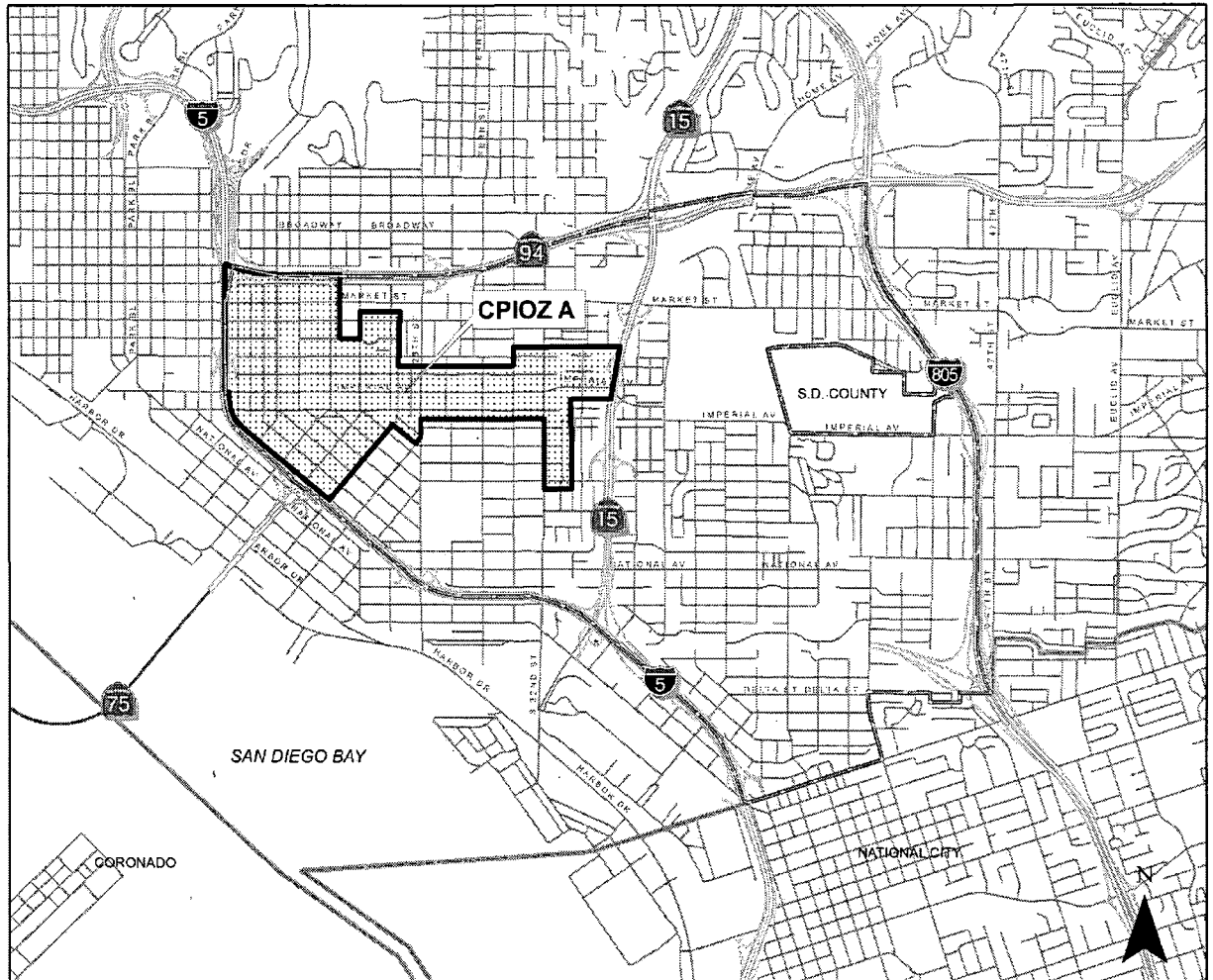


DIAGRAM 132-14P

Southeastern San Diego Community Plan Implementation Overlay Zone

This is a reproduction of Map. No. C-961 for illustration purposes only.

Section 2. That Chapter 15 of the San Diego Municipal Code is amended by repealing Article 15 “Mount Hope Planned District.”

Section 3. That Chapter 15, Article 19, Division 1 of the San Diego Municipal Code is amended by amending Section 1519.0102 to read as follows:

§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 “San Ysidro Community Planning Area,” designated on that certain Map Drawing Nos. C-801.2 and 836.1, described in the appended boundary description filed in the office of the City Clerk. This Article shall only apply where Chapter 15, Article 18 “San Ysidro Planned District” references the Southeastern San Diego Planned District Ordinance.

Section 4. That a full reading of this ordinance is dispensed with prior to its passage, a written or printed copy having been made available to the City Council and the public prior to the day of its passage.

Section 5. That prior to becoming effective, this ordinance shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) for a consistency determination.

That if the SDCRAA finds this ordinance consistent with the Airport Land Use Compatibility Plans (ALUCP) for San Diego International Airport, Marine Corps Air Station (MCAS) Miramar, Gillespie Field, Montgomery Field, and Brown Field Airports (collectively, Airports), this ordinance shall take effect and be in force on the thirtieth day from and after the finding of consistency, except that the provisions of this ordinance 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 as a local coastal program amendment.

That if the SDCRAA determines that this ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCPs for the Airports, the ordinance shall be submitted to the City Council for reconsideration.

That if the SDCRAA determines that this ordinance is conditionally consistent with the ALUCPs for the Airports, but that consistency is subject to proposed modifications, the City Council may amend this ordinance to accept the proposed modifications, and this ordinance as amended shall take effect and be in force on the thirtieth day from and after its final passage, except that the provisions of this ordinance as amended 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 as a local coastal program amendment.

That a proposed decision by the City Council to overrule a determination of inconsistency or to reject the proposed modifications for a finding of conditional consistency shall include the findings required pursuant to Public Utilities Code section 21670 and require a two-thirds vote; the proposed decision and findings shall be forwarded to the SDCRAA, California Department of Transportation, Division of Aeronautics, and the airport operators for the Airports; and the City Council shall hold a second hearing not less than 45 days from the date the proposed decision and findings were provided, at which hearing any comments submitted by the public agencies shall be considered and any final decision to overrule a determination of inconsistency shall require a two-thirds vote.

Section 6. That no permits shall be issued for development that is inconsistent with the provisions of this ordinance unless complete applications for such permits are submitted to

the City prior to the date on which the applicable provisions of this ordinance become effective,
which date is determined in accordance with Section 5, above.

APPROVED: JAN I. GOLDSMITH, City Attorney

By Inga B. Lintvedt
Inga B. Lintvedt
Deputy City Attorney

IBL:mm
11/2/15
Or. Dept: Planning
Doc No.: 1150095_3

I hereby certify that the foregoing Ordinance was passed by the Council of the City of
San Diego, at this meeting of DEC 07 2015.

ELIZABETH MALAND
City Clerk

By [Signature]
Deputy City Clerk
[Signature]
KEVIN L. FAULCONER, Mayor

Approved: 12/11/15
(date)

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~

NEW LANGUAGE: Double Underline

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Skyline Paradise Hills (See Diagram 132-14L)	B-4272
Southeastern San Diego (See Diagram 132-14MP)	B-4272 <u>C-961</u>
University (See Diagram 132-14J)	C-725, C-751.2
Uptown (See Diagram 132-14K)	C-780.2

(b) [No change in text.]

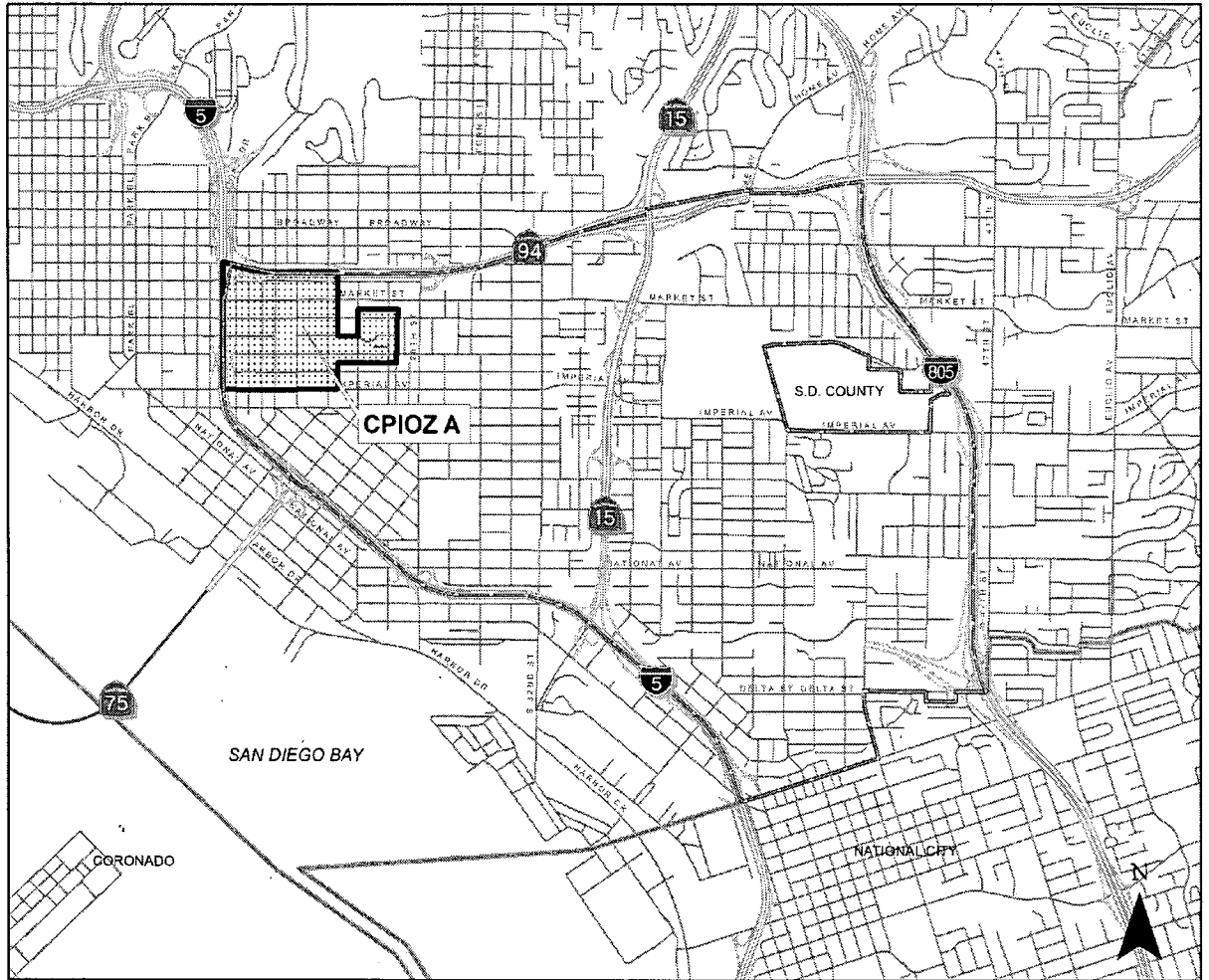


DIAGRAM 132-14M

Sherman Heights and Grant Hill Historic Districts

This is a reproduction of Map No. B-4312 for illustration purposes only.

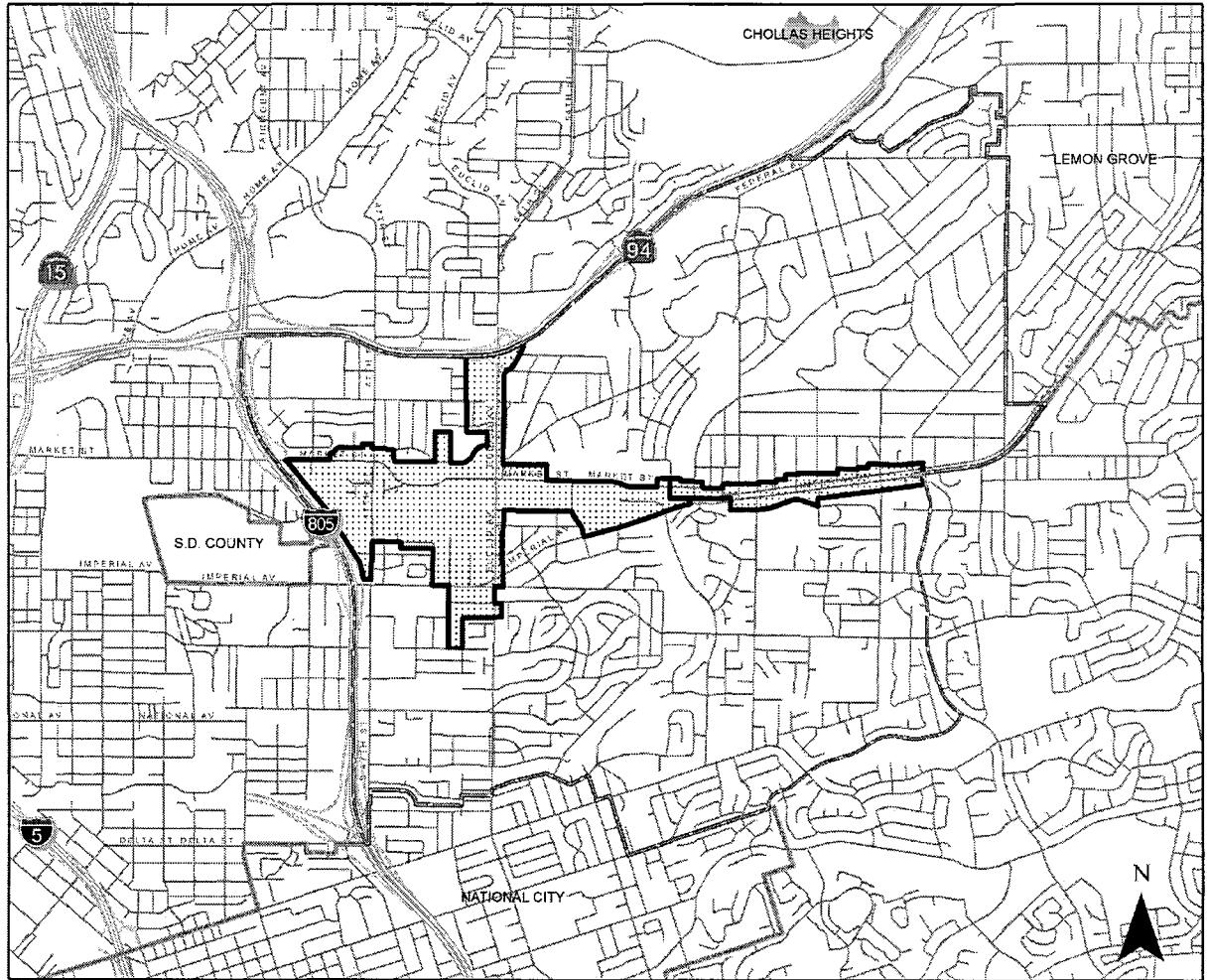


DIAGRAM 132-140
Encanto Neighborhoods Community Plan Implementation Overlay Zone
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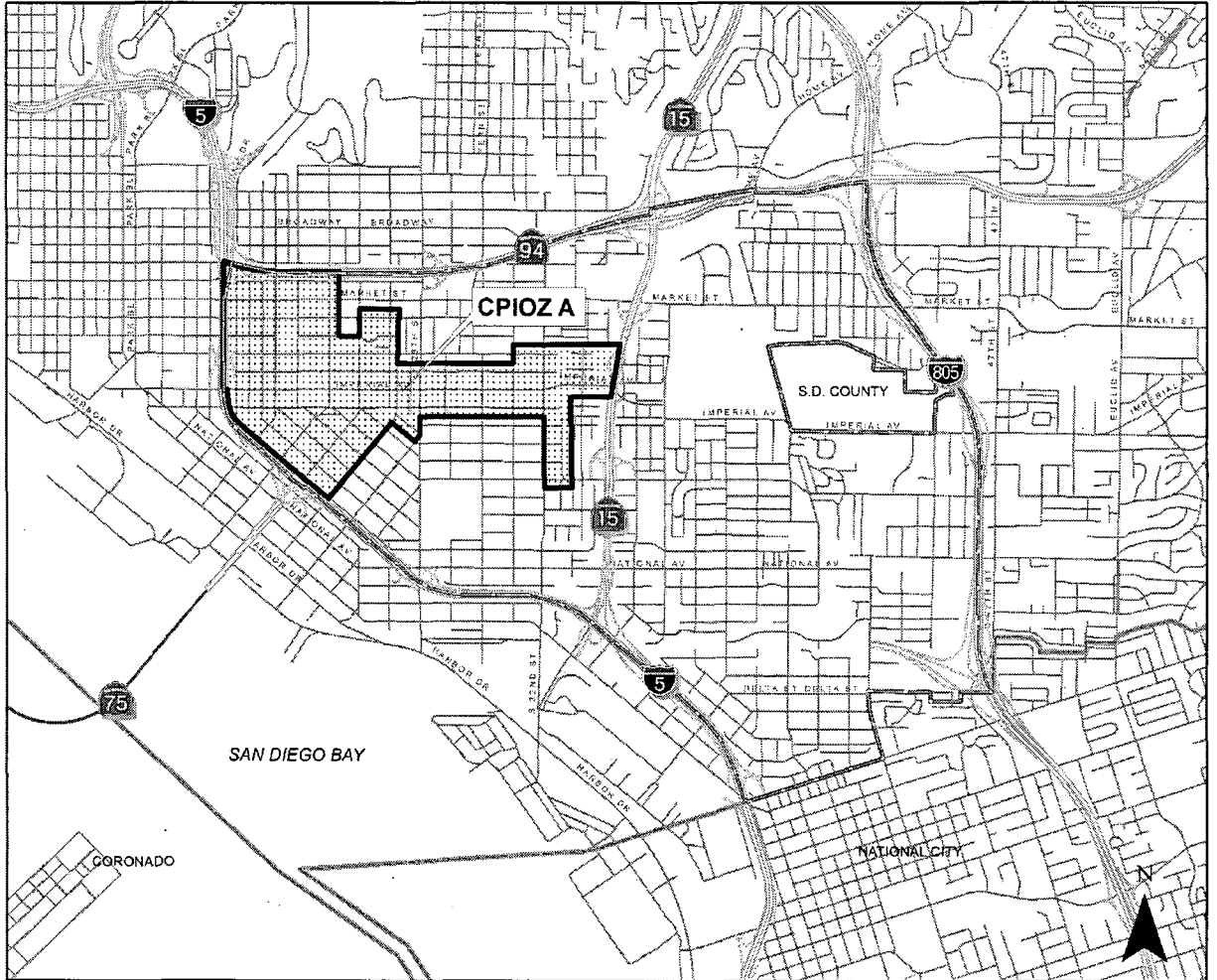


DIAGRAM 132-14P
Southeastern San Diego Community Plan Implementation Overlay Zone
This is a reproduction of Map. No. C-961 for illustration purposes only.

Article 15: Mount Hope Planned District

Division 1: General Rules

§1515.0101 Purpose and Intent

The purpose of the Mount Hope Planned District Ordinance is to aid in the principles of neighborhood revitalization by: 1) Allowing for the integration of residences, commerce, industry and recreation, 2) Preserving and upgrading residential neighborhoods, and 3) Encouraging the development of new retail and

commercial uses. The intent of the Mount Hope Planned District Ordinance is to implement the Mount Hope Redevelopment Project. The proper development and redevelopment of Mount Hope is in keeping with the objectives and proposals of the General Plan for the City of San Diego and of the Southeast San Diego Community Plan.

§1515.0102 Boundaries

- (a) ~~The regulations in the Mount Hope Planned District Ordinance, apply in the Mount Hope Planned District which is within the boundaries of the Southeastern San Diego Community planning area in the City of San Diego, California, designated on that certain Map Drawing No. C-684, and described in the appended boundary description filed in the office of the City Clerk under Document No. OO-16206.~~
- (b) ~~In order to regulate the location of dwellings, businesses and other specified uses, subdistricts of the Mount Hope Planned District are established. The boundaries of said subdistricts are designated on that certain Map Drawing No. C-684.~~

§1515.0103 Applicable Regulations

~~Where not otherwise specified in the Mount Hope Planned District Ordinance, the following provisions of the Land Development Code apply:~~

~~Chapter 11, Land Development Procedures;~~

~~Chapter 12, Land Development Reviews;~~

~~Chapter 13, Zones; and~~

~~Chapter 14, General Regulations.~~

Where there is a conflict between the Land Development Code and the Mount Hope Planned District Ordinance, the Planned District Ordinance applies.

Division 2: Permits and Procedures

§1515.0201 Approval Required Before Issuance of Planned District Permit

(a) Application

Applications for a building permit shall be made in accordance with Land Development Code Chapter 11, Article 2 (Required Steps in Processing). The City Manager shall not issue any building permit for the commencement of any work in the erection of any new building or structure, or remodeling, alteration, addition, requiring a building permit, or demolition of any existing building or structure within the Mount Hope Planned District, or any building or structure which is moved into the Mount Hope Planned District, or grading, until a Mount Hope Planned District Permit is obtained.

(b) Content

The application shall include the following:

- (1) The purpose for which the proposed building structure or improvement is intended to be used;
- (2) Adequate plans and specifications indicating dwelling unit density, number and type of rooms (floor plan), lot area, lot coverage, off-street parking and landscaping;

- (3) Adequate plans and specifications for any outbuildings, courtyards, fences/walls, setbacks, grading, signs, outdoor lighting or traffic circulation; and
- (4) Any other information deemed necessary by the City Manager to judge compliance with the regulations contained herein and other applicable laws and regulations.

(e) Referral

The City Engineer shall refer all applications to the City Manager.

(d) Determination

- (1) The City Manager may approve or deny, in accordance with Process One, applications for the permits described in Section 1515.0201(a). The City Manager shall provide a statement that the project does or does not conform to the regulations contained in the Mount Hope Planned District Ordinance. If the City Manager determines that the proposed project does not conform to the regulations contained in the Mount Hope Planned District Ordinance, the specific facts on which that determination is based shall be included in a written decision and provided to the applicant.
- (2) The City Manager may waive the requirements contained in this division to issue a building or construction related permit application of an emergency nature if such actions are to correct any condition which renders a building unsafe.

(e) Issuances

If the City Manager approves the application, and the application conforms to all other regulations and ordinances of the City of San Diego, the City Manager may then issue the appropriate permit for the work.

§1515.0202 Procedures and Fees

- (a) The fees for variance, conditional use permit, development permits, reconstruction permits, subdivisions, and amendments to the Mount Hope Planned District Ordinance shall be the same as set forth in the Land Development Manual.
- (b) The procedure for application for the above permits, as well as the procedures for taking action on the permits, shall be the same as set forth in Land Development Code Chapter 11, Article 2 (Required Steps in Processing).

Division 3: Zoning and Subdistricts

§1515.0301 Mount Hope Subdistricts

- (a) The use and development regulations contained herein shall apply to the Mount Hope Planned District. The district shall be divided into three subdistricts.
- (b) The uses listed in Subdistricts I and II shall be allowed in either subdistrict if lots are consolidated to a minimum land area of 50,000 square feet, or if the project land area is the depth of the Mount Hope Planned District and bounded on three sides by streets. Depth shall be measured perpendicular to Market Street. In some cases, this will require that parcels located in the

adjacent subdistrict will need to be consolidated; thus the permitted use shall be that of either subdistrict. In these cases, the property development regulations of each subdistrict shall accompany the permitted uses of that subdistrict, not the boundaries of the subdistrict. Lots or parcels not consolidated, but developed on existing lots within the stated boundaries of the subdistrict, shall be developed in accordance with the regulations of that particular subdistrict.

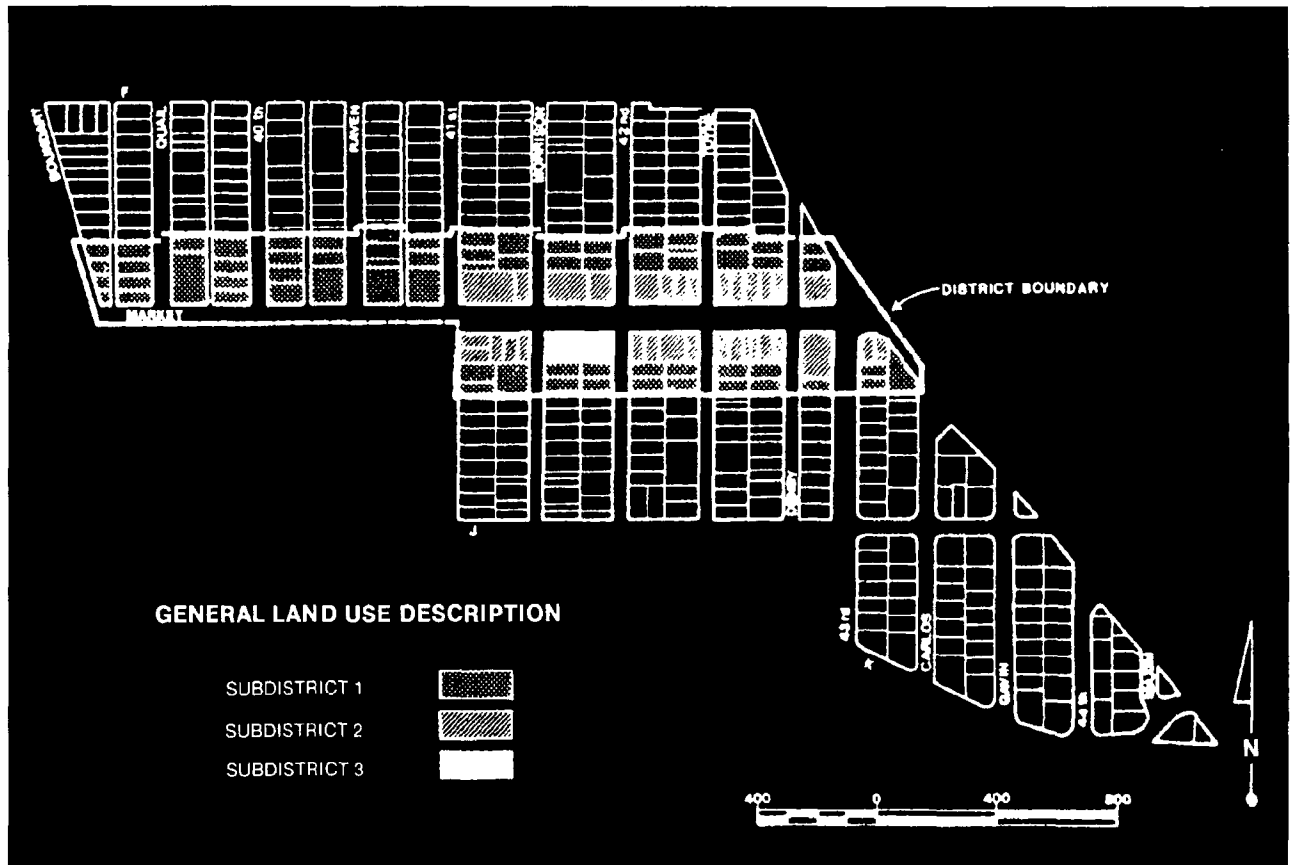
- (e) Subdistrict III permitted uses are allowed within the boundaries of Subdistrict III. The adjacent lots to the south of Subdistrict III, located in Subdistrict I, may be acquired and used to fulfill the development regulations of Subdistrict III. If the adjacent lots are not acquired, the permitted uses and development regulations of Subdistrict I shall govern.

**Table 1515-03A
Land Use Descriptions**

District	Uses Allowed Given Existing Parcelization	Uses Allowed With Reparcelization⁽¹⁾
I	Residential	Residential, Commercial
II	Commercial	Residential, Commercial
III	Commercial	Residential, Commercial, Manufacturing

Footnote for Table 1515-03A

General description of land uses; see text for listing of specific permitted uses.



§1515.0302 Subdistrict I Regulations

(a) Purpose and Intent

Subdistrict I applies to the residential areas of the Mount Hope Planned District. The intent of these regulations is to allow for mixed use development on Market Street. The purpose of these regulations is to allow for residential revitalization under existing parcelization and to allow for planned commercial developments, and to encourage new housing and commercial development on aggregated parcels.

(b) Boundaries

Subdistrict I encompasses the area north of Market Street, east of Boundary Street and west of 41st Street; and a strip north of Subdistrict II

on Market Street, east of 41st Street and west of I-805 and a strip south of Subdistrict II and III on Market Street, east of 41st Street and west of I-805 all as shown on Map Drawing No. C-684.

§1515.0303 Subdistrict I Permitted Uses

- (a) No building, structure, 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 following purposes:
 - (1) Single family dwelling units
 - (2) Multiple family dwelling units are subject to maximum density regulations as set forth in Section 1515.0304(d), excluding premises designed or used for the temporary residence of persons for less than one week.
 - (3) Accessory uses customarily incidental to the foregoing permitted uses, including the following:
 - (A) Recreational and health facilities which are designed, used and clearly intended for the use of residents of apartment houses, boarding and lodging houses, including tennis courts, putting greens, exercise rooms and sauna and steam baths.
 - (B) Service establishments in residential complexes containing not less than 80 dwelling units which are designed, used and clearly intended for the primary convenience of the

occupants of the residential complex, including the following:

- (i) Barber shops
- (ii) Beauty Shops
- (iii) Communal dining facilities
- (iv) Snack bars
- (v) Dry cleaning and laundry pick-up agencies

(C) All accessory uses shall be located in the same building as permitted uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, hall, patio or other similar interior area. However, neither of the foregoing regulations shall be applicable to accessory uses exclusively serving outdoor recreational activities. No signs, displays or advertising relating to accessory uses shall be visible from any street. The combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than 10 percent of the gross area of the permitted uses.

(b) Specialized Uses

- (1) Churches, temples or buildings of a permanent nature used primarily for religious purposes.

- (2) ~~Temporary real estate sales offices subject to the limitations as set forth in Land Development Code Section 141.0701.~~
- (3) ~~Commercial uses, as permitted in Section 1515.0306, shall be allowed if the project contains a land area of not less than 50,000 square feet or if the project land area is the depth of the Mount Hope Planned District and bounded on three sides by streets. The area of the project may contain land lying within more than one subdistrict. In order to achieve this, adjacent properties located in either Subdistricts II or III, may be included in the project. Projects shall be restricted to the special regulations, the outdoor display and storage regulations, and the property development regulations of Subdistrict II.~~
- (e) ~~Any other uses, including accessory uses, which the Planning Commission may find, in accordance with Process Four, to be similar in character to the uses permitted, and consistent with the purpose and intent of this Subdistrict. The Planning Commission's resolution embodying such findings shall be filed in the office of the City Clerk.~~

§1515.0304 Subdistrict I Property Development Regulations

~~No building, structure or portion thereof shall be erected, constructed, converted, established, altered, or enlarged, or used, nor shall any lot or premises be used unless the lot or premises and building or structure or portion thereof shall comply with the following requirements and special regulations:~~

- (a) ~~Minimum Lot Dimensions~~

- (1) Area—6,000 square feet
- (2) Street frontage—60 feet
- (3) Width
 - (A) Interior lot—60 feet
 - (B) Corner lot—65 feet
- (4) Depth—100 feet
- (5) Exception. Any lot which qualifies under the definition of a lot as set forth in Land Development Code Section 113.0103 and which does not comply in all respects with the minimum lot dimensions specified in the Mount Hope Planned District Ordinance may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

(b) Minimum Yards

- (1) Minimum yard requirements for properties in Subdistrict I shall be as shown in Table 1515-03B.

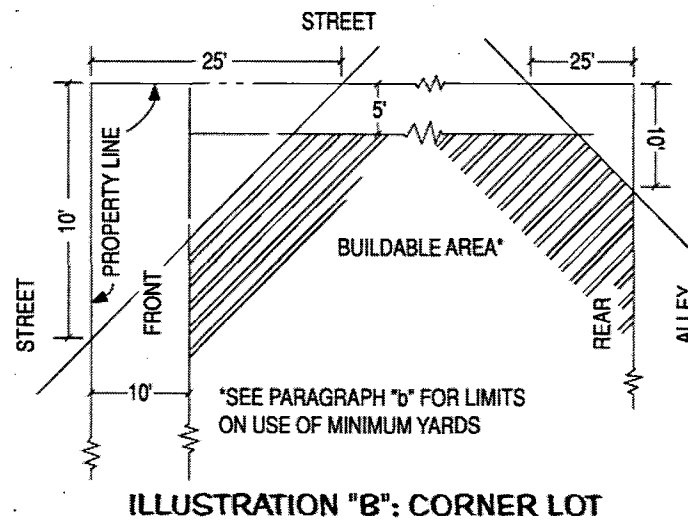
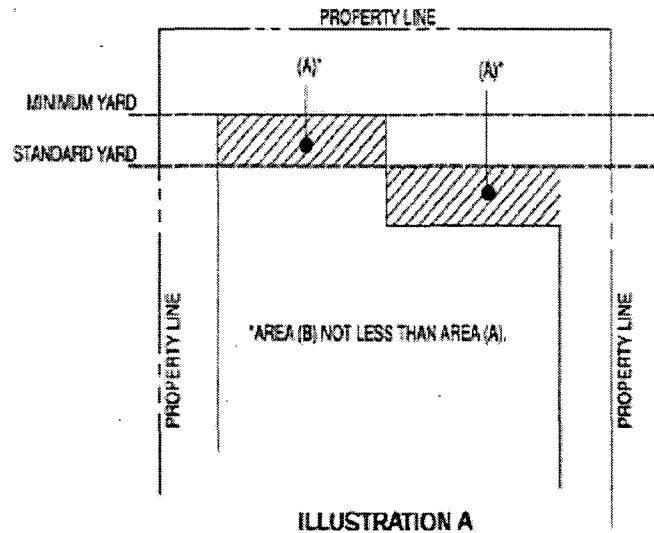
Table 1515-03B
Minimum Yard Requirements

	Standard Yard⁽¹⁾	Minimum Yard⁽²⁾
Front	15	10
Interior Side	4 ⁽³⁾	5 ⁽³⁾
Street Side	10 ⁽⁴⁾	5
Rear	4, if alley ⁽³⁾	0 ⁽³⁾

	Standard Yard⁽¹⁾	Minimum Yard⁽²⁾
	15, if no alley ⁽³⁾	10 ⁽³⁾

Footnotes for Table 1515-03B

- ¹ Standard Yard. The standard yard shall be required for all projects, except as provided in footnote 2.
- ² Minimum Yard. The minimum front, street side and rear yard may be used if a vertical offset in the facade is provided; this option is permitted if for all standard yard encroachments, an equal yard area is provided behind the standard yard as shown in Illustration A.
- ³ For every 10-foot increment and portion thereof of building height above 20 feet in height, the standard and minimum rear or interior side yard shall be increased 3 feet.
- ⁴ On corner lots, the minimum front and street side yards may not be used within the triangular area established by (1) the street property lines and a line connecting points on the property lines, which points are 25 feet from the street intersection corner of the lot; or (2) the street side yard property line, rear property line and a line connecting points on these lines, which points are 10 feet from the rear corner of the lot (See Illustration B).



- (2) Exception. Two adjoining lots which have a common side lot line, and which are developed concurrently may be developed with zero side yards on the common side lot line provided that each opposite side yards on the common side lot line provided that each opposite interior standard side yard shall be 8 feet and the minimum side yard shall not be less than 4 feet. These requirements shall be increased 3 feet for every 10 foot increment above 20 feet in height.

(3) ~~Other applicable yard regulations are contained in Land Development Code Section 131.0140.~~

(c) ~~Maximum Lot Coverage~~

~~There shall be no lot coverage limits for lots or parcels developed at not more than one dwelling unit per 3000 square feet. For lots or parcels developed at a density greater than one dwelling unit per 3000 square feet, there shall be a maximum coverage requirement of 50 percent for interior parcels, and 60 percent for corner parcels.~~

(d) ~~Density~~

(1) ~~No lot or parcel shall be developed or occupied by more than one dwelling unit for each 3000 square feet of lot area; except that in cases where the project contains a minimum of 50,000 square feet of lot area, the allowable density shall be one dwelling unit for each 1500 square feet of lot area as described below.~~

(2) ~~Higher density residential development shall be allowed in cases where the project contains a land area of a minimum of 50,000 square feet, or if the project land area is the depth of the Mount Hope Planned District, measured perpendicular to Market Street and bounded on three sides by streets, subject to the following conditions:~~

(A) ~~Density. One dwelling unit per 1500 square feet of land area.~~

(B) ~~Yard fronting Market Street. 25 feet.~~

(C) ~~Fences. Fence or wall not less than 6 feet in height shall be required along all portions of the perimeter of the premises that abut residentially zoned property. The fence may be either a solid fence or an open fence as defined in Land Development Code Section 113.0103.~~

(D) ~~Curb Cuts. There shall be no direct vehicular access to or from Market Street.~~

(e) ~~Floor Area Ratios~~

~~The maximum floor area ratio shall be 0.75 for projects developed at a density of not more than one dwelling unit per 3,000 square feet of lot area. For projects developed at a higher density, the floor area ratio shall be 1.20.~~

(f) ~~Maximum Building Height~~

(1) ~~The maximum building height shall be 30 feet where there is a flat roof, or 40 feet in height where the roof is sloped toward the interior and/or street side yards and no plane of the sloped roof shall have a slope exceeding 45 degrees from horizontal.~~

(2) ~~Dormers that are set into roof planes sloping toward interior or street side yards and that, in whole or in part, exceed 30 feet in height shall have an aggregate width not exceeding 20 percent of the length of the roof plane in which located, measured at the eaves. Dormers that do not exceed 30 feet in height or that are located in roof planes sloped toward the front or rear yards are not restricted in width.~~

- (3) ~~Nothing herein shall be construed to require any particular roof or wall treatment of those portions of a structure other than those with roofs sloping toward the interior and/or street side yards.~~

§1515.0305 Subdistrict II Regulations

(a) ~~Purpose and Intent~~

~~Subdistrict II applies to the commercial areas of the Mount Hope Planned District. The intent of these regulations is to allow for mixed use development on Market Street. The purpose of these regulations is to allow for commercial revitalization under existing parcelization and to encourage new housing and commercial development on aggregated parcels.~~

(b) ~~Boundaries~~

~~Subdistrict II encompasses a strip on both sides of Market Street between 41st and I 805 except for the block between Morrison and 42nd Street on the south, all as shown on Map Drawing No. C-684.~~

§1515.0306 Subdistrict II Permitted Uses

~~No building, structure, 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 following purposes:~~

(a) ~~Banks, including branch banks, and other similar financial institutions~~

(b) ~~Business and professional office uses: Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, dentists, engineers, insurance agencies, medical and dental clinics~~

~~(no overnight patients), photographers, real estate brokers, securities
brokers, surveyors and graphic artists~~

- ~~(c) Private clubs, lodges and fraternal organizations~~
- ~~(d) Restaurants and bars with incidental entertainment and dancing~~
- ~~(e) Theaters (indoor only)~~
- ~~(f) Trade and business schools~~
- ~~(g) Churches and wedding chapels~~
- ~~(h) Labor unions (no hiring halls) and trade associations~~
- ~~(i) Medical, dental, biological and X-ray laboratories~~
- ~~(j) Public utility electric substations, gas regulators and communications
equipment buildings~~
- ~~(k) Retailing of consumer convenience goods and dispensing of consumer
services from the following establishments:~~
 - ~~(1) Antique shops~~
 - ~~(2) Apparel shops~~
 - ~~(3) Art stores and art galleries~~
 - ~~(4) Bakeries~~
 - ~~(5) Barber shops~~
 - ~~(6) Beauty shops~~
 - ~~(7) Bicycle shops~~
 - ~~(8) Book stores~~
 - ~~(9) Business machines~~
 - ~~(10) Cocktail lounges~~

- (11) Confectioneries
- (12) ~~Curtain, drapery, and upholstery shops~~
- (13) Drug stores
- (14) ~~Dry cleaning and laundry agencies and self-service dry cleaning~~
and laundry establishments
- (15) Dry goods
- (16) Florists
- (17) Food stores
- (18) Furniture stores
- (19) ~~Gyms, when equipped for physical fitness activities and athletic~~
training programs
- (20) ~~Hardware stores excluding the sale of used building materials, used~~
appliances and used plumbing supplies
- (21) Hobby shops
- (22) Interior decorators
- (23) Jewelry stores
- (24) Leather goods and luggage shops
- (25) Locksmith shops
- (26) Medical appliance sales
- (27) ~~Music stores, with no outside speakers~~
- (28) Nurseries—plant
- (29) ~~Office furniture and equipment~~
- (30) Pet Shops

- (31) ~~Paint and wallpaper stores~~
 - (32) ~~Photographic studios and retail outlets~~
 - (33) ~~Radio, television and home appliance repair shops, no outside displays~~
 - (34) ~~Pharmacies~~
 - (35) ~~Post Offices~~
 - (36) ~~Restaurants~~
 - (37) ~~Rug and carpet stores~~
 - (38) ~~Shoe stores~~
 - (39) ~~Shoe repair shops~~
 - (40) ~~Sporting goods stores~~
 - (41) ~~Stationers~~
 - (42) ~~Studios for teaching of art, dancing and music~~
 - (43) ~~Variety stores~~
- (l) ~~Any other use, which the Planning Commission may find, in accordance with Process Four, to be similar in character to the uses enumerated in this paragraph and consistent with the purpose and intent of this Subdistrict. The resolution embodying such findings shall be filed in the office of the City Clerk.~~
- (m) ~~Special Regulations~~
- (1) ~~Residential uses as permitted in Section 1515.0303 (Permitted Uses for Subdistrict I) shall be allowed if the project contains a land area of not less than 50,000 square feet or if the project land~~

area is the depth of the Mount Hope Planned District and bounded on three sides by streets. Depth shall be measured perpendicular to Market Street. The area of the project may contain land lying within more than one subdistrict. In order to achieve this, adjacent properties located in either Subdistrict I or III, may be included in the project. Projects shall be restricted to the special regulations, sign regulations and property development regulations of Subdistrict I.

- (2) All uses except off street parking, outdoor dining facilities, signs and the storage and display of those items listed in Section 1515.0405(b)(1) and (2) (Outdoor Display Subdistrict II) shall be operated entirely within enclosed buildings.
- (3) Artificial lighting used to illuminate the premises shall be directed away from adjacent properties.

§1515.0307 Subdistrict II Property Development Regulations

- (a) No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, nor shall any premises be used unless the lot or premises and buildings shall comply with the following regulations and standards:
 - (1) Minimum Lot Dimensions
 - (A) Area—5,000 square feet
 - (B) Street frontage—50 feet
 - (C) Width—50 feet

- (D) ~~Depth—100 feet~~
- (E) ~~Exception. Any lot which qualifies under the definition of a lot as set forth in this Code and which does not comply in all respects with the minimum lot dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.~~

(2) ~~Minimum Yards~~

- (A) ~~Front—10 feet~~
- (B) ~~Side~~
 - (i) ~~Interior. Zero except that a 4 foot side yard shall be provided if any portion of the side lot line abuts residentially zoned property. For every 10 foot increment and portion thereof of building height above 20 feet in height, the interior side yard shall be increased 3 feet.~~
 - (ii) ~~Street—10 feet~~
- (C) ~~Rear. Zero except that a 15 foot rear yard shall be provided if any portion of the rear lot line abuts residentially zoned property. For every 10 foot increment and portion thereof of building height above 20 feet in height, the interior side yard shall be increased 3 feet.~~

(3) ~~Maximum Floor Area Ratio~~

The maximum floor area ratio shall be 1.0. However, the floor area ratio may be increased to 2.0, if the project contains a land area of a minimum of 50,000 square feet or if the project land area is 200 feet in depth and bounded on three sides by streets.

§1515.0308 Subdistrict III Regulations

(a) Purpose and Intent

Subdistrict III applies to the commercial and manufacturing area of the Mount Hope Planned District. The purpose of these regulations is to allow for the manufacturing of goods which are sold on premises. It is the intent of these regulations that the manufacturing of these goods is secondary to the commercial establishment and that the uses coexist with neighboring residential areas and enhance the visual quality of the area.

(b) Boundaries

Subdistrict III encompasses the area south of Market, east of Morrison Street and west of 42nd Street, as shown on Map Drawing No. C-684.

§1515.0309 Subdistrict III Permitted Uses

(a) No building, structure, 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 following purposes:

(1) Any use allowed in Subdistrict 1, Section 1515.0303, if the project contains a land area of not less than 50,000 square feet, and is developed under the regulations and restrictions of Subdistrict I

- (2) ~~Any use allowed in Subdistrict II, Section 1515.0306, as long as the project is developed under the regulations and restrictions of Subdistrict II~~
- (3) ~~Apparel items, including belts, bags, dress and work gloves, textile products, hats, robes and dressing gowns, and other miscellaneous accessories~~
- (4) ~~Audio products, communication equipment and radio and television receiving sets~~
- (5) ~~Awnings—metal, wood or canvas~~
- (6) ~~Cutlery, hand tools and general hardware~~
- (7) ~~Electric lighting and wiring equipment, electric components and computing equipment~~
- (8) ~~Foodstuffs limited to bakery products, beverages, confectionery and roasted coffee and coffee products~~
- (9) ~~Glass containers, glassware, pressed and blown~~
- (10) ~~Household items limited to brooms and brushes, furniture and fixtures and lampshades~~
- (11) ~~Jewelry, silverware and plated ware, and costume jewelry, novelties, buttons, and miscellaneous notions~~
- (12) ~~Luggage~~
- (13) ~~Mortician's goods~~
- (14) ~~Musical instruments and parts~~
- (15) ~~Office machines~~

- (16) Paper products
 - (17) ~~Pens, pencils and other office and artists' materials~~
 - (18) ~~Perfumes, cosmetics and other toilet preparations~~
 - (19) ~~Pottery and related products~~
 - (20) ~~Professional, scientific and controlling instruments~~
 - (21) ~~Photographic and optical goods, watches and clocks~~
 - (22) ~~Toys, amusements, sporting and athletic goods~~
 - (23) ~~Umbrellas, parasols and canes~~
 - (24) ~~Wooden Containers~~
- (b) ~~Special Regulations~~
- (1) ~~All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls or fences. Walls or fences shall be solid and not less than 6 feet in height and, provided further, that no merchandise, material or equipment or vehicles shall be stored to a height greater than any adjacent wall or fence.~~
 - (2) ~~That certain 100-foot deep area adjacent to and south of this Subdistrict III and between Morrison and 42nd Streets may be developed under the development regulations of this Subdistrict III, so long as such development is in conjunction with and a part~~

of the existing development or any new, rehabilitated or otherwise reconfigured development occurring within Subdistrict III.

§1515.0310 Subdistrict III Property Development Regulations

(a) ~~No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used unless the lot or premises and buildings comply with the following regulations and standards:~~

(1) ~~Minimum Lot Dimensions~~

(A) ~~Area—22,000 square feet~~

(B) ~~Street frontage—100 feet~~

(C) ~~Width—100 feet~~

(D) ~~Depth—150 feet~~

(E) ~~Exception. Any lot which qualifies under the definition of a lot as set forth in the Land Development Code and which does not comply in all respects with the minimum lot dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to Subdistrict III.~~

(2) ~~Minimum Yards~~

(A) ~~Front—25 feet~~

(B) ~~Side~~

(i) ~~Interior—15 feet~~

(ii) Interior abutting residentially zoned property — 30 feet

(iii) Street — 25 feet.

(C) Rear — 25 feet.

(3) Maximum Floor Area Ratio

The maximum floor area ratio shall be 2.0.

Division 4: ~~General and Supplemental Regulations~~

§1515.0401 ~~Walls and Fences~~

(a) Subdistrict I

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

(b) Subdistrict II and III

~~Prior to the use or occupancy of any premises, a wall or solid fence as defined in Land Development Code Section 113.0103, not less than 6 feet in height shall be constructed along all portions of the perimeter of the premises that abut residentially zoned property.~~

§1515.0402 ~~Landscaping Regulations~~

~~Where not otherwise specified, landscaping shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations). Where there is a conflict between the Land Development Code and the Mount Hope Planned District Ordinance, the Planned District Ordinance applies.~~

(a) Subdistrict I

- (1) ~~Prior to the use or occupancy of any lot or premises, the entire required front and street side yards shall be suitably landscaped, except for those areas occupied by driveways and walkways. In no case shall the required landscaped area be less than 40 percent of the total area included in the required front and street side yards.~~
- (2) ~~A minimum of 10 percent of the total gross area of all parking lots or areas, not including parking structures or underground parking facilities, shall be landscaped.~~

(b) Subdistrict II

- (1) ~~Prior to the use or occupancy of any premises of 25 feet in width or less, a minimum of 2 percent of the premises, which shall be visible from an immediate abutting public street right of way, shall be suitably landscaped with shrubs, trees, and ornamental ground cover. The minimum landscaping requirement shall increase one half of one percent for each 25 feet of parcel width but need not exceed a maximum of 5 percent.~~
- (2) ~~However, if a project contains a land area of a minimum of 50,000 square feet or if the project land area is 200 feet in depth and bounded on three sides by streets, a strip of land within the premises which abuts public street rights of way shall be suitably landscaped with shrubs, trees and ornamental ground cover. This strip shall have a minimum depth of 5 feet and an area equal in square feet to 10 times the length of the property line abutting~~

public street rights-of-way. Any portion of this landscaped strip which exceeds 25 feet in depth shall not be included in calculating the required area.

- (3) Prior to the issuance of any building permits, a complete set of landscaping and irrigation plans shall be submitted to the City Manager for approval.
- (4) A minimum of 10 percent of the total gross area of all parking lots or areas, not including parking structures or underground parking facilities, shall be landscaped.

(e) Subdistrict III

- (1) Prior to the use of occupancy of any lot or premises, a minimum of 10 percent of the entire area of the lot or premises shall be suitably landscaped, including a planting strip along those portions of the perimeter of the lot or premises adjoining streets, highways and public places except where driveways and sidewalks are located. The planting strip shall have a depth of not less than 10 feet.
- (2) A minimum of 10 percent of the total gross area of all parking lots or areas, not including parking structures or underground parking facilities, shall be landscaped.

§1515.0403 Off-Street Parking and Driveway Regulations

(a) Subdistrict I

- (1) Every premises used for one or more of the permitted uses listed in Section 1515.0303 shall be provided with a minimum of

~~permanently maintained, off-street parking spaces in a parking area or private garage on the same premises in conformance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).~~

- (2) ~~Driveway width and spacing shall be in conformance with Land Development Code Section 142.0560.~~

(b) ~~Subdistrict II~~

- (1) ~~Every premises used for one or more of the permitted uses listed in Section 1515.0306 shall be provided with off-street parking spaces on the same lot or premises, in conformance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).~~

- (2) ~~Driveway width and spacing shall be in conformance with Land Development Code Section 142.0560.~~

(c) ~~Subdistrict III~~

- (1) ~~Forty percent of the total area of the lot or premises shall be reserved for use as automobile parking areas, driveways, and off-street loading platforms and docks.~~
- (2) ~~There shall be no direct vehicular access to or from Market Street.~~
- (3) ~~Parking shall be in conformance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).~~

§1515.0404 Mechanical and Utility Equipment Screening Regulations

(a) ~~Subdistrict I and II~~

~~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 or visual screening with construction and appearance similar to the main building.~~

(b) ~~Subdistrict III~~

~~No mechanical equipment, tank, duct, elevator, enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed structure whose top and sides may include grillwork, louvers and latticework.~~

§1515.0405 Outdoor Display and Storage Regulations

(a) ~~Subdistrict II~~

(1) ~~The following listed merchandise sold or rented on the premises may be displayed outdoors without screening walls or fences except along common property lines of abutting residentially-zoned lots:~~

- (A) ~~Flowers and plants~~
- (B) ~~Food products~~
- (C) ~~Handcrafted products and goods~~
- (D) ~~Artwork and pottery~~

- ~~(E) Any other merchandise which the City Manager may find to be similar in character, type or nature to the merchandise listed above. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.~~
- (2) ~~All other merchandise sold on the premises may be displayed outdoors during hours of operation provided that the display area is completely enclosed by walls, fences, buildings or landscape screening or a combination thereof.~~
- (3) ~~All walls and fences required in Section 1515.0405(b)(2) shall be a minimum of 6 feet in height and shall be constructed and maintained with not less than 50 percent of the surface area impervious to light.~~
- ~~The location, materials and design of required walls and fences shall be subject to approval by the City Manager. Whenever feasible, the approval of the City Manager shall be based upon the similarity of architectural design and appearance of the wall or fence to existing buildings on the premises or to buildings being constructed concurrently on the premises. Such walls or fences shall be maintained in accordance with the provisions set forth in Land Development Code Chapter 14, Article 2, Division 3 (Fence Regulations).~~
- (4) ~~When landscape screening is used to enclose areas used for outdoor display or storage, a landscape screening proposal shall be~~

~~submitted to the City Manager for approval. The landscape screening shall be developed in substantial conformance with Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations). Landscape screening shall be permanently maintained in accordance with the adopted standards referred to in this section.~~

(b) ~~Subdistrict III~~

~~No merchandise, material or equipment shall be stored on the roof of any building.~~

§1515.0406 Sign Regulations

~~Commercial and industrial developments shall be regulated by Land Development Code Chapter 14, Article 2, Division 12 (Sign Regulations).~~

~~The following sign provisions shall apply to residential development:~~

- (a) ~~For each dwelling unit—one nameplate having a maximum area of one square foot shall be permitted.~~
- (b) ~~For parking lots—one single or double faced freestanding directional sign located at each driveway shall be permitted. This directional sign shall not exceed 2 square feet in total face area and 4 feet in height measured vertically from the base at ground level to the apex of the sign.~~
- (c) ~~For all premises—one single or double faced freestanding sign with a maximum area of 8 square feet offering the premises for sale, rent or lease shall be permitted. This sign shall not exceed a height of 4 feet measured~~

~~vertically from the base at ground level to the apex of the sign. Such signs may be located anywhere on the premises.~~

- ~~(d) Signs permitted herein may be lighted; however, none shall contain visibly moving parts nor be illuminated by flashing lights.~~
- ~~(e) One single or double-faced freestanding sign may be installed facing or adjacent to each street abutting the property, provided that no such sign shall exceed a height of 8 feet measured vertically from the base at ground level to the apex of the sign.~~
- ~~(f) The combined total face area of all wall and freestanding signs on the premises, excluding signs designating the premises for sale, rent or lease, shall not exceed 20 square feet.~~
- ~~(g) For apartment houses, boarding and lodging houses, churches, temples and buildings of a permanent nature used primarily for religious purposes, wall signs as defined in Land Development Code Section 113.0103 designating the principal uses of the premises shall be permitted, provided that no such sign shall project above the parapet or eaves of the building to which it is affixed or exceed a height of 12 feet, whichever is lower.~~

§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 San Ysidro Community Planning Area,” designated on that certain Map Drawing Nos. ~~C-732-A through C-732-Q, and B-4272~~ C-801.2 and 836.1, described in the appended boundary description filed in the office of the City Clerk. ~~(See Appendix B, Illustration 1.)~~ This Article shall

only apply where Chapter 15, Article 18 “San Ysidro Planned District” references
the Southeastern San Diego Planned District Ordinance.

IBL:mcm

11/2/15

Or.Dept: Planning

Doc. No.: 1150280_3

Passed by the Council of The City of San Diego on DEC 07 2015, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherr Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage DEC 15 2015

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By [Signature], Deputy

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

NOV 16 2015

, and on

DEC 15 2015

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By [Signature], Deputy

Office of the City Clerk, San Diego, California

Ordinance Number O- 20581