

ORDINANCE NUMBER O- 20772 (NEW SERIES)

DATE OF FINAL PASSAGE DEC 16 2016

AN ORDINANCE AMENDING CHAPTER 15, ARTICLE 18, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY REPEALING SECTIONS 1518.0101, 1518.0102, AND 1518.0103; BY AMENDING CHAPTER 15, ARTICLE 18, DIVISION 2 BY REPEALING SECTIONS 1518.0201, 1518.0202, AND 1518.0203; BY AMENDING CHAPTER 15, ARTICLE 18, DIVISION 3 BY REPEALING SECTIONS 1518.0301 AND 1518.0302; BY AMENDING CHAPTER 15, ARTICLE 18, DIVISION 4 BY REPEALING SECTIONS 1518.0401 AND 1518.0402; BY AMENDING CHAPTER 15, ARTICLE 18 BY REPEALING APPENDICES A, B, AND C; BY AMENDING CHAPTER 15, ARTICLE 19, DIVISION 1 BY REPEALING SECTIONS 1519.0101, 1519.0102, 1519.0103, AND 1519.0104; BY AMENDING CHAPTER 15, ARTICLE 19, DIVISION 2 BY REPEALING SECTIONS 1519.0201, 1519.0202, 1519.0203, 1519.0204, AND 1519.0205; BY AMENDING CHAPTER 15, ARTICLE 19, DIVISION 3 BY REPEALING SECTIONS 1519.0301, 1519.0302, 1519.0303, 1519.0304, AND 1519.0305; BY AMENDING CHAPTER 15, ARTICLE 19, DIVISION 4 BY REPEALING SECTIONS 1519.0401, 1519.0402, 1519.0403, 1519.0404, 1519.0405, 1519.0406, AND 1519.0407; BY AMENDING CHAPTER 15, ARTICLE 19 BY REPEALING APPENDICES A, B, C.1, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, AND U, ALL RELATING TO THE SOUTHEASTERN SAN DIEGO AND SAN YSIDRO PLANNED DISTRICT ORDINANCES.

WHEREAS, Resolution No. R-310804, which was considered along with this Ordinance, proposes to adopt a comprehensive update to the San Ysidro Community Plan and Local Coastal Program Land Use Plan (San Ysidro Community Plan); and

WHEREAS, Ordinance No. O-20774, which was considered along with this Ordinance, proposes to rezone the land within the San Ysidro Community Plan area to use citywide zones as set forth in San Diego Municipal Code Chapter 13, Division 1, as shown on Zone Map Drawing No. C-963, on file in the Office of the City Clerk as Document No. OO- 20774 (San Ysidro Rezone); and

WHEREAS, the Southeastern Planned District Ordinance only applies within the San Ysidro Community Planning Area, and it, as well as the San Ysidro Planned District Ordinance, are no longer necessary with the adoption of the San Ysidro Rezone and San Ysidro Community Plan; and

WHEREAS, on OCT 06 2016, the Planning Commission of the City of San Diego voted 7 to 0 to recommend City Council approval of this Ordinance; and

WHEREAS, the matter was set for public hearing on NOV 15 2016, testimony having been heard, evidence having been submitted and the City Council having fully considered the matter and been fully advised concerning the same; NOW, THEREFORE,

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

Section 1. That Chapter 15, Article 18, Division 1 of the San Diego Municipal Code is amended by repealing sections 1518.0101, 1518.0102, and 1518.0103.

Section 2. That Chapter 15, Article 18, Division 2 of the San Diego Municipal Code is amended by repealing sections 1518.0201, 1518.0202, and 1518.0203.

Section 3. That Chapter 15, Article 18, Division 3 of the San Diego Municipal Code is amended by repealing sections 1518.0301 and 1518.0302.

Section 4. That Chapter 15, Article 18, Division 4 of the San Diego Municipal Code is amended by repealing sections 1518.0401 and 1518.0402.

Section 5. That Chapter 15, Article 18 of the San Diego Municipal Code is amended by repealing Appendices A, B, and C.

Section 6. That Chapter 15, Article 19, Division 1 of the San Diego Municipal Code is amended by repealing sections 1519.0101, 1519.0102, 1519.0103, and 1519.0104.

Section 7. That Chapter 15, Article 19, Division 2 of the San Diego Municipal Code is amended by repealing sections 1519.0201, 1519.0202, 1519.0203, 1519.0204, and 1519.0205.

Section 8. That Chapter 15, Article 19, Division 3 of the San Diego Municipal Code is amended by repealing sections 1519.0301, 1519.0302, 1519.0303, 1519.0304, and 1519.0305.

Section 9. That Chapter 15, Article 19, Division 4 of the San Diego Municipal Code is amended by repealing sections 1519.0401, 1519.0402, 1519.0403, 1519.0404, 1519.0405, 1519.0406, and 1519.0407.

Section 10. That Chapter 15, Article 19 of the San Diego Municipal Code is amended by repealing Appendices A, B, C.1, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, and U.

Section 11. 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 a day prior to its passage.

Section 12. 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 Brown Field and Imperial Beach Naval Outlying Land Field Airports (collectively, Airports), this Ordinance shall take effect and be in force as of the date of the finding of consistency by SDCRAA, provided that and not until at least 30 days have passed from the final date of passage, or the date that R- 310804 adopting the San Ysidro Community Plan becomes effective, whichever date occurs later, and 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.

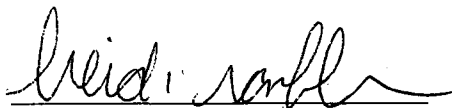
That if the SDCRAA determines that this Ordinance is conditionally consistent with the ALUCPs for the Airports, but that consistency is subject to proposed modifications, the City Council may amend this Ordinance to accept the proposed modifications, and this Ordinance as amended shall take effect and be in force on the thirtieth day from and after its final passage, or the date that R- 310804 adopting the San Ysidro Community Plan becomes effective, whichever date occurs later, and 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 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 13. That upon this Ordinance becoming effective, no building permits for development inconsistent with the provisions of this Ordinance shall be issued unless application therefore was made prior to the date of adoption of this Ordinance.

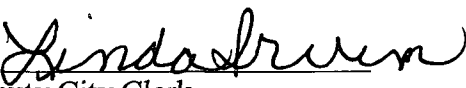
APPROVED: JAN I. GOLDSMITH, City Attorney

By   
Heidi K. Vonblum  
Deputy City Attorney

HKV:nja  
08/02/16  
Or. Dept: Planning  
Doc No. 1327050

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of DEC 06 2016.

ELIZABETH MALAND  
City Clerk

By   
Deputy City Clerk

Approved: 12/14/16  
(date)

  
KEVIN L. FAULCONER, Mayor

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

\_\_\_\_\_  
KEVIN L. FAULCONER, Mayor

(NOTE: The date of final passage is December 16, 2016, which represents the day this ordinance was returned to the Office of the City Clerk with the Mayor's signature of approval.)

**STRIKEOUT ORDINANCE**

**OLD LANGUAGE: ~~Struck Out~~**

**NEW LANGUAGE: Double Underline**

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

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**~~§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.~~

**§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~~
  - (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.~~

**§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.~~

**§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.~~

Article 18: San Ysidro Planned District

Appendix A: Permitted Uses

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

Table with columns: COMMERCIAL CATEGORIES (1, 2, 3), INDUSTRIAL ZONES (I-1), and EXPLANATION OF "L" LIMITATIONS. Rows include Residential uses like Single Family Dwellings, Child Day Care Center, and Schools.

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

Table listing Commercial Establishments such as Advertising, Secretarial & Telephone, Answering Services, and Automobile & Truck Sales, Rental Agencies with their permitted status (P, L, SP) and a note 'CT-2-3 only'.

|  | COMMERCIAL CATEGORIES |    |    | INDUSTRIAL ZONES | EXPLANATION OF "L" LIMITATIONS    |
|--|-----------------------|----|----|------------------|-----------------------------------|
|  | 1                     | 2  | 3  | I-1              |                                   |
| 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                |                                   |
| Employment Agencies  | -                     | P  | -  | P                |                                   |
| Equipment and Tool Rental Establishments (No Man-riden 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                |                                   |



|   | COMMERCIAL CATEGORIES |    |    | INDUSTRIAL ZONES | EXPLANATION OF "L" LIMITATIONS       |
|---|-----------------------|----|----|------------------|--------------------------------------|
|   | 1                     | 2  | 3  | I-1              |                                      |
| 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,<br>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<br>Film Processing Stores  | -                     | P  | -  | -                |                                      |
| 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.<br>Maximum Floor Area)   | -                     | P  | P  | P                |                                      |
| Recreational Facilities; Including Bowling Lanes,<br>Miniature Golf Courses, Skating Rinks,<br>Gymnasiums, and Health Centers | -                     | SP | SP | SP               |                                      |
| Restaurants, Drive thru and Drive in Only   | -                     | L  | -  | -                | CSF or CT zones                      |
| Restaurants and Bars with Incidental<br>Entertainment and Dancing   | -                     | SP | SP | -                |                                      |
| Restaurants (Excluding Sale of Intoxicating<br>Beverages, Drive in & Drive thru, and<br>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                |                                      |

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

**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<br>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<br>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<br>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  |

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

|   | COMMERCIAL CATEGORIES |   |   | INDUSTRIAL ZONES | EXPLANATION OF "L" LIMITATIONS |
|---|-----------------------|---|---|------------------|--------------------------------|
|   | 1                     | 2 | 3 | I-1              |                                |
| Office and Home Furniture and Furnishings   | -                     | - | - | P                |                                |
| <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**

<sup>1</sup>No overnight residents permitted.

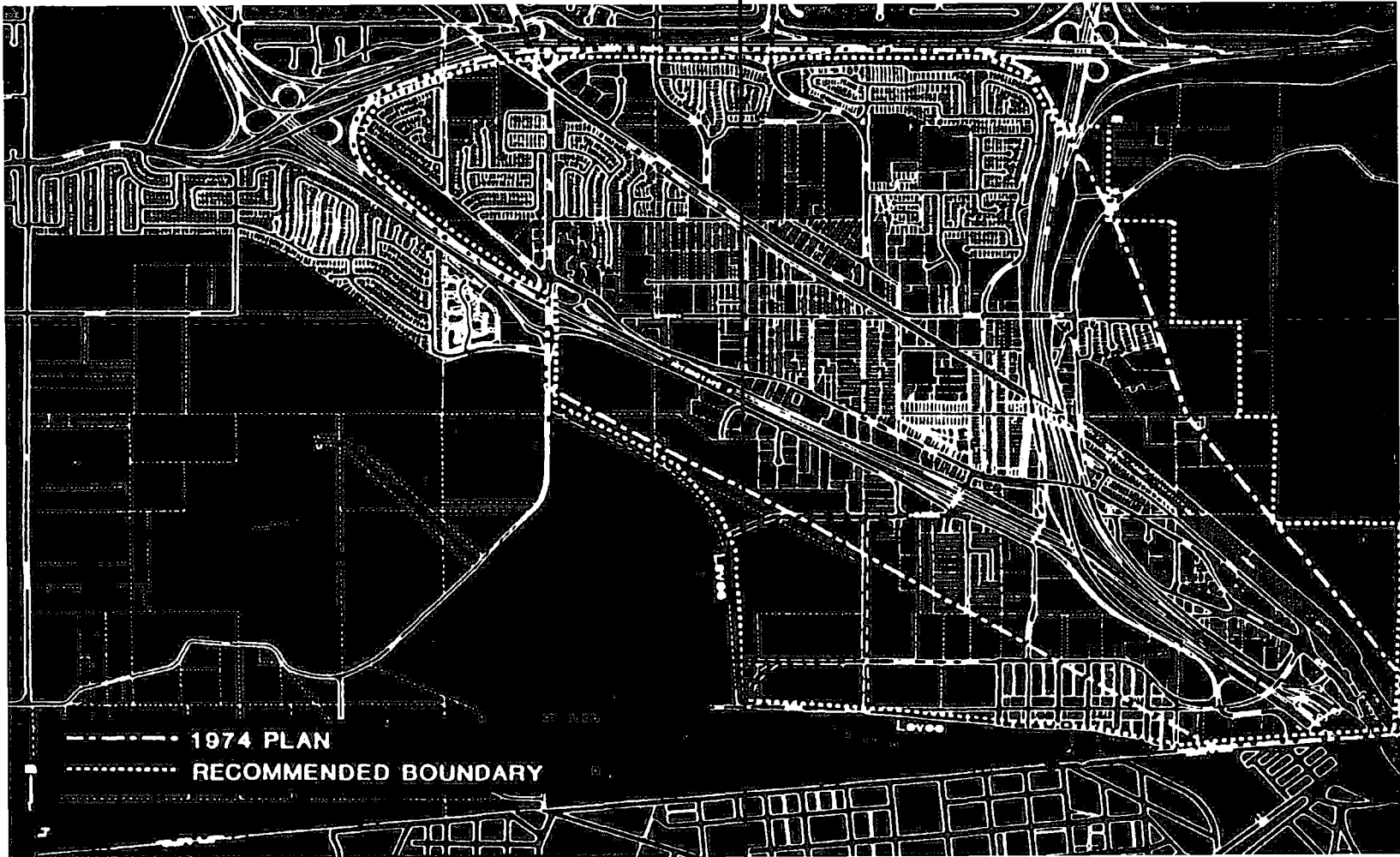
<sup>2</sup>Open storage areas completely enclosed by walls or buildings, or a combination thereof, not less than 6 feet in height, and provided also there shall be no outdoor storage or merchandise, materials, equipment, or other goods, to a height greater than that of any enclosing wall or building.

<sup>3</sup>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.

<sup>4</sup>Ten employees, maximum.

<sup>5</sup>Single room occupancy hotels are not a permitted use.

<sup>6</sup>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.



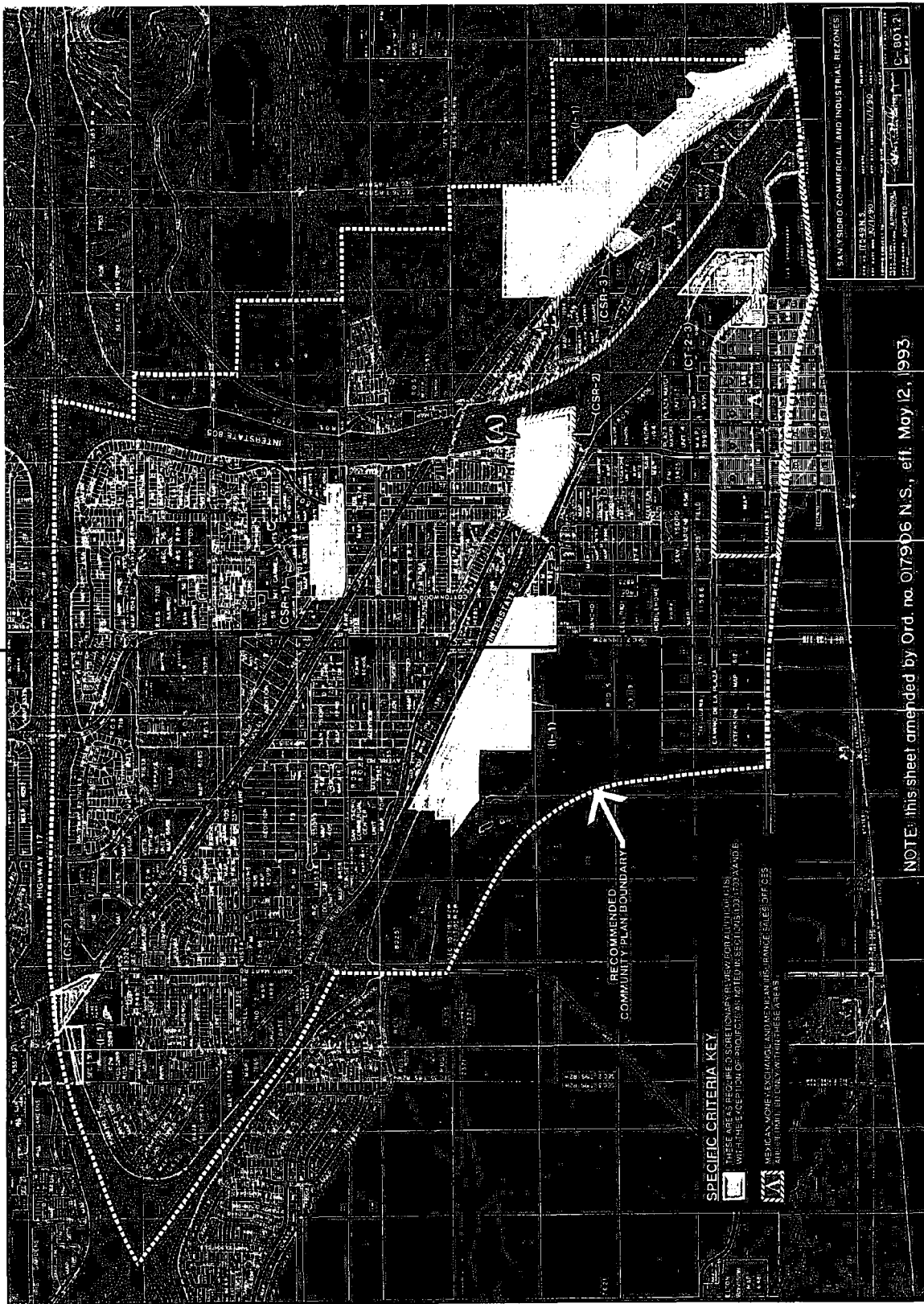
 **SAN YSIDRO**  
Community Plan  
PLANNING DEPARTMENT  
CITY OF SAN DIEGO, CALIFORNIA

**San Diego Community Plan Boundaries**

**APPENDIX B**  
ILLUSTRATION 1

Appendix B: San Ysidro Planned District

### Appendix C: San Ysidro Planned District









**§1519.0101 Purpose and Intent**

~~It is the purpose of these regulations to provide reasonable development criteria for the construction or alteration of quality residential, commercial and industrial development throughout the Southeastern San Diego community. The intent is to implement the Southeastern San Diego Community Plan through the use of the applied urban design standards contained in this Southeastern San Diego Planned District Ordinance.~~

**§1519.0102 Boundaries of the Southeastern San Diego Planned District**

~~The regulations in Chapter 15, Article 19 shall apply to that area commonly known as the “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.~~

**§1519.0103 Applicable Regulations**

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

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

~~Chapter 12 (Land Development Reviews);~~

~~Chapter 13 (Zones);~~

~~Chapter 14, Article 1 (Separately Regulated Use Regulations);~~

~~Chapter 14, Article 2, Division 1 (Grading Regulations);~~

~~Chapter 14, Article 2, Division 2 (Drainage Regulations);~~

~~Chapter 14, Article 2, Division 3 (Fence Regulations);~~

~~Chapter 14, Article 2, Division 4 (Landscape Regulations);~~

~~Chapter 14, Article 2, Division 5 (Parking Regulations);~~

~~Chapter 14, Article 2, Division 6 (Public Facility Regulations);~~

~~Chapter 14, Article 2, Division 8 (Refuse and Recyclable Materials Storage Regulations);~~

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

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

~~Chapter 14, Article 3 (Supplemental Development Regulations);~~

~~Chapter 14, Article 4 (Subdivision Regulations);~~

~~Chapter 14, Article 5 (Building Regulations);~~

~~Chapter 14, Article 6 (Electrical Regulations); and~~

~~Chapter 14, Article 7 (Plumbing and Mechanical Regulations)~~

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

**§1519.0104 Southeastern San Diego Community Plan Implementation Overlay Zone**

~~The Southeastern San Diego Community Plan includes a Community Plan Implementation Overlay Zone (CPIOZ). The location of the affected parcels can be found in Section 132.1402 of the Land Development Code.~~

**§1519.0201 Permit Application**

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

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

- (b) ~~All minor additions, minor structural changes and curb cuts shall not require a Southeastern Development Permit. Minor additions shall be any construction project consisting of less than 25 percent of the gross square foot floor area of the existing structure and attached to the existing structure. Minor additions may not include the addition of a residential dwelling unit or any change which may allow an increase in density. All minor additions, structural changes, curb cuts, garage conversions and any other changes, shall conform to the development criteria of the underlying zone and may be approved or denied by the City Manager, in accordance with Process One. Application for zone variance shall be consistent with Land Development Code Chapter 12, Article 6, Division 8 (Variance Procedures), or shall be processed consecutively with any required discretionary action. Minor additions and structural changes in the Sherman Heights and Grant Hill Park Historic Districts may require a Southeastern San Diego Historic Permit. See Section 1519.0203.~~
- (c) ~~An application for a variance, subdivision, and change of street name shall be acted upon in accordance with the applicable provisions of Land Development Code Chapter 12, Article 5 (Subdivision Procedures) and Chapter 12, Article 6 (Development Permits).~~

- (d) ~~Any change in use shall require landscaping, fencing, signage, outdoor storage enclosures, on-site parking where possible and a toxics disclosure statement where applicable, to be provided as required by the Southeastern San Diego Planned District Ordinance.~~
- (e) ~~Land Development Code Chapter 12, Article 7, Division 1 (General Review Procedures for Previously Conforming Premises and Uses) shall apply except that expansion or enlargement of previously conforming uses shall not be permitted.~~

**§1519.0202 Southeastern San Diego Development Permit**

- (a) ~~A Southeastern San Diego Development Permit shall be required for:~~
  - (1) ~~Multi-family residential projects of four or more units.~~
  - (2) ~~Projects sited on or adjacent to environmentally sensitive areas, including hillsides, creek/drainage areas, and other areas within the Community's Open Space System.~~
  - (3) ~~Commercial and industrial development.~~
  - (4) ~~Move-on buildings to assure that they are properly integrated into the neighborhood.~~
  - (5) ~~Uses requiring a Conditional Use Permit.~~
- (b) ~~An application for a Southeastern San Diego Development Permit, including fees or deposits, shall be processed in the same manner as an application for a Site Development Permit, in accordance with Land Development Code Chapter 11, Article 2 (Required Steps in Processing) and Chapter 12, Article 6, Division 5 (Site Development Permit Procedures).~~
- (c) ~~An application for a Southeastern San Diego Development Permit may be approved, conditionally approved or denied by a Hearing Officer in accordance~~

~~with Process Three. If the Hearing Officer determines that the application is complete and conforms with all City regulations, policies, guidelines, design standards and density, the Hearing Officer may approve or conditionally approve the Southeastern San Diego Development Permit if all of the following facts exist:~~

- ~~(1) The proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council;~~
- ~~(2) The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable;~~
- ~~(3) The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity; and~~
- ~~(4) The proposed use will comply with the relevant regulations of the Municipal Code.~~

- ~~(d) The Hearing Officer's decision on an application for a Southeastern San Diego Development Permit may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0506.~~

**§1519.0203 Southeastern San Diego Historic Permit**

- (a) ~~A Southeastern San Diego Historic Permit is required for the commencement of any work in the erection of any new building or structure, or remodeling, alteration, addition, or demolition of any existing building or structure within the Sherman Heights or Grant Hill Park Historic Districts, any structure which is proposed to be moved into the historic districts, or grading. The Southeastern San Diego Historic District boundaries are designated on Map Drawing Numbers C-737 and C-788 and are shown in Appendix H.~~
- (b) ~~A Southeastern San Diego Historic Permit is not required for interior modifications, repairs or remodeling, nor any exterior repairs or alterations for which a permit is not now required with the exception of fences, porch repairs, painting or stuccoing or other exterior siding, renewal of roof coverings and window replacement.~~
- (c) ~~This section does not supersede, change, amend nor in any way alter the manner, method or requirements of the review procedures for any designated City of San Diego historical site by the Historical Resources Board.~~
- (d) ~~Applications for permits shall be made in accordance with Land Development Code Section 112.0102. Exceptions to application procedure:~~
  - (1) ~~No application fee/deposit is required for fencing, painting, or renewal of roof coverings.~~
  - (2) ~~Any development project which would otherwise require a Southeastern San Diego Development Permit shall follow all regulations of the Southeastern San Diego Planned District Ordinance as a combined Southeastern San Diego Development Permit and Southeastern San Diego~~

~~Historic Permit. Where there is a conflict in the design criteria between the Southeastern San Diego Planned District development criteria and the Design Criteria and Guidelines for the historic districts, the Sherman Heights and Grant Hill Park Historic District Design Criteria and Guidelines, Ordinance No. OO-16893-2 shall apply.~~

- ~~(3) No application fee/deposit is required for the rehabilitation of owner-occupied single family structures.~~
- ~~(e) The City Manager may approve or deny an application for a Southeastern San Diego Historic Permit in accordance with Process One. The permit shall be approved if it complies with the regulations contained within the Southeastern San Diego Planned District Ordinance, and the Sherman Heights and Grant Hill Park Historic District Design Criteria and Guidelines, Ordinance No. OO-16893-2.~~
- ~~(f) The City Manager may request that the Historical Resources Board review special projects that require design review for consistency with existing structures in the Historic District.~~
- ~~(g) An approved Southeastern San Diego Historic Permit expires and is void 36 months after the "Date of Final Action" of the permit if the permit is not utilized in the manner set forth in Land Development Code Section 129.0216 and Section 129.0217.~~
- ~~(h) The expiration date of a valid Southeastern San Diego Historic Permit may be extended in accordance with Land Development Code Section 129.0219. The City Manager shall notify the recognized community planning group with~~

~~responsibility for the area where the project is proposed of any extension of time requests.~~

**§1519.0204 Design Review**

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



- (4) ~~The recognized community planning group with responsibility for the area where the project is proposed shall review discretionary permits in the manner established by Council Policy 600-24 which provides for community review of ongoing projects and plan implementation.~~
- (5) ~~Both the Southeastern San Diego Economic Development Corporation and the recognized community planning group with responsibility for the area where the project is proposed shall prepare an annual report outlining actions on projects requiring a Southeastern Development Permit to the City Manager by no later than July 1 of each year.~~

(b) ~~Neighborhood Focus~~

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

**§1519.0205 Alcoholic Beverage Establishments**

(a) ~~Application~~

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

(b) ~~Alcoholic Beverage Sales for Off-Site Consumption~~

~~Establishments for which a Type 20 Beer and Wine License or a Type 21 General Liquor License has been obtained from, or for which an application has been submitted to, the California Department of Alcohol Beverage Control, for permission to sell alcoholic beverages for off-site consumption are regulated by Section 151.0401 and Land Development Code Section 141.0502.~~

(e) ~~Alcoholic Beverage Sales for On-Site Consumption~~

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

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

**§1519.0301 Residential Regulations**

- (a) ~~The following regulations are applicable to all residential zones. Section 1519.0302 presents the single-family residential zoning regulations for those projects which will be processed with standard ministerial permit action. Section 1519.0303 presents the multiple-family residential zoning regulations.~~
- (b) ~~All manufactured or factory built housing and move-on structures and all institutional structures including churches are subject to the development criteria of the underlying Planned District zone unless otherwise stated in the Southeastern San Diego Planned District Ordinance. All move-on structures must obtain a Southeastern San Diego Development Permit as specified in Section~~

~~1519.0202. For all manufactured and factory built housing, roof, siding and foundation treatments shall conform to the relevant sections of the California Building Code, 2001 Edition, including, but not limited to, Chapters 29 through 32 and roof overhang, roofing material and siding material shall be similar to types used for existing adjacent residential structures. Foundations and footings must be finished in a manner consistent with the structure for all housing types.~~

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

~~(a) Purpose and Intent~~

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

~~(b) Permitted Uses~~

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

~~(c) Development Regulations~~

~~(1) Density Regulations~~

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

(2) Minimum Lot Dimension

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

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

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

(B) Exception. Any lot or parcel which does not comply with all the minimum lot dimensions set forth herein may nevertheless be used as a single building site provided the lot or parcel qualified under the definition of lot as set forth in Land Development Code Section 113.0103.

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

(3) Minimum Yard Dimensions

(A) The minimum yard dimensions shown on Table 1519-03B shall apply in the single family (SF) zones.

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

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

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

- (C) Exceptions to Minimum Yard Dimensions
- (i) Interior Side Yard. An interior side yard of any lot in any single family (SF) zone, which has a width less than the minimum specified for the zone in which it is located, may be reduced to a minimum of 10 percent of the width of said lot, provided that in no case shall such side yard be reduced to less than 4 feet.
  - (ii) Street Side Yard. The street side yard of any corner lot in any single family (SF) zone which has a width of less than the minimum specified for the zone in which it is located, may be reduced to a minimum of 15 percent of the width of

~~said lot, provided that in no case shall any street side yard be reduced to less than 8 feet.~~

- ~~(iii) Front Yard. For that portion of any lot which fronts on a turnaround, the minimum front yard may be reduced 5 feet below the requirements shown in Table 1519-03B.~~

(4) ~~Floor Area Ratio~~

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

(5) ~~Maximum Building Height~~

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

(d) ~~Design Standards~~

(1) ~~Facade Design/Orientation~~

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

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

(2) ~~Maximum Diagonal Dimension~~

(A) ~~The diagonal plan dimension shall be used in all single family residential projects and shall apply to all new buildings of the development project. The maximum diagonal plan dimension shall be measured between the two most extreme points on the structure. No diagonal plan dimension shall exceed the numerical figure obtained from the percentage of street frontage, as established in Table 1519-03C.~~

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

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

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

(e) **Landscape**

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

(f) **Maximum Hardscape**

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

(g) **Lighting**

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

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

**(a) ~~Purpose and Intent~~**

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

**(b) ~~Permitted Uses~~**

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

**(c) ~~Development Regulations~~**

**(1) ~~Density Regulations~~**

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



- (B) The maximum number of dwelling units permitted per acre and land area requirements in any MF zone shall be as shown in Table 1519-03D.

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

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

- (2) Minimum Lot Areas and Dimensions

- (A) Minimum lot areas and dimensions required within the respective multiple-family (MF) zones shall be as shown in Table 1519-03E.

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

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

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

~~(C) Exception. Any lot or parcel which does not comply with all the minimum lot dimensions set forth herein may nevertheless be used as a building site provided the lot or parcel qualifies under the definition of lot as set forth in Land Development Code Section 113.0101.~~

(3) ~~Yard and Setback Requirements~~

~~(A) Minimum area of front yard. A front yard shall be provided at a minimum area calculated by multiplying the linear feet of frontage by 20 feet.~~

~~(B) Minimum area of street side yard. A street side yard shall be provided at a minimum area calculated by multiplying the linear feet of frontage by 10 feet.~~

~~(C) Minimum Setbacks are indicated in Table 1519-03F.~~

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

| <b>Yard Location</b> | <b>Dimensions<br/>(ft)</b>   |
|----------------------|------------------------------|
| Front                | 10                           |
| Interior side        | 5 <sup>(1)(2)</sup>          |
| Street Side          | 8                            |
| Rear                 | 5 if alley<br>15 if no alley |

**Footnotes for Table 1519-03F**

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

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

(4) ~~Maximum Building Heights~~

~~The maximum building height permitted in the MF-3000 zone shall be 24 feet for buildings with flat roofs or 30 feet measured to the ridge line on structures having roofs with a pitch of 3:12 or steeper. All buildings in the MF-3000 zone shall be limited to 2 stories.~~

(5) ~~Maximum Lot Coverage~~

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

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

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

(7) ~~Exterior Usable Open Area~~

(A) ~~At least 200 square feet of exterior usable open area shall be provided on site for each dwelling unit. The average slope for useable open areas shall not exceed 10 percent. This may include gardens; courtyards; terraces; roof decks; recreation facilities; children's play areas; swimming pools and spas with associated decking; private exterior balconies; common exterior balconies; vegetated areas including lawns, gardens or landscaping (excluding the minimum required landscaping in required yards); and walkways or pathways not intended for access by motor vehicles (excluding walkways, and access balconies above the first floor).~~

(B) ~~The land provided shall be determined by the City Manager to be functional useable open area which provides for reasonable use by the residents.~~

(C) ~~Functional useable open area shall be a minimum area of 100 square feet with a minimum dimension of 6 feet with the exception~~

~~noted below for private open area. For projects containing units with 2 or more bedrooms, a children's play area shall be provided to contain a minimum area totaling 20 square feet per unit.~~

~~(D) Where private open area is provided, that open area shall be a minimum of 40 square feet per dwelling unit with a minimum dimension of 5 feet; however, not all units are required to have a private open area.~~

~~(E) Areas used for parking or garaging of motor vehicles; enclosed storage areas; trash collection areas or pads for any mechanical or electrical equipment shall not be used to satisfy the usable open area requirement.~~

~~(d) Design Standards~~

~~(1) Offsetting Planes Requirement~~

~~(A) For structures in multiple family residential zones each building wall elevation shall have building offset variations in a minimum of 3 vertical or horizontal separate planes. A separate building plane is distinguished by an average horizontal or vertical difference of 4 feet measured perpendicular to the subject plane. The proportions of these building planes along each elevation shall not be less than 20 percent nor more than 50 percent of the building elevation area. (See Appendix B, Illustration 6.)~~

~~(B) Exceptions~~

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

(2) Facade Design/Orientation

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

(3) Maximum Diagonal Dimension

(A) The Diagonal Plan Dimension shall be used in all multiple family residential projects and shall apply to all new and existing buildings of the development project. The maximum diagonal plan dimension shall be measured between the two most extreme points on the structure, except for those lots that have a lot depth that exceeds the lot width by 275 percent. (See Appendix B, Illustration 3.)

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

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

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

- (C) For lots that have lot depths that exceed the lot width by 275 percent, the maximum diagonal plan dimension may be measured between the first extreme building point to the point of the first building modulation along the length of the building with subsequent measurements allowed between modulations. The maximum diagonal plan dimension in the building modulation areas if utilized shall conform to the criteria outlined above. The modulation shall have a minimum 4 foot differential and shall extend for a minimum of 10 feet in length. (See Appendix B, Illustration 4.)
- (D) In those cases where the lot street frontage is less than the minimum street frontage requirement of the underlying multiple family residential zone, the minimum street frontage requirement specified in that zone will be considered as the street frontage for maximum diagonal plan dimension calculation.
- (e) **Mechanical and Utility Equipment Screening Regulations**
- (1) No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or

~~altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls and roofs with construction and appearance similar to the main building.~~

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

(f) ~~Outdoor Storage Requirements~~

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

(1) ~~The storage area shall be completely enclosed by wall, fences or buildings, or a combination thereof. Any walls or fences shall be solid and not less than 6 feet in height and shall not be located on the property line or within the setback areas.~~

(2) ~~There shall be no outdoor storage of personal belongings of occupants of dwelling units, materials or equipment, or other similar items, to a height greater than that of any enclosing wall, fence or building.~~

(3) ~~Operable motor vehicles shall not be considered as items of outdoor storage, and shall not be regulated by this paragraph.~~

(4) ~~Outdoor storage shall be restricted to only those items which are considered to be the personal property of the occupants of the premise, or the owner of the premise, when the items are required for the functional operation of the premise.~~

(A) ~~For the purpose of this paragraph an individual shall be considered to be an occupant of the premises for a period not exceeding 30 days prior to occupancy of the premises, and a period not exceeding 30 days following discontinuance of occupancy of the premises.~~

(B) ~~No portion of any premises shall be used by, leased, or rented to a non-occupant for storage purposes.~~

(g) ~~Lighting~~

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

(h) ~~Security/Management~~

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

(i) ~~Special Character Multi-Family Neighborhood Criteria~~

~~The regulations in Section 1519.0302 (applicable to SF-5000 zone) shall apply to the multi-family residential neighborhoods shown on Attachment A, entitled "Southeast San Diego Special Character Multi-Family Neighborhoods" in addition to the requirements listed below.~~

(1) ~~Maximum Lot Dimensions and Area. Lot consolidations created through maps or by means of building across property lines shall be prohibited when such action would create a parcel containing over 7,000 square feet of lot area or over 60 feet of frontage along the front property line.~~



- (2) ~~Detached Unit Requirement. Each lot must contain one detached unit in the front portion of the lot. Additional units may be built in the rear portion of the lot in accordance with the requirements of the zone and as stated below.~~
- (3) ~~Addition of Dwelling Units. In the case of adding one or more dwelling units to an existing residential project, or when rear unit(s) are a part of a project where a detached unit is required in the front portion of a lot:~~
- (A) ~~Structures containing dwelling units shall be separated by a minimum of 12 feet.~~
  - (B) ~~There shall be direct pedestrian access from all added dwelling units to an abutting street.~~
  - (C) ~~The maximum building height shall be 24 feet for buildings with flat roofs or 30 feet measured to the ridge line on structures having roofs with a pitch of 3:12 or steeper. All buildings shall be limited to two stories.~~
  - (D) ~~Where one or more units already exist on a lot, the color and design of the new unit(s) shall be complementary to the existing structure(s).~~

**§1519.0304 Commercial Zone Regulations – CSF, CSR and CT**

~~The commercial elements in the Southeastern San Diego Planned District are contained in three distinct design zones which are further regulated by use categories. The assignments correspond to the land use designations of the Community Plan for the Southeastern San Diego Planned District.~~

(a) ~~Zones and Categories~~

(1) ~~Design Zones. The design zones are provided to utilize the urban design features of the community as discussed in the Urban Design section of the Southeastern San Diego Community Plan. The intent is to establish zones that are tailored to the specific functions of the commercial entities.~~

(A) ~~The CSF Zone is intended to allow for commercial strip development with parking in the front or side of the building. These zones are applied to accommodate existing development patterns or encourage patterns that are deemed to be appropriate because of the urban design features anticipated for the area. The focus is on automobile-oriented establishments where the primary commercial function is geared to a single stop activity.~~

(B) ~~The CSR Zone is intended to allow for commercial strip development with parking to the rear or side of the building. This zone is suggested in those areas where pedestrian activity is predominant.~~

(C) ~~The CT Zone is a commercial center area that generally contains its own internal vehicular circulation and parking system and functions as an independent entity. It is expected that this zone will accommodate commercial areas of activity that have numerous retail commercial facilities available in close proximity.~~

(2) ~~Use Categories are established to determine which use activities are appropriate for each design zone. The uses are assigned in conjunction~~

~~with the land use designations of the Southeastern San Diego Community Plan.~~

- ~~(A) The Neighborhood Commercial Category 1 is primarily intended to accommodate shopping areas that provide convenience goods and specialized office and professional services for residential neighborhoods. Since these individual areas will normally be of limited size, it is important to emphasize the local needs. The development standards set forth herein are designed to minimize possible conflicts with adjacent residential uses.~~
- ~~(B) The Community Commercial Category 2 is intended to accommodate a wide variety of community shopping and business needs and services which are both retail and wholesale in nature. Since the uses in this category service larger areas and therefore have considerable impact on the adjacent land uses and circulation patterns, these areas must be sensitively selected and located in the community.~~
- ~~(C) The Recreational Commercial Category 3 is intended to provide for establishments catering to the lodging, dining, and general entertainment uses of the community and for visitors to the community.~~

~~(b) Permitted Uses~~

- ~~(1) No building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered, or enlarged, nor shall any~~

~~premises be used except for one or more of the uses permitted in the zones in Appendix A.~~

- (2) ~~Residential use is not permitted by right in the commercial zones, except where designated. The designation authorizing residential use is symbolized by an "R" following the commercial zone category and further qualified with the density of development that would be permitted (i.e., CSF-1-R-3000). The residential development must conform with the criteria of the referenced residential zone of this Planned District.~~

~~Development in multiple use zones shall consist of either commercial or residential uses. Mixed uses shall not be permitted. See Appendix P for multiple use zone development criteria in the Sherman Heights Historic District.~~

- (3) ~~Exception: Community Commercial Category 2 uses may be permitted in Neighborhood Commercial Category 1 zones where the subject property has direct vehicle access from two streets classified as Major Streets. For this exception, all approved Community Commercial uses will be specified as conditions of a Southeastern San Diego Development Permit.~~

- (4) ~~Hours of Operation. In the zones with a Category 1 designation, no permitted use shall commence operating prior to 6:00 a.m. nor continue later than 12:00 midnight of any day.~~

(e) ~~Property Development Regulations~~

- (1) ~~Minimum Lot Areas and Dimensions~~

- (A) ~~Minimum lot areas and dimensions required within the respective commercial zones and categories shall be as shown in Table 1519-03H.~~

**Table 1519-03H**  
**Minimum Lot Areas and Dimensions for Commercial Zones**

| Zone     | Minimum Area (sq.ft.) | Minimum Dimensions   |                       |                     | Depth (ft) |
|----------|-----------------------|----------------------|-----------------------|---------------------|------------|
|          |                       | Street Frontage (ft) | Width (Interior) (ft) | Width (Corner) (ft) |            |
| CSF-1    | 5,000                 | 50                   | 50                    | 60                  | 100        |
| CSR-1    | 5,000                 | 50                   | 50                    | 60                  | 100        |
| CSF-2,3  | 10,000                | 100                  | 100                   | 100                 | 100        |
| CSR-2,3  | 10,000                | 100                  | 100                   | 100                 | 100        |
| CT-1,2,3 | 10,000                | 100                  | 100                   | 100                 | 100        |

- (B) ~~Exception. Any lot which qualifies under the definition of a lot as set forth in Land Development Code Section 113.0103 and Section 113.0237 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) ~~Yard Requirements~~

~~Yard requirements for properties in the respective commercial categories are indicated in Table 1519-03I.~~

**Table 1519-03I**  
**Minimum Yard Dimensions for Commercial Zones**

| <b>Zone</b> | <b>Front Yard<br/>(ft)</b> | <b>Side Yard<br/>(Interior)<br/>(ft)</b> | <b>Side Yard<br/>(Street) (ft)</b> | <b>Rear Yard<br/>(ft)</b> |
|-------------|----------------------------|--|------------------------------------|---------------------------|
| CSF 1,2,3   | 20                         | 0 <sup>(1)</sup>                         | 10 <sup>(2)</sup>                  | 0 <sup>(1)</sup>          |
| CSR 1,2,3   | 0                          | 0 <sup>(1)</sup>                         | 10 <sup>(2)</sup>                  | 0 <sup>(1)</sup>          |
| CT 1,2,3    | 15                         | 0 <sup>(1)</sup>                         | 15                                 | 0 <sup>(1)</sup>          |

**Footnotes for Table 1519-03I**

<sup>1</sup> If adjacent to residentially-zoned property, provide a 15-foot building setback with the exception that the first story can be placed along the property line (0-foot setback) provided that the second story is stepped back 15 feet. In all cases, the building shall be set back or stepped back from the required setback or property line an additional distance of 3 feet for each story above two.

<sup>2</sup> Where the lot is less than 50 feet in width, the minimum Street Side Yard shall be as shown in Table 1519-03J.

**Table 1519-03J**  
**Minimum Street Side Yard for Commercial Zones**  
**(Lots less than 50 feet in width)**

| <b>Lot Width</b>  | <b>No. of Feet</b> |
|-------------------|--------------------|
| 45 up to 50 feet  | 9                  |
| 40 up to 45 feet  | 8                  |
| 35 up to 40 feet  | 7                  |
| 30 up to 35 feet  | 6                  |
| less than 30 feet | 5                  |

(3) **Maximum Building Height, Lot Coverage, and Floor Area Ratio**

The maximum lot coverage, building height and floor area ratio permitted in the Commercial zones are indicated in Table 1519-03K.

**Table 1519-03K**  
**Maximum Lot Coverage, Building Height, and Floor Area Ratio**  
**Commercial Zones**

| <b>Zone</b> | <b>Coverage</b> | <b>Building Height</b> | <b>FAR</b> |
|-------------|-----------------|------------------------|------------|
| CSF-1       | 50%             | 24/30 <sup>(1)</sup>   | 0.50       |
| CSF-2,3     | 50%             | --                     | 0.50       |
| CSR-1,2,3   | 75%             | --                     | 0.75       |
| CT-1,2,3    | 75%             | --                     | 1.00       |

**Footnote for Table 1519-03K**

1. The maximum building height shall be 24 feet if flat roof, 30 feet if structure has roof with pitch of 3:12 or steeper.

(d) Design Requirements

(1) Offsetting Planes

The particular facade, side or elevation of a building which faces the front and street side property line, shall have building variations in a minimum of 3 separate planes for up to 50 feet of horizontal building wall elevation. A separate building plane shall be provided for each additional 25 feet of building elevation or part thereof. A separate building plane is distinguished by an average horizontal difference of 2 feet measured perpendicular to the subject plane. No single plane shall total more than 50 percent or less than 20 percent of the building elevation area (Appendix B, Illustration 6).

(2) Building Facade Variation

The particular face, side or elevation of the building which faces the front and street side property line, shall have building facade variations in a minimum of 3 separate materials, textures, colors, or any combination

~~thereof. No single variation shall total less than 20 percent nor more than 50 percent of the building elevation area.~~

(e) ~~Premises that abut Residentially Zoned Property~~

~~Prior to the use or occupancy of any premises, a solid fence or wall not less than 6 feet in height shall be constructed along all portions of the perimeter of said premises that abut residentially zoned property; provided, however, that within any required front yard or street side yard such wall shall be reduced in height to 3 feet.~~

(f) ~~Lighting~~

~~Artificial lighting used to illuminate the premises shall be directed away from adjacent properties.~~

**§1519.0305 Industrial Zone Regulations – I-1 and I-2**

~~The industrial zones in the Southeastern San Diego Planned District are in two specific groups. The assignments correspond to the land use designations of the Southeastern San Diego Community Plan.~~

(a) ~~Purpose and Intent~~

(1) ~~The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses and certain "heavy" commercial uses such as lumber yards which are not commonly found in shopping centers.~~

(2) ~~The standards and regulations in this zone are designed to permit development and uses of property in a manner that is consistent with efficient industrial operation, while at the same time providing proper safeguards for adjoining industrial and non-industrial properties.~~



(3) ~~The I-1 and I-2 zones are intended to provide quality development, decrease land use conflicts and provide maximum employment opportunities.~~

(b) ~~Permitted Uses~~

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

(c) ~~Property Development Regulations~~

(1) ~~Minimum Lot Areas and Dimensions.~~

(A) ~~Minimum lot areas and dimensions required within the respective industrial zones shall be as shown on Table 1519-03L.~~

**Table 1519-03L  
Minimum Lot Areas and Dimensions for Industrial Zones**

| <b>Zone</b> | <b>Area (sq.ft.)</b> | <b>Street Frontage<br/>(ft)</b> | <b>Lot Width<br/>(ft)</b> | <b>Lot Depth<br/>(ft)</b> |
|-------------|----------------------|---------------------------------|---------------------------|---------------------------|
| I-1         | 10,000               | 100                             | 100                       | 100                       |
| I-2         | 40,000               | 150                             | 150                       | 150                       |

(B) ~~Exception: Any lot which qualifies under the definition of a lot as set forth in Land Development Code Section 113.0103 and Section 113.0237 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) ~~Yard Requirements~~

~~Yard requirements for properties in the respective industrial zones shall be as shown on Table 1519-03M.~~

**Table 1519-03M  
Yard Requirements for Industrial Zones**

| <b>Zone</b> | <b>Front Yard (ft)</b> | <b>Side Yard (Interior) (ft)</b> | <b>Side Yard (Street) (ft)</b> | <b>Rear (ft)</b>  |
|-------------|------------------------|----------------------------------|--------------------------------|-------------------|
| I-1         | 10                     | 0 <sup>(1)</sup>                 | 10                             | 15 <sup>(2)</sup> |
| I-2         | 25                     | 10% wd <sup>(3)</sup><br>30 max. | 25                             | 25 <sup>(4)</sup> |

**Footnotes for Table 1519-03M**

<sup>1</sup> Interior side yard abutting residentially zoned property — 25 feet.

<sup>2</sup> Rear yard abutting residentially zoned property — 25 feet.

<sup>3</sup> Interior side yard abutting residentially zoned property — 50 feet.

<sup>4</sup> Rear yard abutting residentially zoned property — 50 feet.

(3) **Maximum Building Height, Lot Coverage, and Floor Area Ratios**

The maximum lot coverage, building height and floor area ratio permitted in the industrial zones shall be as shown on Table 1519-03N.

**Table 1519-03N  
Lot Coverage, Building Heights, F.A.R. for Industrial Zones**

| <b>Zone</b> | <b>Coverage</b> | <b>Building Height <sup>(1)</sup></b> | <b>FAR</b> |
|-------------|-----------------|---------------------------------------|------------|
| I-1         | 50%             | --                                    | 1.5        |
| I-2         | 40%             | --                                    | 2.0        |

**Footnote for Table 1519-03N**

<sup>1</sup> Any portion of a building on site within 200 feet of residentially zoned property shall not exceed 30 feet in height.

(d) **Design Requirements**

(1) **Building Modulation**

The particular face, side or elevation of a building which faces the front, street side, and alley property lines shall have building breaks or modulations which vary in setback by at least 2 feet for each 20 feet of the particular facade or building elevation. The differential offset shall extend for a minimum distance of 4 feet. The face of the building will be offset in plan for each floor (Appendix B, Illustration 5); or

(2) ~~Offsetting Planes~~

~~The particular face, side or elevation of a building which faces the front, street side, and alley property lines, shall have building variations in a minimum of 3 separate planes. A separate building plane is distinguished by an average horizontal or vertical difference of 2 feet measured perpendicular to the subject plane. No single plane shall total more than 50 percent or less than 20 percent of the building elevation area (Appendix B, Illustration 6); and~~

(3) ~~Building Facade Variation~~

~~The particular face, side, or elevation of a building which faces the front, street side, or alley property line, shall have building facade variations in a minimum of 3 separate materials, textures, colors, or any combination thereof. No single variation shall total less than 20 percent nor more than 50 percent of the building elevation area.~~

(e) ~~Landscape~~

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

(f) ~~Premises that abut Residentially Zoned Property~~

~~Prior to the use or occupancy of any premises, a wall not less than 6 feet height shall be constructed along all portions of the perimeter of said premises that abut residentially zoned property; provided, however, that within any required front yard or street side yard, such wall shall be reduced in height to 3 feet.~~

(g) Lighting

Artificial lighting used to illuminate the premises shall be directed away from adjacent properties.

(h) Environmental Effects in the Industrial Zones

The following effects and toxic materials shall be controlled through the conditions of a Southeastern San Diego Development Permit, where such permit is required.

- (1) Air contaminants, including but not limited to smoke, charred paper, dust, soot, grime, carbon, noxious acids, toxics, fumes, gases, odors, or particulate matter, or any combination thereof or any emissions that endanger human health, cause damage to vegetation or property or cause soiling.
- (2) Loud, unnecessary or unusual noise which endangers health, peace or safety of others, or objectionable changes in temperature or direct or sky-reflected glare.
- (3) Radioactivity or electrical disturbance which unduly interferes with the normal operation of equipment or instruments.
- (4) Toxic Materials. Applications for industrial uses shall include a County of San Diego, Department of Health Services Hazardous Materials Management Division Toxics Disclosure Statement and completed Hazardous Materials Management Questionnaire, and a completed City of San Diego Fire Department Hazardous Materials Information Form (Form FPB-500). The Development Services Department will meet with the Fire Department, the County of San Diego Department of Health Services and

~~the Air Pollution Control District where necessary to determine the need for mitigating measures to reduce the risk of potential contaminants. Any decision of the Hearing Officer may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0506.~~

**§1519.0401 Fences and Walls**

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

**§1519.0402 Landscaping**

~~Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations). This section does not apply to the SF zones.~~

**§1519.0403 Parking**

- (a) ~~The parking requirements in Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations) shall apply except as otherwise specified in Section 1519.0403(b).~~
- (b) **Parking Regulations for Multi-Family Residential Zones**
  - (1) ~~Every premises used for one or more of the permitted uses listed in Appendix A, shall be provided with a minimum of permanently maintained, off-street parking spaces in a parking area or private garage on the same premises as required by Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).~~
  - (2) ~~For any lot containing four or more dwelling units a minimum of 25 percent of the required off-street parking spaces shall be fully enclosed, entirely within the occupied building or in a garage or structure attached to the occupied building or buildings located on the said lot.~~  
~~An additional 25 percent of required off-street parking may be covered by carports that have roofing materials and design comparable to the primary building or buildings on the site or by trellis coverings that are made of wood, wrought iron or other similar screen material. Flat or corrugated metal or plastic sheeting material is not permitted for use as carport or trellis covering. In no case shall the uncovered parking on-site exceed 50 percent of the required parking.~~
- (c) **Driveways in Commercial and Industrial Zones**

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

**§1519.0404 ~~Public Facilities, Structures and Areas~~**

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

**§1519.0405 ~~Off-Street Loading Facilities~~**

~~In the commercial and industrial zones, loading or unloading facilities shall be so sized and located so as to not permit trucks in required front or street side yards during loading and unloading activities.~~

**§1519.0406 ~~Outdoor Storage~~**

~~In the commercial and industrial zones, outdoor storage of merchandise, material or equipment shall be permitted only when incidental to a permitted use located on the same premises, and provided that:~~

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

**§1519.0407 Signs**

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

**Article 19: Southeastern San Diego Planned District****Appendix A: Uses**

Legend: P = Permitted

— = Not Permitted

L = Subject to Limitations

SP = Special Permit

Special Permit for Alcohol Sales and Distribution — See Appendix C

| Permitted Uses   | Residential Zones |                  | Commercial Zones |                  |    | Industrial Zones |     |
|--|-------------------|------------------|------------------|------------------|----|------------------|-----|
|  | SF                | MF               | 1                | 2                | 3  | I-1              | I-2 |
| <b>Residential</b>   |                   |                  |                  |                  |    |                  |     |
| Single Family Dwelling   | P                 | P                | -                | -                | -  | -                | -   |
| Two Family Dwelling  | -                 | P                | -                | -                | -  | -                | -   |
| Apartment Houses (No Temporary Residence)  | -                 | P                | -                | -                | -  | -                | -   |
| Boarding and Lodging Houses (Not a Residential-Care Facility)                    | -                 | P                | -                | -                | -  | -                | -   |
| Child Day Care Center  | SP                | SP               | SP               | SP               | -  | -                | -   |
| Churches, Temples or Buildings of a Permanent Nature Used for Religious Purposes | SP                | SP               | SP               | SP               | SP | -                | -   |
| Companion Units  | L <sup>(8)</sup>  | L <sup>(8)</sup> | -                | -                | -  | -                | -   |
| Elderly or Handicapped Housing   | -                 | SP               | -                | -                | -  | -                | -   |
| Fraternities, Sororities   | -                 | SP               | -                | -                | -  | -                | -   |
| Guest Quarters   | L <sup>(9)</sup>  | L <sup>(9)</sup> | -                | -                | -  | -                | -   |
| Institutions / Home Full Time Child Care (Maximum 15 Children under 16 Years)    | SP                | SP               | L <sup>(1)</sup> | L <sup>(1)</sup> | -  | -                | -   |
| City Operated Branch Library   | P                 | P                | P                | P                | -  | -                | -   |
| Mobilehome Used for Temporary Watchman's Quarters <sup>(2)</sup>                 | SP                | SP               | SP               | SP               | SP | SP               | SP  |
| Mobilehome Park  | -                 | SP               | -                | -                | -  | -                | -   |
| Parks and Playgrounds — Public   | SP                | SP               | -                | -                | -  | -                | -   |
| Real Estate Offices / Model Homes (Temporary) New Subdivisions                   | P                 | P                | -                | -                | -  | -                | -   |
| Residential — Care Facilities  | SP                | SP               | -                | -                | -  | -                | -   |
| Schools Limited to Primary, Elementary, Junior High and Senior High              | SP                | SP               | SP               | SP               | SP | -                | -   |



| Permitted Uses   | Residential Zones |    | Commercial Zones |    |    | Industrial Zones |     |
|--|-------------------|----|------------------|----|----|------------------|-----|
|  | SF                | MF | 1                | 2  | 3  | I-1              | I-2 |
| <b>Commercial</b>  |                   |    |                  |    |    |                  |     |
| <b>Establishments engaged in the Retail, Wholesale, Service or Office Uses for the following unless otherwise indicated:</b> |                   |    |                  |    |    |                  |     |
| Advertising, Secretarial & Telephone Answering Services  | -                 | -  | -                | P  | P  | P                | P   |
| Agencies for Tickets, Travel & Car Rental  | -                 | -  | -                | P  | P  | P                | P   |
| Ambulance Service  | -                 | -  | -                | P  | -  | P                | -   |
| Animal Hospital  | -                 | -  | -                | SP | -  | SP               | -   |
| Antique Shop   | -                 | -  | -                | P  | -  | P                | -   |
| Apparel Shops  | -                 | -  | P                | P  | P  | -                | -   |
| Art Stores and Art Galleries   | -                 | -  | -                | P  | P  | -                | -   |
| Automobile & Truck Sales, Rental Agencies (Usable Vehicles Only)   | -                 | -  | -                | P  | -  | P                | -   |
| Automobile Wash Establishments   | -                 | -  | -                | P  | -  | P                | -   |
| Automobile Paint & Repair Shops (Including Body and Fender Work) <sup>(3)</sup>  | -                 | -  | -                | -  | -  | SP               | -   |
| Automobile Service Stations / Gas Stations   | -                 | -  | SP               | SP | SP | SP               | SP  |
| Bakeries and Bakery Products   | -                 | -  | P                | P  | -  | P                | -   |
| Banks, Savings & Loan  | -                 | -  | P                | P  | P  | P                | P   |
| Barber Shops   | -                 | -  | P                | P  | P  | -                | -   |
| Beauty Shops   | -                 | -  | P                | P  | P  | -                | -   |
| Bicycle Shops  | -                 | -  | P                | P  | -  | -                | -   |
| Boat Sales Agencies  | -                 | -  | -                | P  | -  | P                | -   |
| Book Stores  | -                 | -  | P                | P  | P  | -                | -   |
| Building Materials Stores <sup>(4)</sup>   | -                 | -  | -                | P  | -  | P                | -   |
| Business Machine Sales Display & Service   | -                 | -  | -                | P  | -  | P                | -   |
| Catering Services  | -                 | -  | -                | P  | P  | -                | -   |
| Cleaning & Dyeing Works (Including Rugs, Carpets, and Upholstery) <sup>(3)(5)</sup>  | -                 | -  | -                | P  | -  | P                | -   |
| Cocktail Lounges   | -                 | -  | -                | SP | SP | SP               | -   |
| Communication Facilities   | -                 | -  | -                | P  | -  | P                | -   |
| Confectioneries  | -                 | -  | -                | P  | -  | P                | -   |
| Curtain, Drapery and Upholstery Shops  | -                 | -  | -                | P  | -  | P                | -   |
| Custom Shop for Curtains, Draperies, Floor Coverings, Upholstery and Wearing Apparel   | -                 | -  | -                | P  | -  | P                | -   |
| Dairy Stores, Including Drive-ins  | -                 | -  | -                | P  | -  | -                | -   |
| Delicatessens  | -                 | -  | P                | P  | P  | P                | -   |
| Drafting and Blue Print Services   | -                 | -  | -                | P  | -  | P                | -   |
| Drug Stores  | -                 | -  | P                | P  | -  | -                | -   |
| Dry Cleaning Establishments (No Truck Delivery of Finished Cleaning)   | -                 | -  | P                | P  | -  | -                | -   |
| Dry cleaning & laundry agencies and self-service dry cleaning & laundry establishments                                       | -                 | -  | -                | P  | -  | P                | -   |

| Permitted Uses  | Residential Zones |    | Commercial Zones |    |    | Industrial Zones |     |
|---|-------------------|----|------------------|----|----|------------------|-----|
|   | SF                | MF | 1                | 2  | 3  | I-1              | I-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                | -   |
| Florist   | -                 | -  | P                | P  | P  | -                | -   |
| Florist Supplies  | -                 | -  | -                | P  | -  | -                | -   |
| Food Stores   | -                 | -  | P                | P  | -  | -                | -   |
| Frozen Food Lockers   | -                 | -  | -                | P  | -  | P                | -   |
| Funeral Parlors   | -                 | -  | -                | P  | -  | -                | -   |
| Furniture Stores  | -                 | -  | -                | P  | -  | P                | -   |
| Gift Shops  | -                 | -  | P                | P  | P  | -                | -   |
| Greeting Card Shops   | -                 | -  | P                | P  | P  | -                | -   |
| Gymnasium and Health Studios  | -                 | -  | -                | P  | -  | P                | -   |
| Hardware Stores   | -                 | -  | -                | P  | -  | P                | -   |
| Hobby Shops   | -                 | -  | P                | P  | -  | -                | -   |
| Hospital/veterinary Clinic  | -                 | -  | -                | SP | -  | SP               | -   |
| Hotels, Motels, and Time Share Projects <sup>(6)</sup>              | -                 | -  | -                | -  | P  | -                | -   |
| Ice Delivery Stations   | -                 | -  | -                | P  | -  | P                | -   |
| Interior Decorators   | -                 | -  | -                | P  | -  | P                | -   |
| Jewelry Stores  | -                 | -  | P                | P  | -  | -                | -   |
| Labor Unions (Non Hiring Halls) & Trade Associations                | -                 | -  | -                | P  | -  | P                | -   |
| Laundromats   | -                 | -  | P                | P  | P  | -                | -   |
| Leather Goods and Luggage Shops                                     | -                 | -  | -                | P  | -  | -                | -   |
| Liquor Stores   | -                 | -  | -                | SP | SP | -                | -   |
| Lithography Shops   | -                 | -  | -                | P  | -  | P                | -   |
| Locksmith Shops   | -                 | -  | -                | P  | -  | P                | -   |
| Medical, Dental, Biological, and X-ray Laboratories                 | -                 | -  | -                | P  | -  | P                | -   |
| Medical Appliance Sales   | -                 | -  | -                | P  | -  | P                | -   |
| Medical Marijuana Consumer Cooperatives                             | -                 | -  | C                | C  | C  | C                | -   |
| Motor Vehicle, Parts and Accessories, Retail Sale of New Items Only | -                 | -  | -                | P  | -  | P                | -   |
| Moving and Household Storage Facilities                             | -                 | -  | -                | -  | -  | P                | -   |
| Music Stores, Video Stores  | -                 | -  | -                | P  | -  | -                | -   |
| Newspaper Plants  | -                 | -  | -                | -  | -  | SP               | -   |
| Nurseries (Plants)  | -                 | -  | -                | P  | -  | P                | -   |
| Office Furniture and Equipment Sales                                | -                 | -  | -                | P  | -  | P                | P   |
| Offices; Business and Professional <sup>(7)</sup>                   | -                 | -  | P                | P  | -  | P                | -   |
| Paint and Wallpaper Stores  | -                 | -  | -                | P  | -  | -                | -   |

| Permitted Uses   | Residential Zones |    | Commercial Zones |    |    | Industrial Zones |     |
|--|-------------------|----|------------------|----|----|------------------|-----|
|  | SF                | MF | 1                | 2  | 3  | I-1              | I-2 |
| Parking Lots— Commercial   | -                 | -  | -                | SP | SP | SP               | -   |
| Pawn Shops   | -                 | -  | -                | P  | -  | -                | -   |
| Pet Stores   | -                 | -  | P                | P  | -  | -                | -   |
| Pharmacies   | -                 | -  | P                | P  | -  | -                | -   |
| Photographic Equipment, Supplies and Film Processing Stores  | -                 | -  | -                | P  | -  | -                | -   |
| Photographic Studios and Retail Outlets  | -                 | -  | -                | P  | -  | -                | -   |
| Plumbing Shops <sup>(4)</sup>  | -                 | -  | -                | P  | -  | P                | -   |
| Post Office  | -                 | -  | SP               | SP | SP | SP               | SP  |
| Private Clubs, Fraternal Organizations and Lodges  | -                 | -  | -                | SP | SP | -                | -   |
| Public body Operated Buildings and Uses  | -                 | -  | -                | SP | -  | SP               | SP  |
| Radio, Television and Home Appliance Repair Shops  | -                 | -  | -                | P  | -  | P                | -   |
| Radio and Television Broadcasting Studios  | -                 | -  | -                | SP | -  | SP               | -   |
| Recreational Facilities (2,500 sq. ft. Maximum Floor Area)   | -                 | -  | -                | P  | P  | P                | -   |
| Recreational Facilities; Including Bowling Lanes, Miniature Golf Courses, Skating Rinks, Gymnasiums, and Health Centers  | -                 | -  | -                | SP | SP | SP               | -   |
| Restaurants, Drive thru and Drive in   | -                 | -  | -                | P  | -  | -                | -   |
| Restaurants and Bars with Incidental Entertainment and Dancing   | -                 | -  | -                | SP | SP | -                | -   |
| Restaurants (Excluding Sale of Intoxicating Beverages Drive in & Drive thru, and Incidental Entertainment)   | -                 | -  | P                | P  | P  | P                | -   |
| Rug and Carpet Stores  | -                 | -  | -                | P  | -  | -                | -   |
| Shoe Stores  | -                 | -  | P                | P  | -  | -                | -   |
| Shoe Repair Shops  | -                 | -  | P                | P  | -  | -                | -   |
| Sporting Goods Stores  | -                 | -  | P                | P  | -  | -                | -   |
| Stationers   | -                 | -  | P                | P  | -  | -                | -   |
| Studios for Teaching Art, Dancing and Music  | -                 | -  | SP               | SP | SP | SP               | -   |
| Theaters   | -                 | -  | -                | SP | SP | -                | -   |
| Trade and Business Schools   | -                 | -  | -                | P  | -  | P                | -   |
| Trailer Sales Agencies   | -                 | -  | -                | P  | -  | P                | -   |
| Travel Bureaus   | -                 | -  | P                | P  | P  | -                | -   |
| Variety Stores   | -                 | -  | -                | P  | -  | -                | -   |
| Wedding Chapels  | -                 | -  | -                | P  | -  | -                | -   |
| Wholesaling or Warehousing of Goods and Merchandise Associated with the Primary On-Site Use Provided That the Floor Area Occupied for Such Use per Establishment Does Not Exceed 25% of the Building Gross Floor Area <sup>(3)</sup> | -                 | -  | -                | P  | -  | P                | -   |

| Permitted Uses  | Residential Zones |    | Commercial Zones |   |   | Industrial Zones |     |
|---|-------------------|----|------------------|---|---|------------------|-----|
|   | SF                | MF | 1                | 2 | 3 | I-1              | I-2 |
| <b>Industrial</b>   |                   |    |                  |   |   |                  |     |
| <b>Establishments engaged in the manufacturing, fabricating, assembly, testing repair, servicing and processing of the following (For service, retail, wholesale or rental uses, see Appendix A pages 2 through 7):</b> |                   |    |                  |   |   |                  |     |
| Aircraft Manufacturing and Assembly   | -                 | -  | -                | - | - | P                | P   |
| Aircraft Parts Other than Engines   | -                 | -  | -                | - | - | P                | P   |
| Apparel Belts   | -                 | -  | -                | - | - | P                | P   |
| Apparel Except Leather and Fur Goods  | -                 | -  | -                | - | - | P                | P   |
| Audio Products  | -                 | -  | -                | - | - | P                | P   |
| Awnings - Metal, Wood or Canvas   | -                 | -  | -                | - | - | P                | P   |
| Bags, Except Textile Bags   | -                 | -  | -                | - | - | P                | P   |
| Bakery Products   | -                 | -  | -                | - | - | P                | P   |
| Beverages   | -                 | -  | -                | - | - | P                | P   |
| Brooms and Brushes  | -                 | -  | -                | - | - | P                | P   |
| Cabinet Making  | -                 | -  | -                | - | - | P                | P   |
| Coated, Plated and Engraved Metal   | -                 | -  | -                | - | - | SP               | SP  |
| Communication Equipment   | -                 | -  | -                | - | - | P                | P   |
| Concrete and Clay Products  | -                 | -  | -                | - | - | SP               | SP  |
| Confectionery and Related Products  | -                 | -  | -                | - | - | P                | P   |
| Costume Jewelry, Costume Novelties Button, and Miscellaneous Notions  | -                 | -  | -                | - | - | P                | P   |
| Cut Stone and Stone Products  | -                 | -  | -                | - | - | P                | P   |
| Cutlery, Hand Tools and General Hardware  | -                 | -  | -                | - | - | P                | P   |
| Die-cut Paper and Paperboard, and Cardboard   | -                 | -  | -                | - | - | P                | P   |
| Dress and Work Gloves, Except Knit and Leather Products   | -                 | -  | -                | - | - | P                | P   |
| Drugs   | -                 | -  | -                | - | - | P                | P   |
| Electric Lighting and Wiring Equipment  | -                 | -  | -                | - | - | P                | P   |
| Electric Industrial Apparatus   | -                 | -  | -                | - | - | P                | P   |
| Electronic Components and Accessories   | -                 | -  | -                | - | - | P                | P   |
| Electronic Computing Equipment Other than Desk Top Machines   | -                 | -  | -                | - | - | P                | P   |
| Envelopes   | -                 | -  | -                | - | - | P                | P   |
| Fabricated Textile Products   | -                 | -  | -                | - | - | P                | P   |
| Fabricated Wire Products  | -                 | -  | -                | - | - | P                | P   |
| Farm Machinery and Equipment  | -                 | -  | -                | - | - | P                | P   |
| Furniture and Fixtures  | -                 | -  | -                | - | - | P                | P   |
| Glass Containers  | -                 | -  | -                | - | - | P                | P   |
| Glassware, Pressed and Blown  | -                 | -  | -                | - | - | P                | P   |
| Guided Missiles and Space Vehicles  | -                 | -  | -                | - | - | P                | P   |
| Hats, Caps and Millinery  | -                 | -  | -                | - | - | P                | P   |
| Jewelry, Silverware and Plated Ware   | -                 | -  | -                | - | - | P                | P   |

| Permitted Uses   | Residential Zones |    | Commercial Zones |   |   | Industrial Zones  |     |
|--|-------------------|----|------------------|---|---|-------------------|-----|
|  | SF                | MF | 1                | 2 | 3 | I-1               | I-2 |
| Laboratories – Research, Development, Testing  | -                 | -  | -                | - | - | SP                | SP  |
| Lamp Shades, Except Metal and Glass  | -                 | -  | -                | - | - | P                 | P   |
| Luggage  | -                 | -  | -                | - | - | P                 | P   |
| Metal Cans   | -                 | -  | -                | - | - | P                 | P   |
| Mill Work  | -                 | -  | -                | - | - | P                 | P   |
| Miscellaneous Apparel and Accessories  | -                 | -  | -                | - | - | P                 | P   |
| Mortician's Goods  | -                 | -  | -                | - | - | P                 | P   |
| Motor Vehicles, Parts and Accessories  | -                 | -  | -                | - | - | P                 | P   |
| Musical Instruments and Parts  | -                 | -  | -                | - | - | P                 | P   |
| Office Machine   | -                 | -  | -                | - | - | P                 | P   |
| Paperboard Containers and Boxes  | -                 | -  | -                | - | - | P                 | P   |
| Pens, Pencils and Other Office and Artists Materials                                   | -                 | -  | -                | - | - | P                 | P   |
| Perfumes, Cosmetics and Other Toilet Preparations                                      | -                 | -  | -                | - | - | P                 | P   |
| Plumbing Fixtures and Heating Apparatus  | -                 | -  | -                | - | - | P                 | P   |
| Pottery and Related Products   | -                 | -  | -                | - | - | P                 | P   |
| Professional, Scientific and Controlling Instruments                                   | -                 | -  | -                | - | - | P                 | P   |
| Photographic and Optical Goods, Watches and Clocks                                     | -                 | -  | -                | - | - | P                 | P   |
| Radio and Television Receiving Sets, Except Communication Types                        | -                 | -  | -                | - | - | P                 | P   |
| Roasted Coffee and Coffee Products   | -                 | -  | -                | - | - | P                 | P   |
| Robes and Dressing Gowns   | -                 | -  | -                | - | - | P                 | P   |
| Service Industry Machines  | -                 | -  | -                | - | - | P                 | P   |
| Sighting and Fire Control Equipment  | -                 | -  | -                | - | - | P                 | P   |
| Special Industry Machinery, Except Metal-working Machinery                             | -                 | -  | -                | - | - | P                 | P   |
| Toys, Amusements, Sporting and Athletic Goods  | -                 | -  | -                | - | - | P                 | P   |
| Umbrellas, Parasols and Canes  | -                 | -  | -                | - | - | P                 | P   |
| Wooden Containers  | -                 | -  | -                | - | - | P                 | -   |
| <b>Establishments engaged in the 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                 | -   |
| Fruit, Vegetables and Plant Products   | -                 | -  | -                | - | - | SP <sup>(2)</sup> | -   |
| Groceries, and Related Products, Except Poultry and Poultry Products, Fish and Seafood | -                 | -  | -                | - | - | P                 | -   |
| Electrical Goods   | -                 | -  | -                | - | - | P                 | -   |
| Hardware, Plumbing, Heating Equipment and Supplies                                     | -                 | -  | -                | - | - | P                 | -   |

| Permitted Uses  | Residential Zones |    | Commercial Zones |   |   | Industrial Zones |     |
|---|-------------------|----|------------------|---|---|------------------|-----|
|   | SF                | MF | 1                | 2 | 3 | I-1              | I-2 |
| 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                | -   |
| <b>Establishments engaged in the following:</b>   |                   |    |                  |   |   |                  |     |
| Data Processing Services  | -                 | -  | -                | P | - | 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                | P   |
| Storage Garages   | -                 | -  | -                | - | - | P                | -   |
| Welding Shops   | -                 | -  | -                | - | - | SP               | -   |
| <b>The following business and professional establishments:</b>  |                   |    |                  |   |   |                  |     |
| Accountants   | -                 | -  | -                | P | - | P                | P   |
| Architects  | -                 | -  | -                | P | - | P                | P   |
| Contractors   | -                 | -  | -                | P | - | P                | -   |
| Engineers   | -                 | -  | -                | P | - | P                | -   |
| Financial Institutions  | -                 | -  | -                | P | - | P                | P   |
| Insurance Agencies  | -                 | -  | -                | P | - | P                | -   |
| Photographers   | -                 | -  | -                | P | - | P                | -   |
| Real Estate Brokers   | -                 | -  | P                | P | - | -                | -   |
| Surveyors   | -                 | -  | -                | P | - | P                | -   |
| Graphic Artist  | -                 | -  | -                | P | - | P                | -   |
| Business Machine Sales, Display and Service   | -                 | -  | -                | P | - | P                | -   |
| Drafting and Blueprinting   | -                 | -  | -                | P | - | P                | P   |
| Electronic Data Processing  | -                 | -  | -                | P | - | P                | P   |
| Tabulating and Record-keeping Services  | -                 | -  | -                | P | - | P                | P   |
| Labor Unions and Trade Associations   | -                 | -  | -                | - | - | P                | -   |
| Addressing and Secretarial Services   | -                 | -  | -                | P | - | P                | P   |
| Any other use which the Planning Commission may find to be similar in character or compatible to the uses permitted in the specific zone or zones. The adopted resolution embodying such finding shall be filed in the Office of the City Clerk. Any other use allowed with a Conditional Use Permit decided in accordance with Process Five as identified in Section 151.0401(f) (General Provisions). |                   |    |                  |   |   |                  |     |

**Footnotes for Appendix A: Uses**

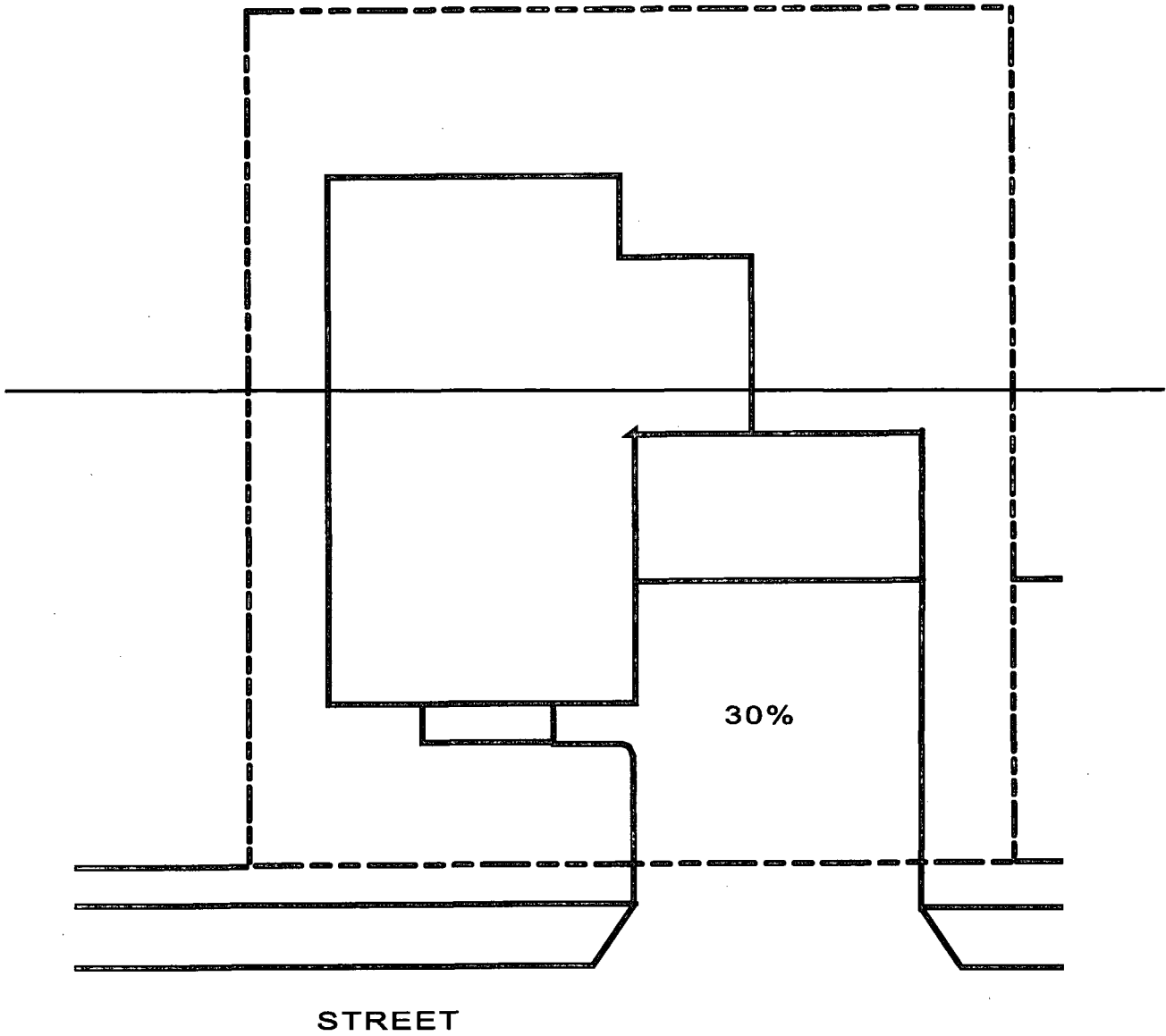
- <sup>1</sup>~~No overnight resident permitted.~~
- <sup>2</sup>~~An application for a Southeastern San Diego Planned District Ordinance Permit may be approved, conditionally approved or denied in accordance with Process 4, notwithstanding §1519.0202 that requires an application for a Southeastern San Diego Planned District Ordinance Permit to be acted upon in accordance with Process Three.~~
- <sup>3</sup>~~Must be entirely within closed building~~
- <sup>4</sup>~~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.~~
- <sup>5</sup>~~Ten employees maximum.~~
- <sup>6</sup>~~Single Room Occupancy Hotels are not a permitted use.~~
- <sup>7</sup>~~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.~~
- <sup>8</sup>~~Companion units shall be permitted in accordance with Section 141.0302.~~
- <sup>9</sup>~~Guest quarters shall be permitted in accordance with Section 141.0306.~~



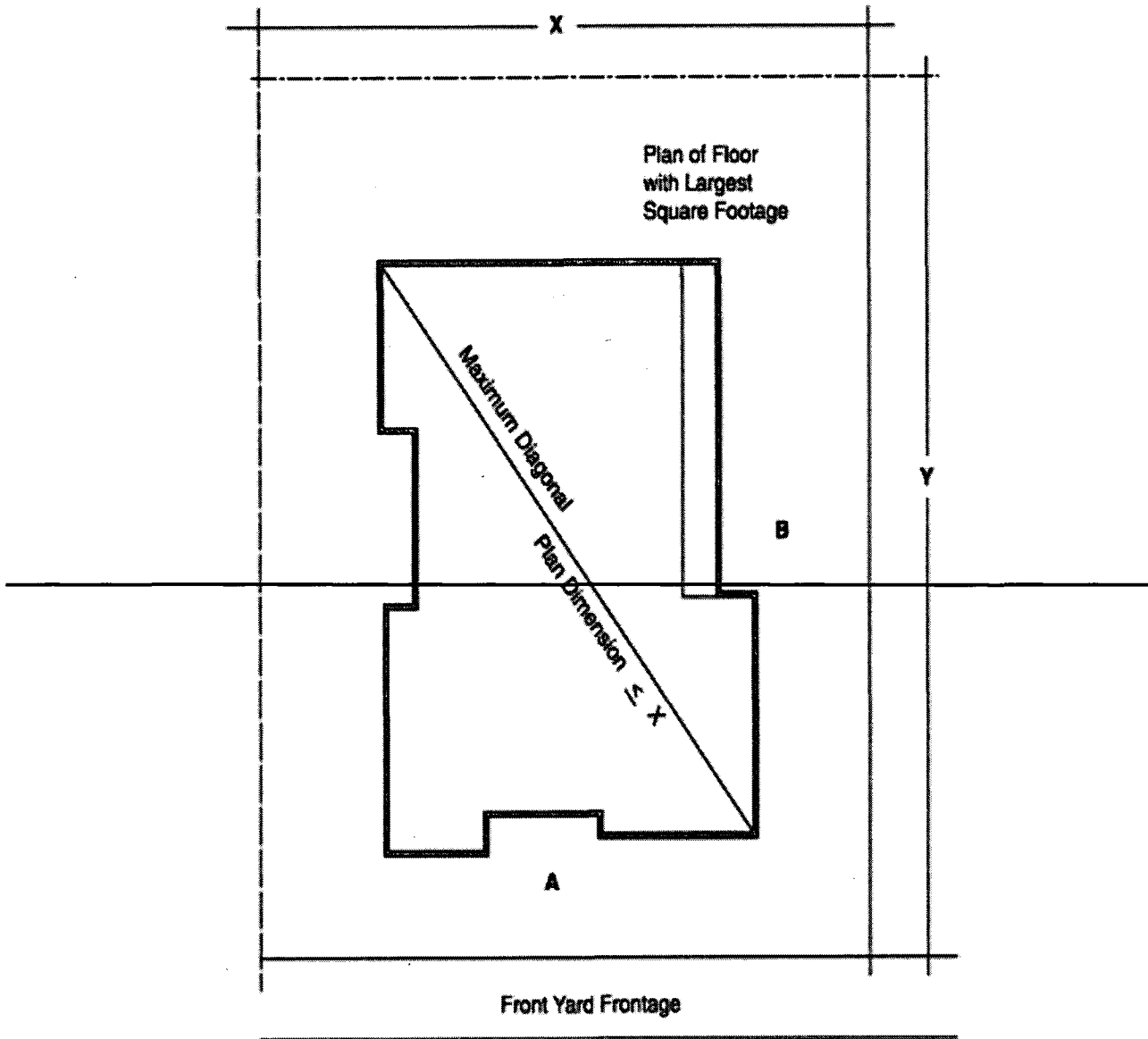
Appendix B: Southeastern San Diego Planned District



SINGLE FAMILY



**DIAGONAL PLAN DIMENSION EXAMPLE**



APPENDIX B  
ILLUSTRATION 3

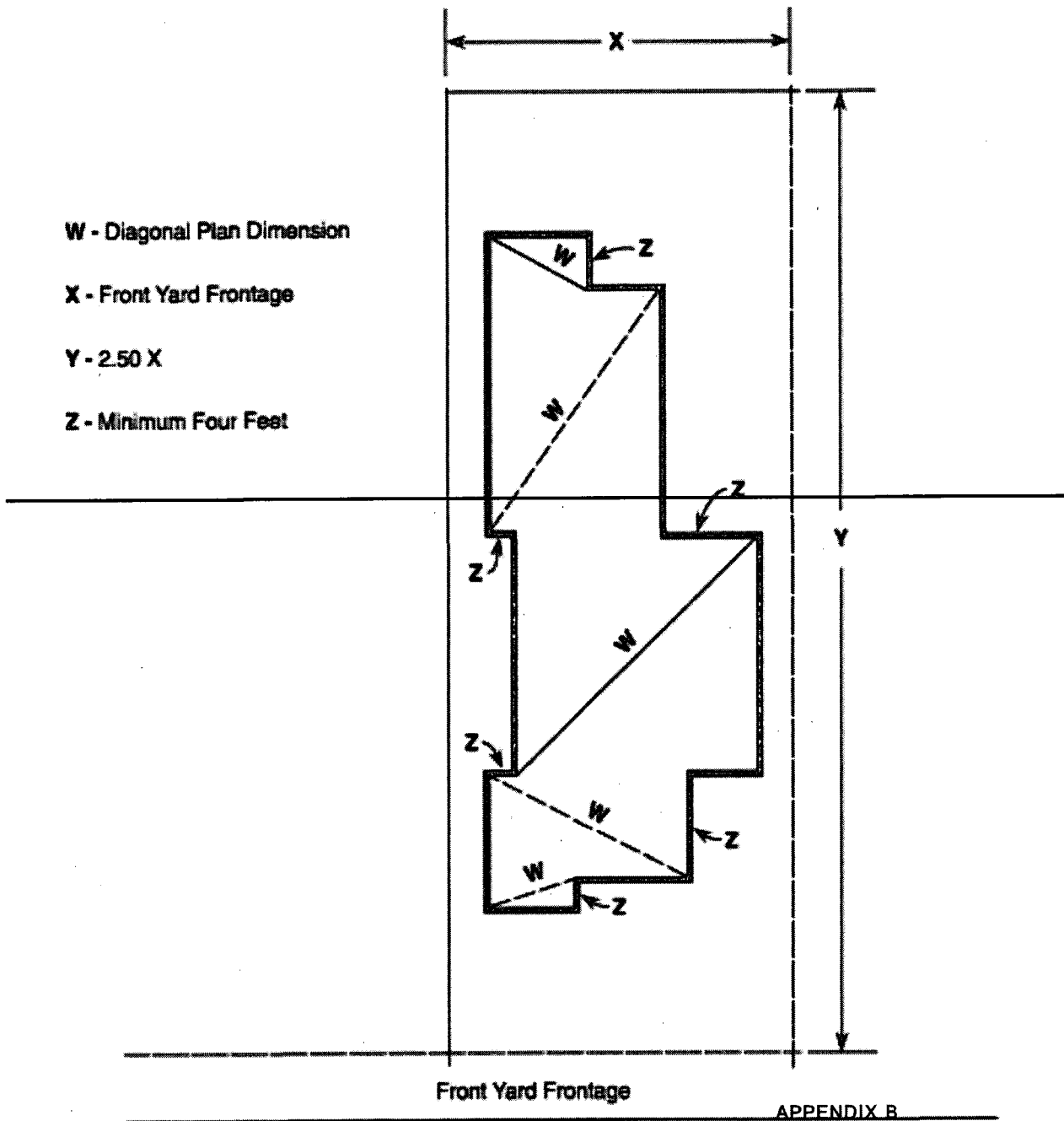
**DIAGONAL PLAN DIMENSION EXAMPLE LONG LOT**

W - Diagonal Plan Dimension

X - Front Yard Frontage

Y - 2.50 X

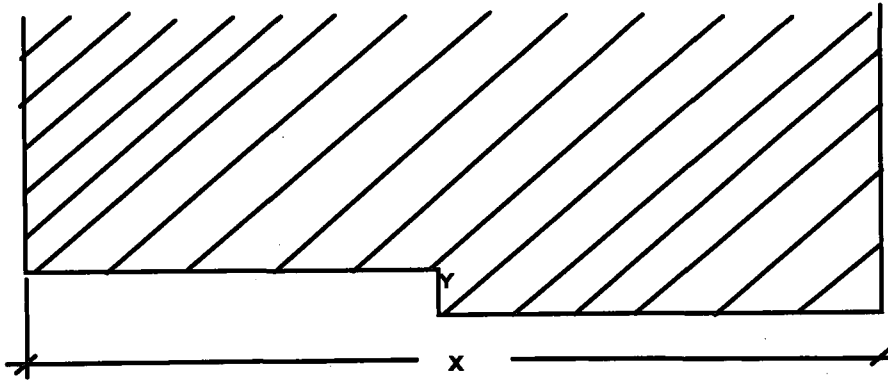
Z - Minimum Four Feet



APPENDIX B

ILLUSTRATION 4

**FACADE MODULATION EXAMPLE**



---

**STANDARDS FOR FACADE MODULATION ARE TO BE  
CALCULATED AS FOLLOWS**

**WHERE: X = LENGTH IN FEET OF THE FRONT OF A BUILDING,  
AND ;**

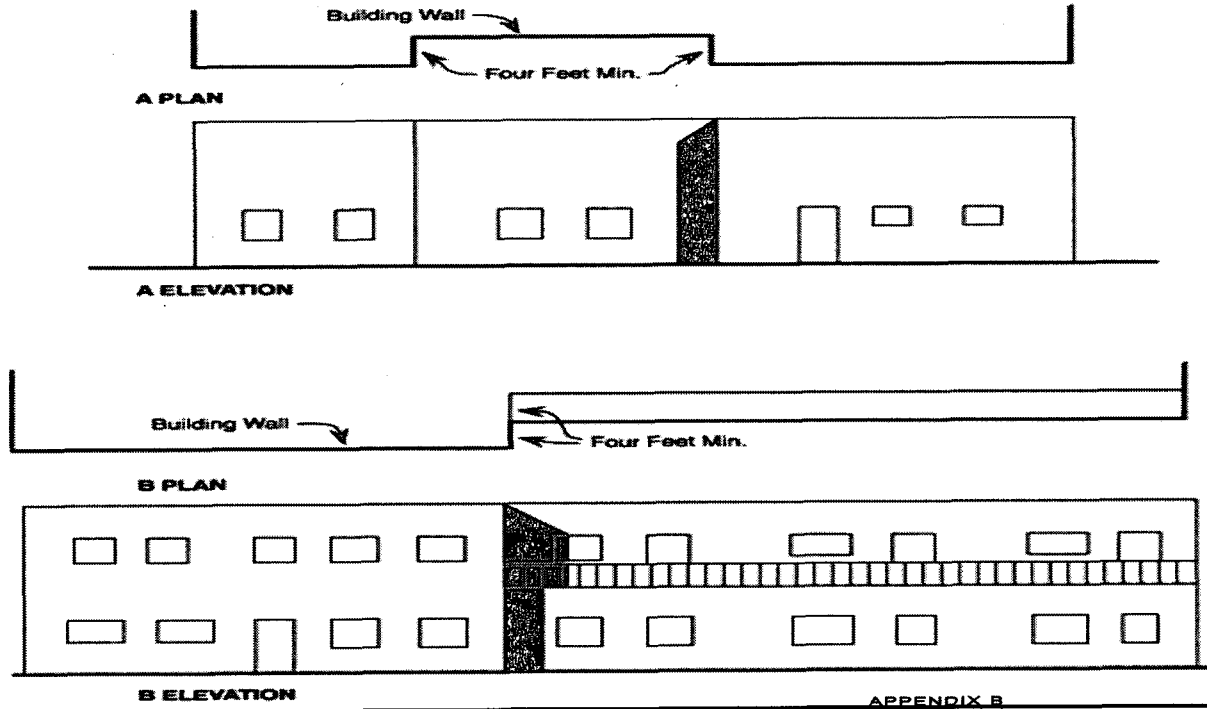
**Y = THE NUMBER OF FOUR - FOOT MINIMUM  
OFFSETS:**

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

**APPENDI**

.....

**OFFSETTING PLANES REQUIREMENT**



**APPENDIX B**  
ILLUSTRATION 6

**Appendix C.1: ~~Alcoholic Beverage Establishments~~**

**A. APPLICATION**

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

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

~~Establishments for which a Type 20 Beer and Wine License or a Type 21 General Liquor License has been obtained from, or for which an application has been submitted to, the California Department of Alcohol Beverage Control, for permission to sell alcoholic beverages for off-site consumption are regulated by Section 151.0401 and Land Development Code Section 141.0502.~~

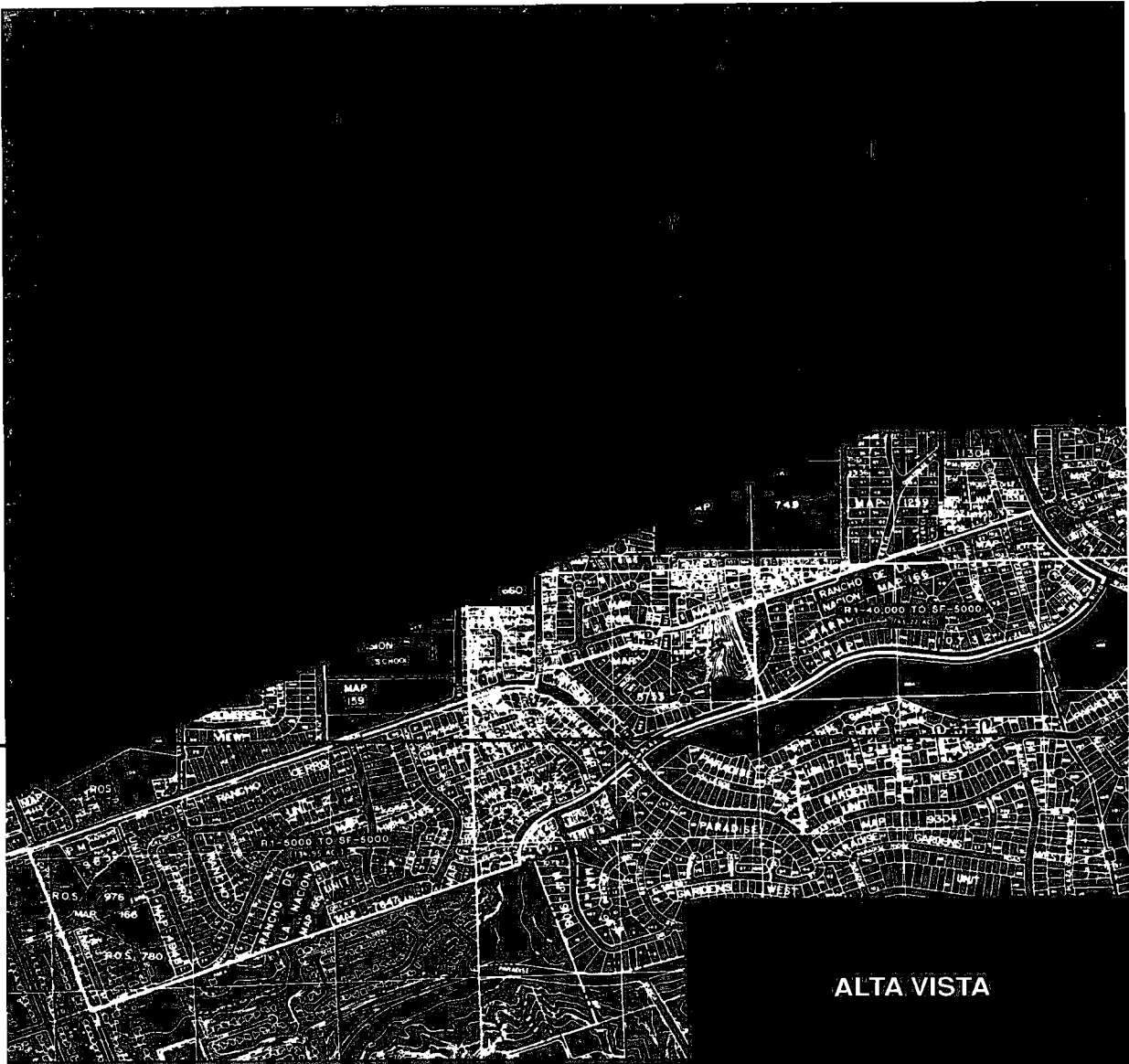
**C. ALCOHOLIC BEVERAGE SALES FOR ON-SITE CONSUMPTION**

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

- ~~(1) Entertainment uses or activities or amusement devices on the premises;~~

- ~~(2) Hours of operation of the business;~~
- ~~(3) Security measures; and~~
- ~~(4) Lighting, litter, graffiti or nuisance abatement, or any other special requirements for the premises.~~

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



**ALTA VISTA**

| SOUTHEAST SAN DIEGO<br>PLANNED DISTRICT ORDINANCE |                                |                   |          |
|---|--------------------------------|-------------------|----------|
| ORD. NO. 82283                                    | BEFORE                         | REQUEST           |          |
| EFF. DATE ORD. NO. 3, 2017                        | EFF. DATE (ZONING) MAY 1, 2017 | AREA              |          |
| ZONING SUBJECT TO                                 | MAP NAME                       | SCALE             |          |
| PLAN. COMM. RECOMMENDATION: APPROVAL              | CITY PLANNING DIRECTOR         | CITY OF SAN DIEGO | C-732A.1 |
| CITY COUNCIL ACTION: APPROVED                     | SECRETARY OF COMMISSION        |                   |          |

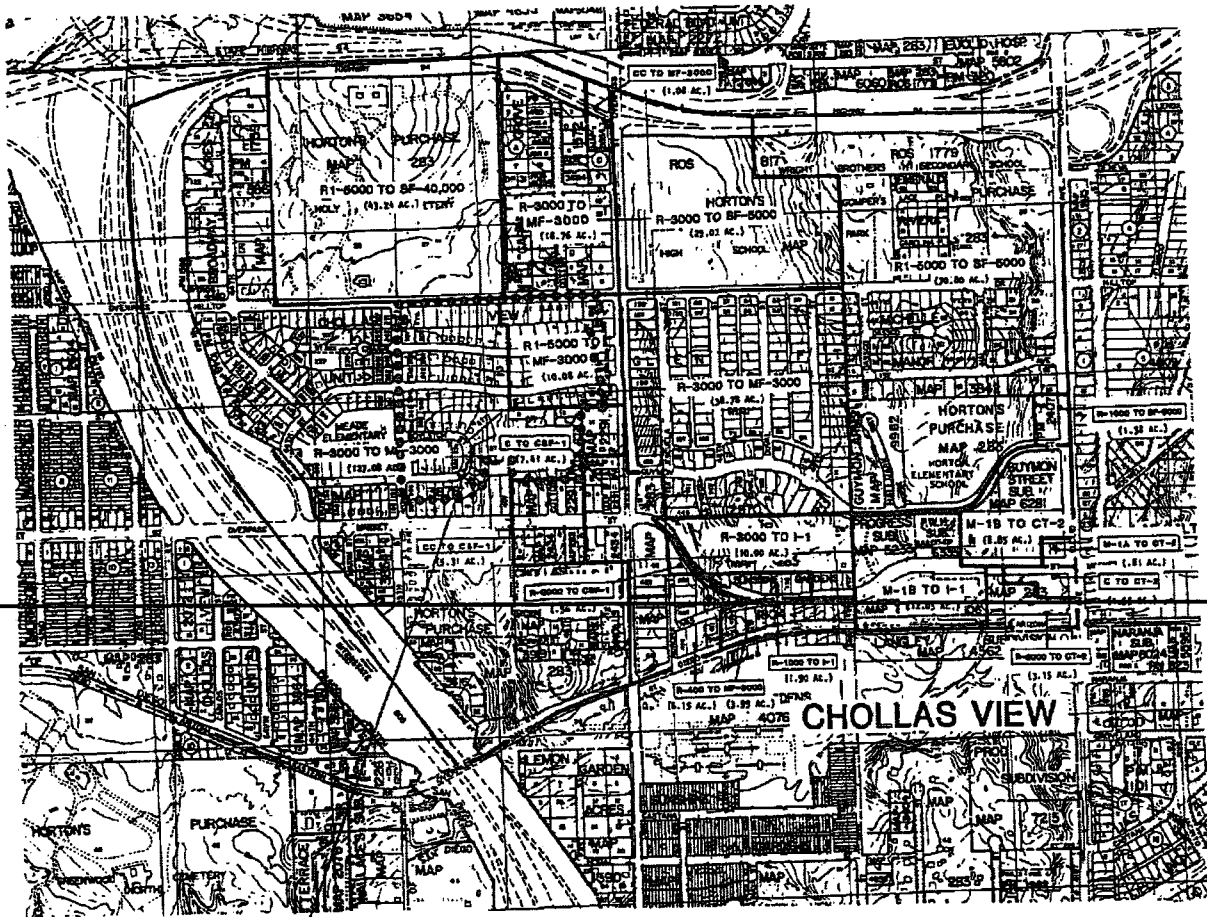


**Appendix E: Southeastern San Diego Planned District**



| SOUTHEAST SAN DIEGO<br>PLANNED DISTRICT ORDINANCE |  |                              |
|---|--|------------------------------|
| ORD. NO. <u>732B.0</u>                            | BEFORE <u>APRIL 11, 2017</u>               | REQUEST <u>REZONING</u>      |
| EFF. DATE ORD. <u>APR 11, 2017</u>                | EFF. DATE ZONING <u>MAY 1, 2017</u>        | AREA <u>BROADWAY HEIGHTS</u> |
| ZONING SUBJECT TO <u>R1-10,000 TO SF-10,000</u>   | MAP NAME <u>732B.0</u>                     | CASE <u>17-0000</u>          |
| PLAN COMM. RECOMMENDATION <u>APPROVAL</u>         | <i>[Signature]</i> PLANNING DIRECTOR       | CITY OF SAN DIEGO            |
| CITY COUNCIL ACTION <u>APPROVAL</u>               | <i>[Signature]</i> SECRETARY OF COMMISSION | <b>C-732B.0</b>              |

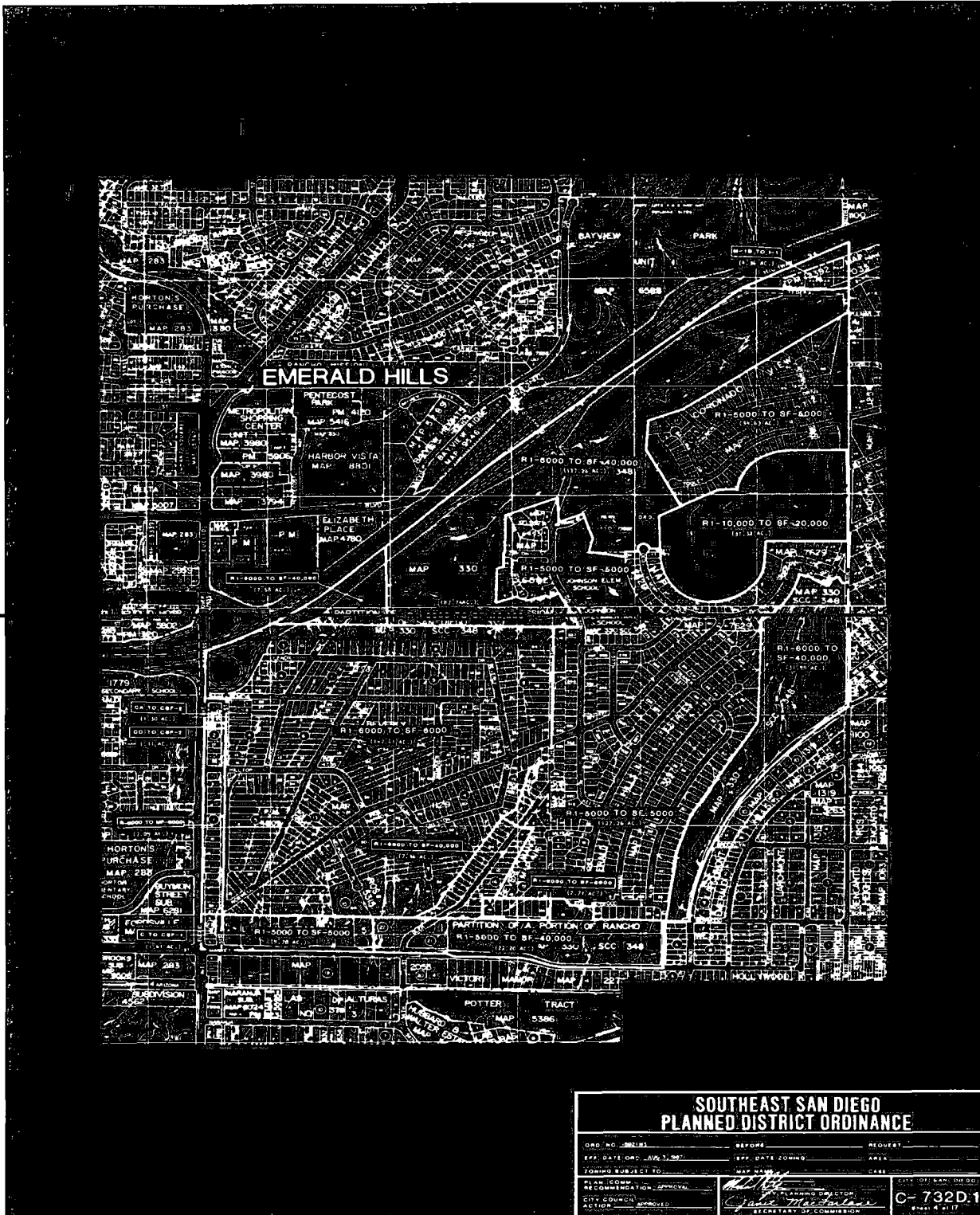
Appendix F: Southeastern San Diego Planned District



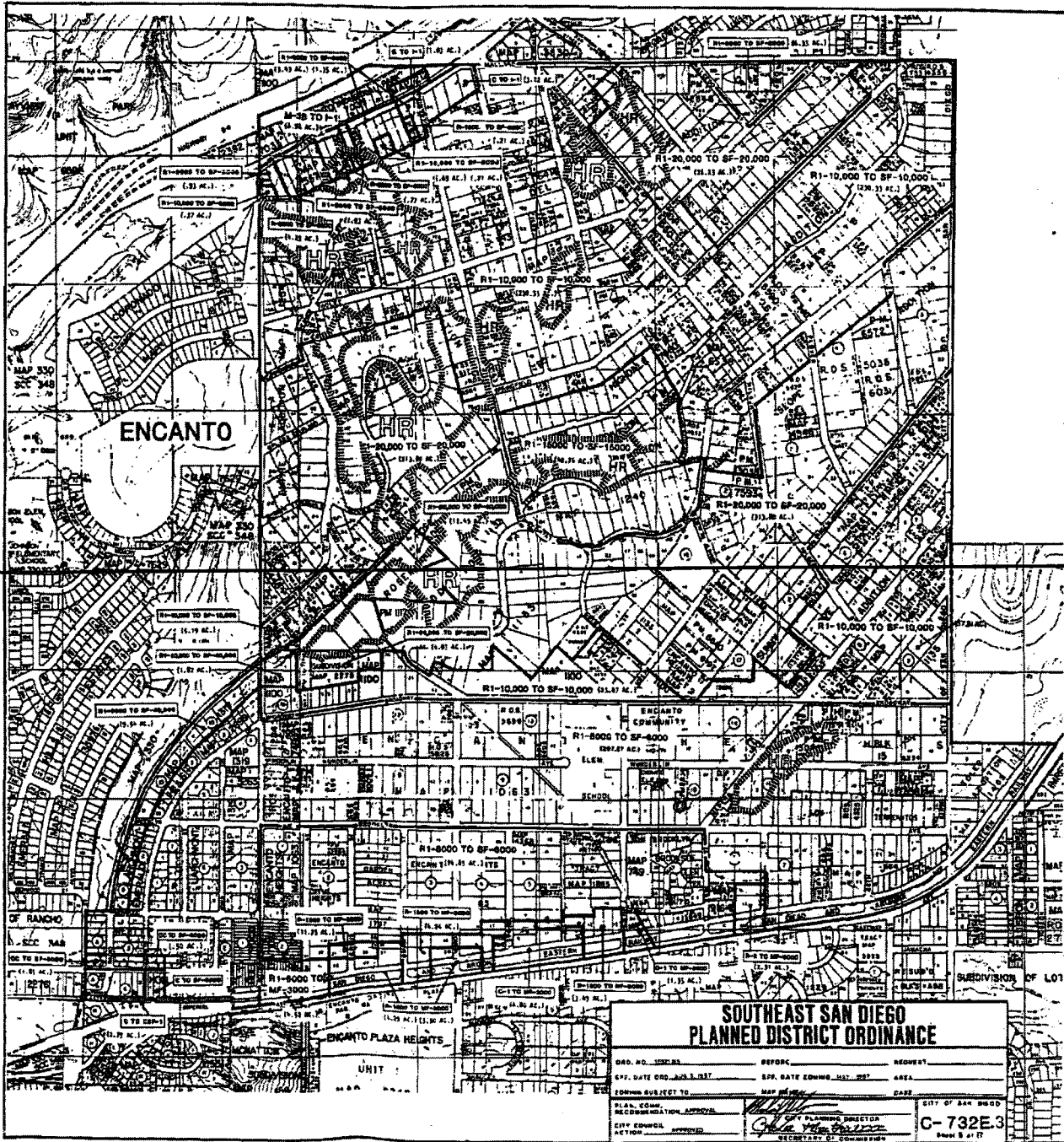
**CHOLLAS VIEW SPECIFIC CRITERIA**  
 1. AREA INDICATED ABOVE IS A "SPECIAL CHARACTER MULTIPLE-FAMILY NEIGHBORHOOD" SUBJECT TO THE CRITERIA STATED IN SEC 103 1706-M.

| SOUTHEAST SAN DIEGO<br>PLANNED DISTRICT ORDINANCE |                          |                   |                           |
|---|--------------------------|-------------------|---------------------------|
| ORD. NO. 2017-42                                  | BEFORE                   | REQUEST           |                           |
| EFF. DATE ORD. 3.15.18                            | EFF. DATE ZONING 3/15/18 | AREA              |                           |
| ZONING SUBJECT TO                                 | MAP NAME                 | CASE              |                           |
| PLAN. COMM. RECOMMENDATION APPROVE                | CITY PLANNING DIRECTOR   | CITY OF SAN DIEGO | C-7320.2<br>Sheet 5 of 17 |
| CITY COUNCIL ACTION APPROVE                       | SECRETARY OF COMMISSION  |                   |                           |

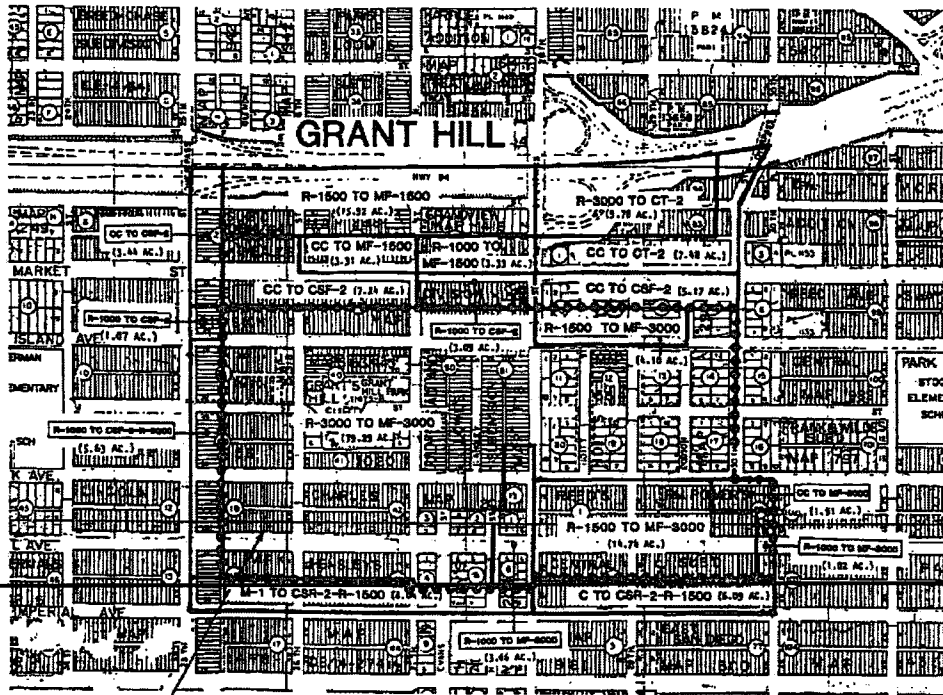
Appendix G: Southeastern San Diego Planned District



Appendix H: Southeastern San Diego Planned District



### Appendix I: Southeastern San Diego Planned District



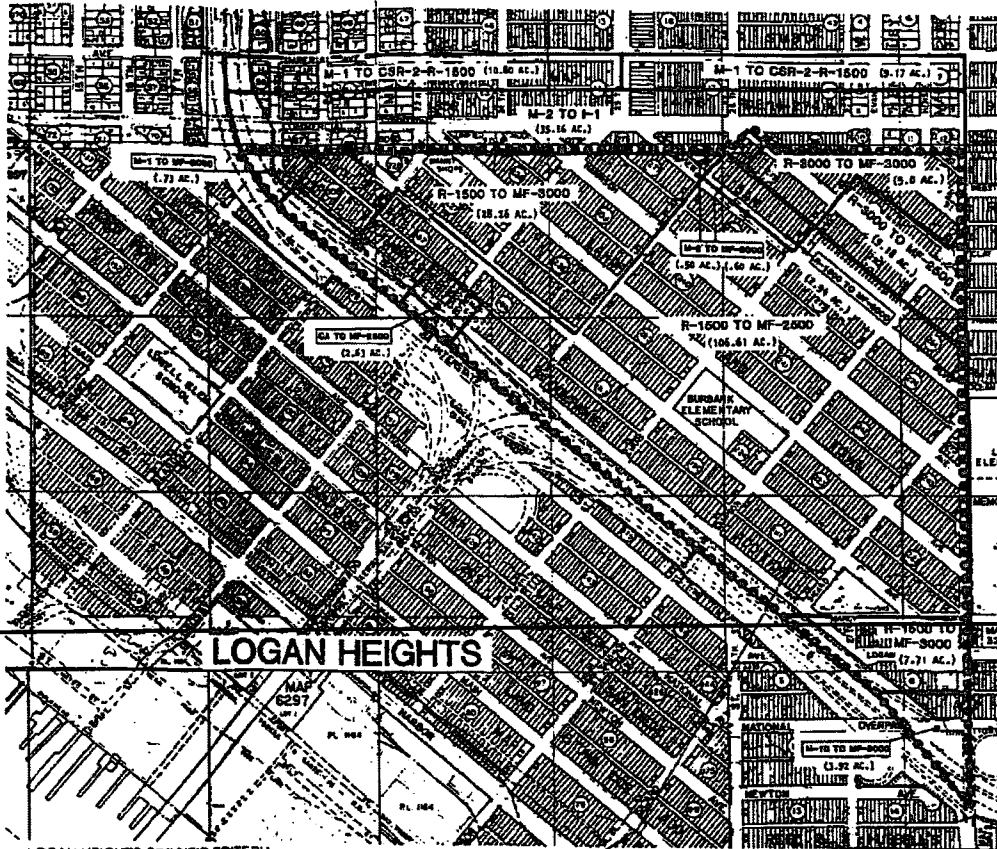
**GRANT HILL SPECIFIC CRITERIA**

1. PROPERTIES FRONTING 25TH STREET BETWEEN HWY. 94 AND IMPERIAL AVE. AND PROPERTIES WITHIN THE GRANT HILL PARK HISTORIC DISTRICT (SEE APPENDIX U) SHALL ALSO CONFORM TO THE DEVELOPMENT CRITERIA OF SECTION 103.1703-C OF THIS ORDINANCE AND THE SHERMAN HEIGHTS AND GRANT HILL PARK HISTORIC DISTRICT CRITERIA AND GUIDELINES, ORDINANCE NO. 00-16893-2.
2. PROPERTIES FRONTING MARKET STREET ON THE NORTH SIDE BETWEEN 28TH ST. AND 30TH ST. SHALL HAVE PRIMARILY ALLEY ACCESS.
3. PROPERTIES WITHIN THE MF-3000 ZONE ARE "SPECIAL CHARACTER MULTIPLE-FAMILY NEIGHBORHOODS" SUBJECT TO THE CRITERIA STATED IN SEC. 103.1706-M.

| <b>SOUTHEAST SAN DIEGO<br/>PLANNED DISTRICT ORDINANCE</b> |   |                                  |
|---|---|----------------------------------|
| ORD. NO. 42143  | BEFORE _____                                  | REQUEST _____                    |
| EFF. DATE ORD. AUG 3, 1997                                | EFF. DATE ZONING MAR 1, 2017                  | AREA _____                       |
| ZONING SUBJECT TO _____                                   | MAP NAME _____                                | CASE _____                       |
| PLAN. COMM. RECOMMENDATION APPROVED _____                 | <i>[Signature]</i><br>CITY PLANNING DIRECTOR  | CITY OF SAN DIEGO                |
| CITY COUNCIL ACTION APPROVED _____                        | <i>[Signature]</i><br>SECRETARY OF COMMISSION | <b>C-732F.3</b><br>Sheet 5 of 17 |



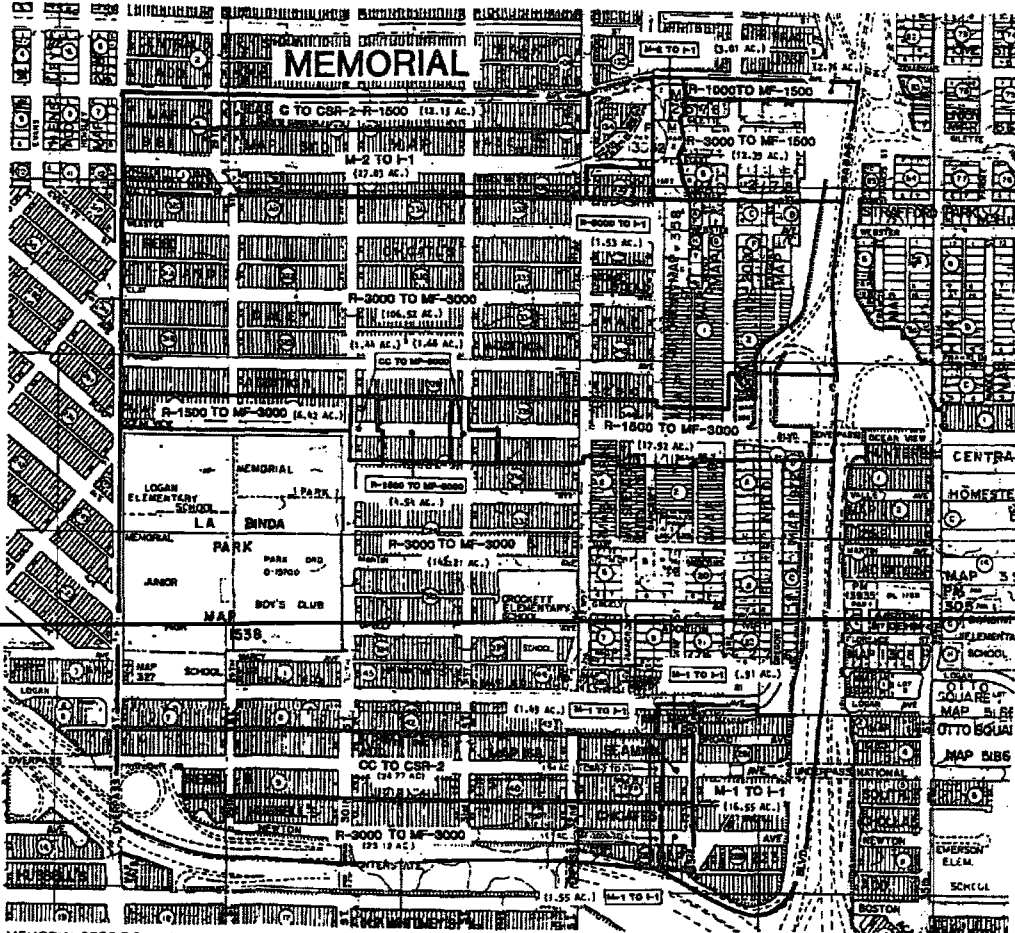
### Appendix K: Southeastern San Diego Planned District



**LOGAN HEIGHTS SPECIFIC CRITERIA**  
 1. PROPERTIES WITHIN THE MF-2500 AND MF-3000 ZONES ARE TO BE OF  
 CHARACTER MULTIPLE-FAMILY NEIGHBORHOODS. SUBJECT TO THE CRITERIA  
 STATED IN SEC. 103.1706-M.

| SOUTHEAST SAN DIEGO<br>PLANNED DISTRICT ORDINANCE |                         |                   |      |
|---|-------------------------|-------------------|------|
| ORD. NO. 152185                                   | BEFORE                  | REQUEST           |      |
| EFF. DATE ORD. AUG 3, 2017                        | EFF. DATE ZONING        | AREA              |      |
| ZONING SUBJECT TO                                 |                         | MAP NAME          | CASE |
| PLAN, COMM. RECOMMENDATION APPROVAL               | CITY PLANNING DIRECTOR  | CITY OF SAN DIEGO |      |
| CITY COUNCIL APPROVED                             | SECRETARY OF COMMISSION | C-732H.3          |      |
|   |                         | Sheet 8 of 17     |      |

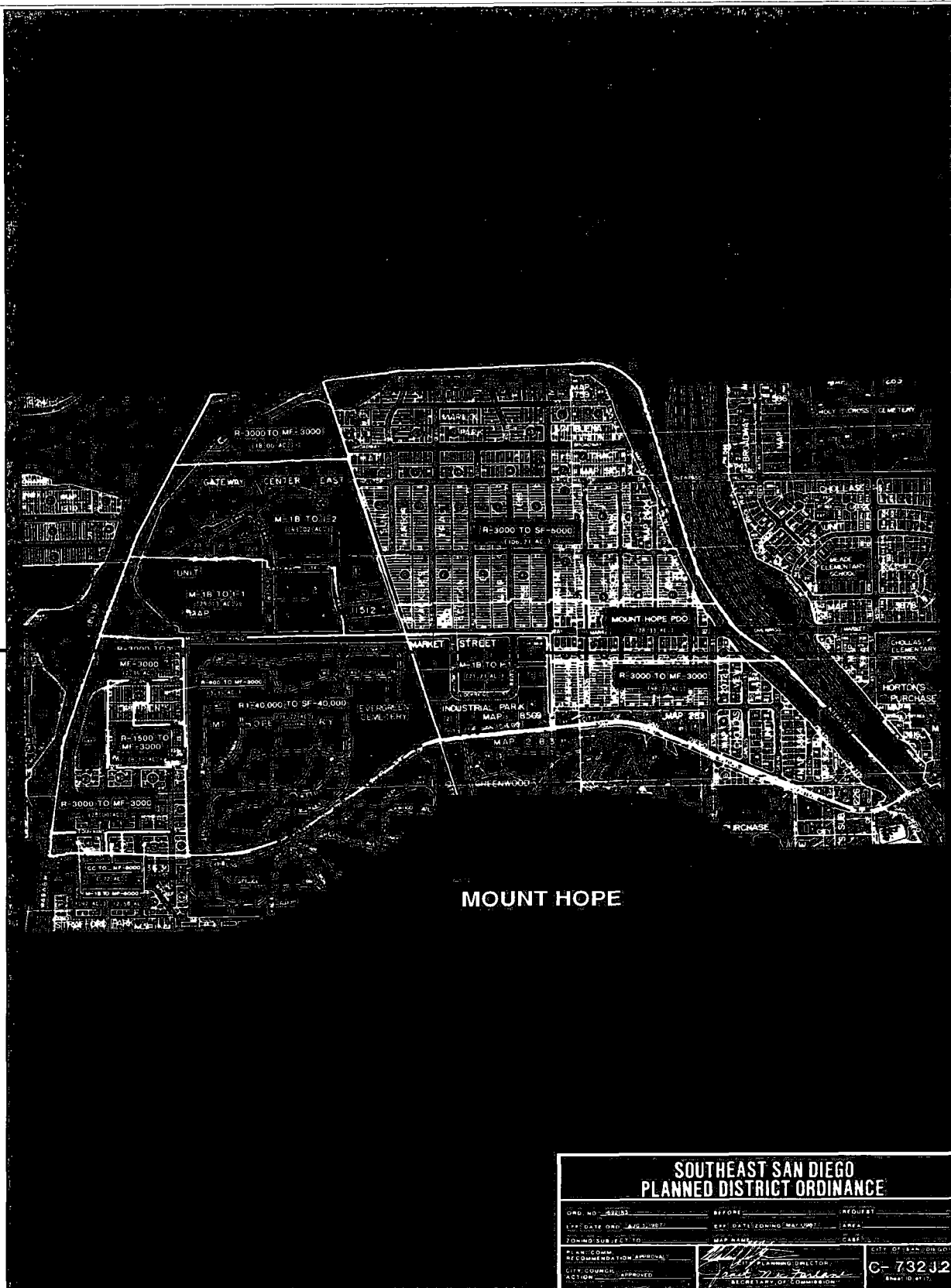
### Appendix L: Southeastern San Diego Planned District




| SOUTHEAST SAN DIEGO<br>PLANNED DISTRICT ORDINANCE |   |                   |               |
|---|---|-------------------|---------------|
| ORD. NO. 1522.53                                  | BEFORE  | REQUEST           |               |
| EFF. DATE ORD. AUG. 2, 1987                       | EFF. DATE ZONING MAY 1, 1987                  | AREA              |               |
| ZONING SUBJECT TO                                 | MAP NAME                                      | CASE              |               |
| PLAN. COMM. RECOMMENDATION APPROVED               | <i>[Signature]</i><br>CITY PLANNING DIRECTOR  | CITY OF SAN DIEGO |               |
| CITY COUNCIL APPROVED                             | <i>[Signature]</i><br>SECRETARY OF COMMISSION | <b>C-7321.2</b>   | Sheet 5 of 17 |

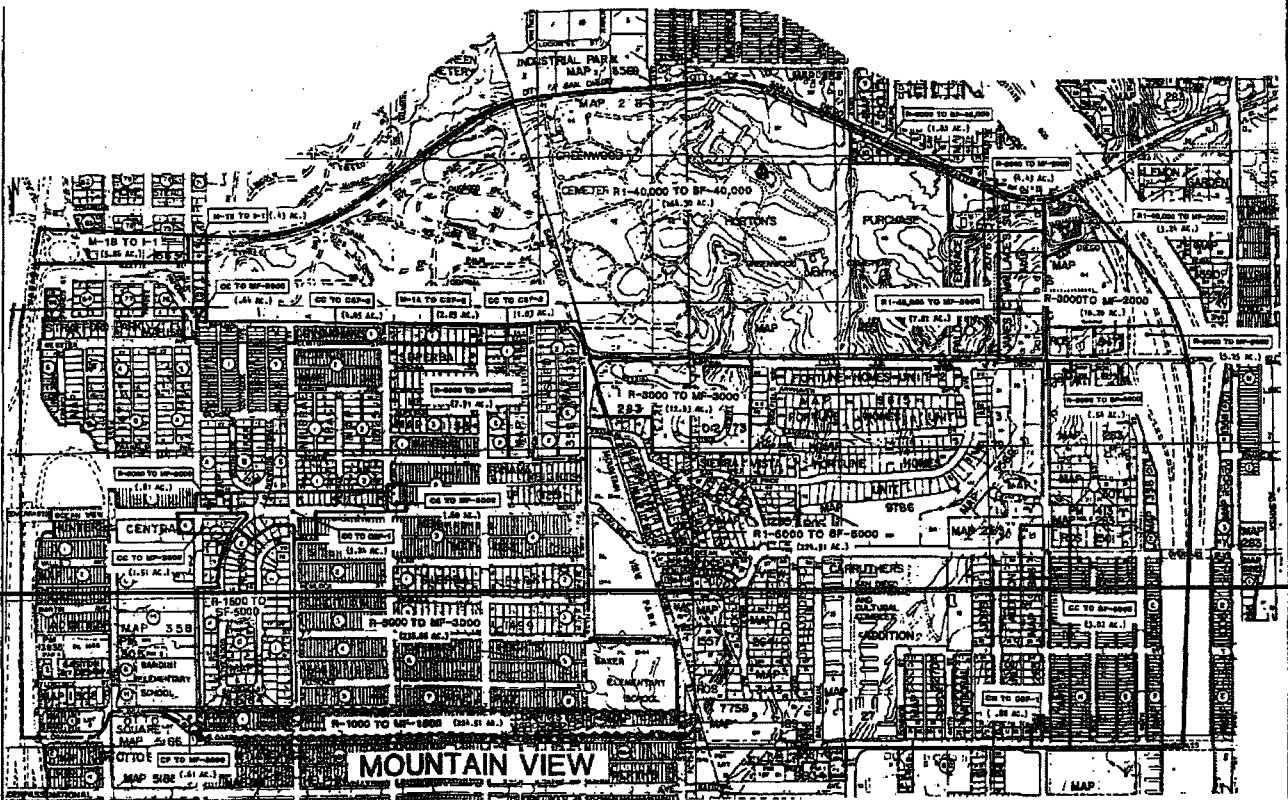


Appendix M: Southeastern San Diego Planned District



| SOUTHEAST SAN DIEGO<br>PLANNED DISTRICT ORDINANCE |  |  |
|---|--|--|
| ORD. NO. 42433                                    | REQUIRE  | REQUEST  |
| DATE ORD. ADOPTED                                 | EST. DATE COMM. MAINT.   | AREA   |
| COMMISSIONER TO                                   | MAP NAME   | CASE NO.                                       |
| P.L.N. COMM. RECOMMENDATION APPROVAL              | <br>PLANNING DIRECTOR | CITY OF SAN DIEGO<br>C-732J2<br>Sheet ID of 12 |
| CITY COMMISSIONER APPROVED                        |  |  |
| ACTION  | SECRETARY OF COMMISSION  |  |

Appendix N: Southeastern San Diego Planned District



**MOUNTAIN VIEW SPECIFIC CRITERIA**  
 AREA SHOWN IS A "SPECIAL CHARACTER MULTIPLE-FAMILY NEIGHBORHOOD" SUBJECT TO THE CRITERIA STATED IN SECTION 102.1706-M, REZONED TO MF-3000 EFFECTIVE 4-10-90. SEE B-3544 PAGE 2.

| SOUTHEAST SAN DIEGO<br>PLANNED DISTRICT ORDINANCE |  |                   |
|---|--|-------------------|
| ORD. NO. 1572-83                                  | REPORT                                     | REQUEST           |
| EFF. DATE ORD. AUG 3, 1987                        | EST. DATE ZONING SET 1984                  | AREA              |
| ZONING SUBJECT TO                                 | MAP NAME                                   | DATE              |
| PLAN. COMM. RECOMMENDATION APPROVAL               | <i>[Signature]</i> CITY PLANNING DIRECTOR  | CITY OF SAN DIEGO |
| CITY COUNCIL APPROVAL                             | <i>[Signature]</i> SECRETARY OF COMMISSION | G-732K-1          |
| ACTION  |  | April 19, 1987    |

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



### Appendix P: Southeastern San Diego Planned District



**SHERMAN HEIGHTS SPECIFIC CRITERIA**

1. ALL PROPERTIES IN THIS NEIGHBORHOOD SHALL ALSO COMPLY WITH THE CRITERIA OF SEC. 103.1706 OF THIS ORDINANCE AND THE SHERMAN HEIGHTS AND GRANT HILL PARK HISTORIC DISTRICT DESIGN CRITERIA AND GUIDELINES, ORDINANCE NO. 00-16893-2.
2. COMMERCIAL DEVELOPMENT OF THE CSF-2-R-3000 ZONED PROPERTIES BORDERING MARKET STREET SHALL BE DEVELOPED ACCORDING TO THE MULTIPLE-FAMILY DEVELOPMENT CRITERIA FOR BUILDING HEIGHT (SECTION 103.1706-G), MAXIMUM DIAGONAL DIMENSION (SECTION 103.1706-L.1), OFF-SETTING PLANES (SECTION 103.1706-L.3) AND FACADE DESIGN/ ORIENTATION (SECTION 103.1706-L.4).
3. PROPERTIES WITHIN THE MF-3000 ZONE ARE "SPECIAL CHARACTER MULTIPLE-FAMILY NEIGHBORHOODS" SUBJECT TO THE CRITERIA STATED IN SEC. 103.1706-M.

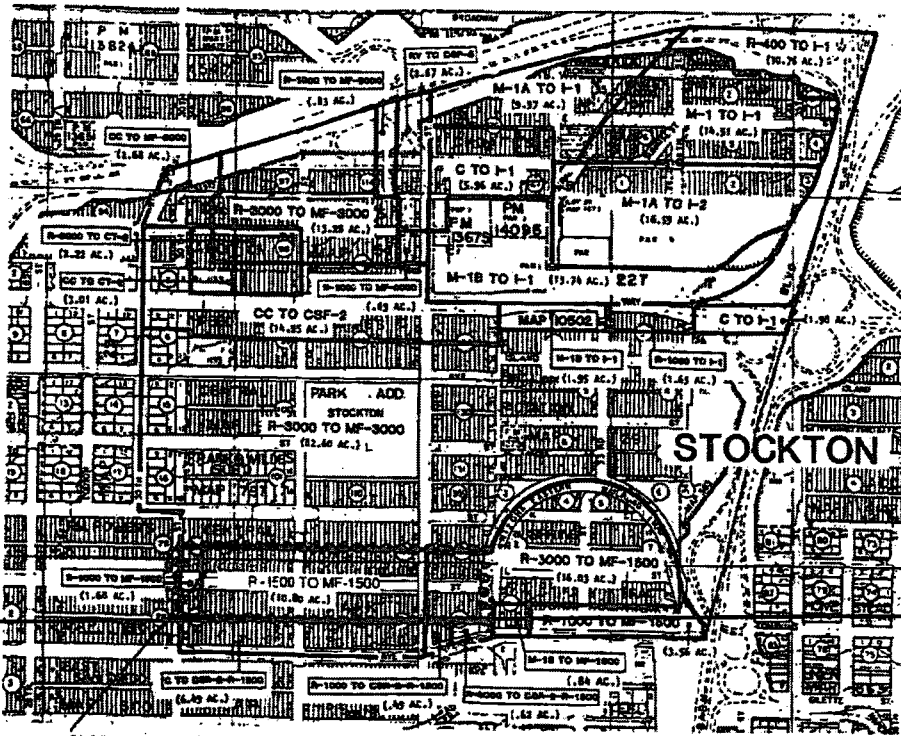
| <b>SOUTHEAST SAN DIEGO<br/>PLANNED DISTRICT ORDINANCE</b> |   |                           |
|---|---|---------------------------|
| ORD. NO. 15821-NZ   | BEFORE  | REQUEST                   |
| EFF. DATE ORD. AUG 3, 1987                                | EFF. DATE ZONING MAP 1987                     | AREA                      |
| ZONING SUBJECT TO   | MAP NAME                                      | DASE                      |
| PLAN. COMM. RECOMMENDATION APPROVAL                       | <i>[Signature]</i><br>CITY PLANNING DIRECTOR  | CITY OF SAN DIEGO         |
| CITY COUNCIL APPROVAL                                     | <i>[Signature]</i><br>SECRETARY OF COMMISSION | C-732M.3<br>Sheet B of 17 |

Appendix Q: Southeastern San Diego Planned District





Appendix S: Southeastern San Diego Planned District



**STOCKTON SPECIFIC CRITERIA**  
 MF-1500 TO MF-3000  
 1. AREA SHOWN IS A "SPECIAL CHARACTER MULTIPLE-FAMILY NEIGHBORHOOD" SUBJECT TO THE CRITERIA STATED IN SEC. 103.1705-M. REZONED TO MF-3000 EFFECTIVE 4-10-90. SEE B-3944 PAGE 1.

| SOUTHEAST SAN DIEGO<br>PLANNED DISTRICT ORDINANCE |   |                   |                            |
|---|---|-------------------|----------------------------|
| ORD. NO. 152125                                   | BEFORE  | REQUEST           |                            |
| EFF. DATE ORD. AUG 3, 1987                        | EFF. DATE ZONING MAY 1, 1987                      | AREA              |                            |
| ISSUING SUBJECT TO                                | MAP NAME  | CASE              |                            |
| PLAN. COMM. RECOMMENDATION APPROVAL               | CITY PLANNING DIRECTOR<br><i>Janet MacFarlane</i> | CITY OF SAN DIEGO | C-732P.2<br>Sheet 16 of 17 |
| CITY COUNCIL ACTION APPROVED                      | SECRETARY OF COMMISSION                           |                   |                            |

Appendix T: Southeastern San Diego Planned District

VALENCIA PARK SPECIFIC CRITERIA  
 1. THIS AREA IS A "SPECIAL CHARACTER MULTIPLE-FAMILY NEIGHBORHOOD" SUBJECT TO THE CRITERIA STATED IN SEC. 100.1708-M.

**SOUTHEAST SAN DIEGO  
 PLANNED DISTRICT ORDINANCE**

|                                     |                              |                   |
|-------------------------------------|------------------------------|-------------------|
| ORD. NO. 102318                     | DEPOSE                       | REQUEST           |
| EFF. DATE ORD. INC. 1.1.18          | EFF. DATE ZONING MAT. 1.1.18 | AREA              |
| ZONING SUBJECT TO                   | MAP NAME                     | CASE              |
| PLAN. COMM. RECOMMENDATION APPROVED | CITY PLANNING DIRECTOR       | CITY OF SAN DIEGO |
| CITY COUNCIL APPROVED               | SECRETARY OF COMMISSION      | C-7320.3          |



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

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

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

~~REHABILITATION OF HISTORIC SITES~~

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

~~REHABILITATION OF OTHER POTENTIALLY CONTRIBUTING STRUCTURES~~

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

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

preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

Rehabilitation efforts in all subareas shall comply with the following:

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

~~building material shall not be undertaken.~~

7. ~~Contemporary design for alterations and additions to existing properties will not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.~~
8. ~~Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.~~
9. ~~Architecturally important structural members shall be replaced only when necessary. Existing structural systems should be supplemented when damaged or inadequate.~~
10. ~~Exterior Features:~~
  - a. ~~Stucco should be repaired with a stucco mixture that duplicates the original as closely as possible in appearance and texture.~~
  - b. ~~Masonry should be cleaned only when necessary to halt deterioration or to remove graffiti and stains, and always with the gentlest method possible, such as low pressure and water and soft natural bristle brushes.~~
  - c. ~~The original or early color and texture of masonry surfaces, including early signage, should be retained wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.~~
  - d. ~~The original wooden siding on a building or structure shall be retained whenever possible. Resurfacing with stucco or textured paint, or new~~

~~materials such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding is inappropriate and potentially damaging to the structure and is discouraged.~~

- ~~e. The original roofing material and shape be retained whenever possible. Deteriorated roof coverings should be replaced with new material which matches the old in composition, size, shape, color, and texture.~~
- ~~e. The architectural features that give the roof its character (such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, etc.) shall be preserved or replaced.~~
- ~~d. Existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware shall be retained. The type of woodframe window (double hung, casement, etc.) should also be retained.~~
- ~~e. Porches, railings, columns and steps that are appropriate to the building and its development should be retained. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and should be retained.~~

#### ~~ALTERATION OF HISTORIC STRUCTURES~~

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

~~MAINTENANCE OF HISTORIC SITE~~

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

~~NEW DEVELOPMENT~~

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

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

~~1. Maximum Lot Size~~

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

~~2. Building Height~~

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

~~3. Street Yard~~

- ~~a. A 15-foot landscaped front yard shall be required of all development except for the commercial zoned land along Market Street, Imperial~~

~~Avenue, and 25<sup>th</sup> Street.~~

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

4. ~~Street Yard Fencing~~

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

5. ~~Building Materials~~

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

- ~~a. Wood siding is to be encouraged. Methods such as Wood Clapboard,~~

~~Shiplap, Board and Batten, and Drop are examples that have an important historical context in these Districts.~~

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

6. ~~Building Details~~

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

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

encouraged.

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

7. ~~Building Colors~~

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



8. Streetscape

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

a. Driveways and Curb Cuts:

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

b. Sidewalks

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

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

c. Parkway and Street Trees:

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

9. Landscaping

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

HKV:nja  
08/02/16  
Or.Dept: Planning  
Doc. No.: 1327055

Passed by the Council of The City of San Diego on DEC 06 2016, by the following vote:

| Councilmembers        | Yeas                                | Nays                     | Not Present                         | Recused                  |
|-----------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Sherri 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"/> |
| District 3 - (Vacant) | <input 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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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 16 2016

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 Ginda Brun, 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 15 2016, and on DEC 16 2016

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 Ginda Brun, Deputy

Office of the City Clerk, San Diego, California

Ordinance Number O- 20772