ORDINANCE NUMBER O-	20991	(NEW SERIES)
•		`

DATE OF FINAL PASSAGE OCT 1 0 2018

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 131.0502, 131.0504, 131.0522, 131.0531, 131.0540 AND 131.0555, AND BY ADDING NEW SECTION 131.0541; AMENDING CHAPTER 13, ARTICLE 2, DIVISION 9 BY AMENDING SECTIONS 132.0902 AND 132.0905; AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 BY AMENDING SECTIONS 132.1402 AND 132.1403; AND AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 BY AMENDING SECTION 142.0530, RELATING TO THE MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN UPDATE.

WHEREAS, the City of San Diego desires to update the Midway-Pacific Highway Community Plan, which was adopted in 1991; and

WHEREAS, implementation of the proposed update requires amendments to the San Diego Municipal Code sections relating to Community Plan Implementation Overlay Zones (CPIOZ) to repeal the existing CPIOZ area and to implement a new CPIOZ area; the creation of new Commercial Office and Commercial Neighborhood zones and corresponding parking, development, and use regulations; and application of the Residential Tandem Parking Overlay Zone to the community plan area; NOW, THEREFORE,

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

Section 1. That Chapter 13, Article 1, Division 5 of the San Diego Municipal Code is amended by amending sections 131.0502, 131.0504, 131.0522, 131.0531, 131.0540 and 131.0555, and by adding new section 131.0541, to read as follows:

# §131.0502 Purpose of the CN (Commercial-Neighborhood) Zones

(a) [No change in text.]

- (b) The CN zones are differentiated based on the permitted *lot* size and pedestrian orientation as follows:
  - CN-1-1 allows development of a limited size with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 3,000 square feet of lot area
  - CN-1-2 allows development with an auto orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
  - CN-1-3 allows development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
  - CN-1-4 allows development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,000 square feet of lot area
  - CN-1-5 allows development with a pedestrian orientation and

    permits a maximum density of 1 dwelling unit for each 600 square and the feet of lot area.

    In a feet of lot area.
  - CN-1-6 allows development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 800 square

# §131.0504 Purpose of the CO (Commercial--Office) Zones

(a) [No change in text.]

The Estate de Chip

The C	O zone	s are differentiated based on the uses and developm	ent scale ios uso amboromo
allow	ed as fol	llows:	destran o remissión o conf
(1) th	rough (2	2) [No change in text.]	. The second states are supported.
(3)	The fo	ollowing zones allow residential development in a h	i <b>gh-</b> nau wier in Albert is
٠,	intens	ity, pedestrian-oriented business park development:	varia 1 (16) sociali (6).
:	•	CO-3-1 is intended to accommodate a mix of office	e uses
		that serve as a high-intensity employment center v	vithmas and an or a second
		residential uses and limited, complementary retail	uses and:
	. ,	permits a maximum density of 1 dwelling unit for	each Med-Distroya dro Am
. •		1,000 square feet of lot area	
	•	CO-3-2 is intended to accommodate a mix of office	ee and
		residential uses and permits a maximum density of	f 1
		dwelling unit for each 800 square feet of lot area	
	•	CO-3-3 is intended to accommodate a mix of office	e and
		residential uses and permits a maximum density of	f 1
•	•	dwelling unit for each 600 square feet of lot area	grande to provide
egulat	ions Tal	ble for Commercial Zones	ा हर रक्त कृत्य करह द
	allow (1) th (3)	allowed as for (1) through (2) (3) The for intens	<ul> <li>(1) through (2) [No change in text.]</li> <li>(3) The following zones allow residential development in a hid intensity, pedestrian-oriented business park development: <ul> <li>CO-3-1 is intended to accommodate a mix of office that serve as a high-intensity employment center we residential uses and limited, complementary retail permits a maximum density of 1 dwelling unit for 1,000 square feet of lot area</li> <li>CO-3-2 is intended to accommodate a mix of office residential uses and permits a maximum density of dwelling unit for each 800 square feet of lot area</li> <li>CO-3-3 is intended to accommodate a mix of office residential uses and permits a maximum density of the complex square feet of lot area</li> </ul> </li> </ul>

The uses allowed in the commercial zones are shown in Table 131-05B.

Legend for Table 131-05B

[No change in text.]

§131.0522

11:3

Backli zmenne ditenatista

# Table 131-05B Use Regulations Table for Commercial Zones

والبنايس إيسبيال Zone Use Categories/Subcategories Zones Designator remain (2) the comme or [See Section 131.0112 for an explanation and descriptions of CN(1)\_ 1st & 2nd >> CO-CR-CV-CPthe Use Categories. Subcategories, and Separately 3rd >> 1-111-1-Regulated Uses]  $4^{th} >> 1|2|3|4|5|6$ 2 3 1 2 2 1 Open Space through Separately Regulated [No change in text.] Agriculture Uses, Commercial Stables [No change in text.] Community Gardens L Equestrian Show & Exhibition Facilities [No change in text.] through Open Air Markets for the Sale of Agriculture-related Products & Flowers [No change in text.] Residential through Institutional, Separately [No change in text.] Regulated Institutional Uses, Electric Vehicle Charging Stations [No change in text.]  $C^{(10)}$ P(10) Energy Generation & Distribution Facilities  $\mathbf{C}$  $\mathbf{C}$ Exhibit Halls & Convention Facilities through [No change in text.] Wireless communication facility outside the public right-of-way [No change in text.] **Retail Sales Building Supplies & Equipment** No change in text.] **p**(11) p(11)[p(11)]p(11) p(11) p(11) p(11,19) p(11)Food, Beverages and Groceries **p**(11)  $\mathbf{p}(11) \mathbf{p}(11) \mathbf{p}(3,11) \mathbf{p}(3,11) \mathbf{p}(3,11,19) \mathbf{p}(13)$ Consumer Goods, Furniture, Appliances. Equipment **p**(11) p(11)p(11)Pets & Pet Supplies P (11, 19)  $\mathbf{p}^{(11)}\mathbf{p}^{(11)}\mathbf{p}^{(11)}$ P<sup>(11)</sup> p(11) p(11) Sundries, Pharmaceutical, & Convenience ad in Sales p (11, 19) p(11)p(11)p(11)Wearing Apparel & Accessories Retail Sales, Separately Regulated Retail [No change in text.] Sales Uses through Commercial Services, Offsite Services [No change in text.] **Personal Services** P P P Radio & Television Studios P P P P **Tasting Rooms** 

215

Use Categories/Subcategories	Zone	ŀ			•		Zon	ies	<u>-</u>						i atu		£_:
[See Section 131.0112 for an	Designator		<del>-</del> /				<del></del>			<del></del>			<del></del>		7 L 45-	- <b>:</b> ·	
explanation and descriptions of	1 st & 2nd >>	_	N(1).		_	n.		,	30			CU	,	ر س			
the Use Categories,	1 2 2 2 2 3 >	١	NA.	-	. C	K		٠(	-U-	•	- ,	UV	- 1	UP-	• • • • • • • • • • • • • • • • • • • •	•	
Subcategories, and Separately						T = : =		1 -				-		12.22		·	
Regulated Uses	3 <sup>rd</sup> >>	<b>├</b> ──	1-	<u> </u>	1-	2-	1-	2		- 3-		1-	<del>-</del> +	1-			٠.
	4 <sup>th</sup> >>	1 2	3 4	5 6	1	1	1 2	1'	2	1 2	3	1	2	1			
Visitor Accommodations			P		P	P				t <b>P</b>	i .aV	P		-	   1		• •
Separately Regulated Commercia	l Services							··								. : <del>.</del>	
Uses					·	42.5		1 : 1 :		7.8 T	_		-:	<u>:</u>		•	
Adult Entertainment Establishmen	ts:			,	<b>u</b> 0	*:•,•	ar ( c .			• •	, : ·		,				
Adult Book Store through Chi					11ē	[No :	change	e in	tex	<b>t.</b> ]		_			 		
Facilities: Small Family Child	i Care				_			_;.	1 44	43	–					· 	<u>`</u>
Homes [No change in text.]		<u>.,</u>													:=::		
Eating and Drinking Establish		- C	- -	- -		P ;	P -	F	) <u>.</u>			P	-		. 11	i	
Drive-in or Drive-through Con					<u> </u>					;							
Fairgrounds through Pushcart			`			[No	change	e in	text	t.]							
in Public Right-of-Way [No cl	nange in																
text.]		ļ															
Recycling Facilities:							<u>-</u>	1 -		<u> </u>		/17	W.I.				
Large Collection Facility			N		N	N	N	Ņ	$\overline{}$	-		$N^{(1)}$					
Small Collection Facility			L		L	L	L	L				$L^{(1)}$	"	-			
Large Construction & Demoli						[No	change	e in	text	t.]							
Recycling Facility through Sm																	
Construction & Demolition D										•				ļ			
Recycling Facility [No change	in text.				-	Γ	T	T -				- <del>-</del>		$\dashv$			
Drop-off Facility			L		<u>L</u>	L	<u>, Tr</u>	<u> i</u>				ىل					
Green Materials Composting						-	change		texi				-				
through Zoological Parks [No	change in					* *	' .			•••	3·		• •	: :			٠. ،
text.]								<del></del>									
Offices		<u> </u>	P <sup>(7)</sup>	. 1			D	_		. p (1	9)	~	<del>-</del> T	ᆣ			<u>.</u>
Business & Professional		-	P		P P	P P	- P - P	P	?::	P (1			+		• • •		
Government	4141	<u> </u>						<del></del>		P (1		P(10	0)				•
Medical, Dental & Health Prac		<del></del> -	P	<u>-</u>	P P	P	P P	P		P (1		L.	4				
Regional & Corporate Headqu			r		<u> r</u>	_ <u></u>	<u> </u>	<u> </u>		<u> </u>	-,	-		<u>-</u> -			
Offices, Separately Regulated Offi Real Estate Sales Offices & Model 1						DNI a	hone	. i	+4	. 1							
through Industrial, Trucking &	nomes					FINO (	change	₽ III `	(CX	ı. <u>J</u>							
	mae in tout 1																
Transportation Terminals [No cha	mge m text.	<u> </u>															

ı.la

1110

Come for Thinking Conschilations with so [7] -

Use Categories/Subcategories	Zone Designator		-	Zon	es	•		714.514
[See Section 131.0112 for an explanation and descriptions of the Use Categories,	1 <sup>st</sup> & 2 <sup>nd</sup> >>	CN <sup>(1)</sup> -	CR-	20 20 20 20 20 20 20 20 20 20 20 20 20 2	CO	-	cv-	CP-
Subcategories, and Separately	3 <sup>rd</sup> >>	1-	1- 2		2-	3-	1-	1-
Regulated Uses]	4 <sup>th</sup> >> 1	23456	1 1	1 2	1 2	1 2 3	-1 2	_1_
Separately Regulated Industrial	Uses				• •	•		
Artisan Food and Beverage Produ	icer	N	7			LL.	ar [4	
Hazardous Waste Research Facilia Signs, Separately Regulated Sign Theater Marquees [No change in	ns Uses,			o change	·	<b>t.]</b>	<u>हात्र</u> चित्रम् सर्वे दे	

Use Categories/Subcategories [See Section 131:0112 for an	Zone Designator			Zone	s	·	
explanation and descriptions of	1st & 2nd >>			CC-			
the Use Categories,	3rd >>	1-	2-	3-	4-	5-	
Subcategories, and Separately Regulated Uses]	4th >>	1 2 3	12345	4 5 6 7 8 9	1 2 3 4 5 6	1 2 3 4 5 6	
Open Space through Signs, Sepa Regulated Signs Uses, Theater Machange in text.]	[No change in text.]						

### Footnotes for Table 131-05B

#### §131.0531 Development Regulations Tables for Commercial Zones

The following development regulations apply in each of the commercial zones as shown in Tables 131-05C, 131-05D, and 131-05E.

(a) CN Zones

<sup>&</sup>lt;sup>1</sup> through <sup>18</sup> [No change in text.] <sup>19</sup> See Section 131.0541.

# Table 131-05C Development Regulations for CN Zones

							# 144.00 218.00 	1969-6
Development Regulations	Zone Designator		ا معرد معرف الأدار	Zo	nes	1 12 14 238 (*)	:	1
[See Section 131.0530 for	1st & 2nd >>		1	C	N-			
Development Regulations of	3rd >>	1-	1-	: 1- "	1-	12	1-	-
Commercial Zones]	4th >>	1	2	3	4	5	6	
	<del></del>				1.10.812.1	<del></del>	1	
Max Permitted Residential Dens	ity <sup>(1)</sup>	3,000	1,500	1,500	1,000	600 -	- 800	
Supplemental Residential Regul	ations [See	applies	applies	applies	applies	applies	applies	
Section 131.0540]			16.20		11 THE CO.	47 114	***,	
Lot Area			,					.2.
Min Lot Area (sf)		2,500	5,000	5,000	2,500	2,500	2,500	
Max Lot Area (ac)		0.3	10	10	0.3 _	0.3	_ 0.3	
Lot Dimensions		•						
Min Lot Width (ft)		25	50	50	25	25	25	
Min Street Frontage (ft)		25	50	50	25	25	25	*
Min Lot Depth (ft)		100	^ ·		* '	7 ·		
Setback Requirements <sup>(5)</sup>								
Min Front Setback (ft)								,
Max Front Setback (ft)		10 <sup>(2)</sup>		10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10(2)	-
[See Section 131.0543(a)]			L	<u> </u>				
Min Side Setback (ft)		10	10	10	10	10	10	
Optional Side Setback (ft)		0	0	0	0	0	0	•
[See Section 131.0543(b)]								
Side Setback Abutting Resid	ential	applies	applies	applies	applies	applies	applies	i
[See Section 131.0543(c)]	· · · · · · · · · · · · · · · · · · ·				ļ,.			
Min Street Side Setback (ft)					***		w	
Max Street Side Setback (ft)		10(2)		10 <sup>(2)</sup>	10(2)	10(2)	10(2)	
[See Section 131.0543(a)					ļ <u> </u>			
Min Rear Setback (ft)		10	10	10	10.	10	10	
Optional Rear Setback (ft)		0	0	- 0'\f-	0	0	0	
[See Section 131.0543(b)]					1		1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Rear Setback Abutting Resid	ential (See	applies	applies	applies	applies	applies	applies	1
Section 131.0543(c)]		30	30	30	65	65''-	65	litini i izadalni
Max Structure Height (ft)  Max Floor Area Ratio		1.0(3,4)	$1.0^{(3,4)}$	$1.0^{(3,4)}$	1.0(3,4)	$1.0^{(3,4)}$	1.0(3,4)	
	Pasidantial							LL III SEL
Floor Area Ratio Bonus for 1		0.5	0.75	0.75	1.2	1.2	1.2	
Mixed Use [See Section 131]  Minimum Floor Area Ratio 1		0.5	0.38	0.38	0.6	0.6	0.6	
Use	of Vesidelinai	0.3	0.36	0.58	v.o	0.0	0.0	
USC	· · · · · · · · · · · · · · · · · · ·				<u> </u>	Ļ	L	

Development Regulations	Zone Designator		nes	Constant of			
[See Section 131.0530 for	1st & 2nd >>				N		
Development Regulations of Commercial Zones	3rd >>	1-	1-	1-	12.50	·	1-
Commercial Zones	4th >>	1	2	3	4	5	6
Ground-floor Height [See Section	131.0548]		7.00	·	applies	applies	applies
Pedestrian Paths [See Section 131	.0550]	applies	applies	applies	applies	applies	applies
Transparency [See Section 131.05	52]	applies		applies	applies	applies	applies
<b>Building Articulation</b> [See Section	ı 131.0554]	applies	applies	applies	applies	applies	applies
Refuse and Recyclable Material Storage [See Section 142.0805]			applies	applies	applies	applies	applies
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]			applies	applies	applies	applies	applies
Visibility Area [See Section 113.0]	273]	applies	applies	applies	applies	applies	applies

Footnotes for Table 131-05C [No change in text.]

(b) CR, CO, CV, and CP Zones

Table 131-05D

Development Regulations for CR, CO, CV, CP Zones

Development Regulations	Zone Designator	Į					Zones					•
[See Section 131.0530 for Development	1st & 2nd >>	CR-				CO-				C	V-	CP-
Regulations of	3rd >>	1- 2-	1		2			3-			1-	1-
Commercial Zones]	4th >>	1	1	2	1-	2-	1	2	3	1	2	1
Max Permitted Residenti	al <i>Density</i> <sup>(1)</sup>	1,500	1,000	1,500	-		1,000	800	600	1,500	1,500	
Supplemental Residentia Regulations [See Section		applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	-
Supplemental Commerci Regulations [See Section							applies					-
Lot Area			<del></del>				: 11. 11	-71.				
Min Lot Area (sf)		15,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000-	15,000	-5,000-	<del></del>
Max Lot Area (ac)	-											
Lot dimensions												
Min Lot Width (ft)		100	50	50	50	50	50	50	50	100	50	
Min Street Frontage	? (ft)	100	50	50	50	50	50	50	50	100	50	
Min Lot Depth (ft)	•	100	100	100	100	100	100	100	100	100	100	
Setback Requirements(6)	. <del></del>	· · · · · · · · · · · · · · · · · · ·				•	I			l, ;		
Min Front Setback ( Max Front Setback (		10 	10 25 <sup>(2)</sup>	10	10 25 <sup>(2)</sup>	10 	10 <sup>(2)</sup>	 10 <sup>(2)</sup>	 10 <sup>(2)</sup>	10 	7- 10 <sup>(2)</sup>	10

[See Section 131.0543(a)]	T	<del></del>	1				I——				
Min Side Setback (ft)	10	10	10	10	10	10	- 10	10_	10	10	10
Optional Side Setback (ft)		0(3)	0(3)	0(3)	(0(3)	.0,,	ō	0		0(3)	
Side Setback Abutting											
Residential [See Section	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
131.0543(c)]					<u> </u>		<u> </u>			,	
Min Street Side Setback (ft)	10	10	10	10	10.		***	-		'. ==	- <del></del>
Max Street Side Setback (ft)		25 <sup>(2)</sup>		25 <sup>(2)</sup>		_10 <sup>(2)</sup>	10(2)	10(2)	10(2)	10(2)	
[See Section 131.0543(a)]					•			7.77 juli	**		
Min Rear Setback (ft)	10	10	10	10	-10	10~	10	10	. 10	: 10 ;=	10-
Optional Rear Setback (ft)		0(3)	0(3)	0(3)	0(3);;	0 <sup>(3)</sup>	0(3)	0(3),	0(3)	0(3)	- 0(3) -
Rear Setback Abutting	}									,	1
Residential [See Section	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
131.0543(c)]	<u> </u>					21122		111			
Max Structure Height (ft)	60	45	60	45	65 =	50	- 65	70-	E-60-	- 45-	30 -
Min Lot Coverage (%) <sup>(6)</sup>					***					35	
Max Floor Area Ratio	1.0(4,5)	0.75(4,5)	1.5(4,5)	0.75(4.5)	1.5(4,5)	2.0(4,5)	2.0(4,5)	2.0 <sup>(4,5)</sup>	2.0(4,5)	2.0(4,5)	1.0(4,5)
Floor Area Ratio Bonus for				*							
Residential Mixed Use [See	1.0	1.0	1.5			1.0	2.5	2.5	<del>(41)</del> .	** ==:**}	1 1 m
Section 131.0546(a)]			<u> </u>								
Minimum Floor Area Ratio for	0.5	1.0	0.75			1.0	1.5	2.5			
Residential Use	0.5	1.0	0.73			1.0	1,5	2,3			
Floor Area Ratio Bonus for						<u> </u>					İ
Child Care [See Section	applies		applies		applies	applies	applies	applies			
131.0546(b)]	<u></u>	<u> </u>									
Ground-floor Height [See Section	annlies	annlies	annlies	applies	annlies	lannlies	annlies	annlies	applies	annlies	
131.0548]	аррпоз	пррпоз	аррпфа	цррноз	аррпоз	пррпоз	аррпоз	пррпоз	арриоз	аррись	
Pedestrian Paths [See Section	annlies	  applies	applies	applies	annlies	applies	applies	annlies	annlies	applies	
131.0550]	пррись		арриов		чррпоз						
Transparency [See Section 131.0552]		applies		applies		applies	applies	applies		applies	
Building Articulation [See Section	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	
131.0554]	пррина	при	прршуз					пррице	прриос		
Street Yard Parking Restriction [See		applies		applies		applies	applies	applies			ang <del>o</del> , s
Section 131.0555]	ļ				.,	411 1141	- 1	7			
Parking Lot Orientation [See Section	1!		1:	-			21.	·-		1:	
131.0556]	applies		applies		appues	applies	€∏ាល	1.77.0	applies	applies	
Refuse and Recyclable Material	1.	,,									;
Storage [See Section 142.0805]	applies	applies	appnes	applies	appues	applies	applies	applies	applies	applies	applies
Loading Dock and Overhead Door						<u>:</u> ``	## . ## <u>;</u>			1 : 11:	- :- : -
Screening Regulations [See Section	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
142.1030]											
Visibility Area [See Section	annlian	annlian	annliad	applies	annlias	annlias	annlias	annlias	annlian	annlier	applies
113.0273]	ahhnea	ahhues	գիհուբո	appnes	գիիուշջ	appires	«hhnea	գրիпе	գիկուբչ	aphues	appnes

Footnotes for Table 131-05D [No change in text.]

(c) CC Zones [No change in text.]

## §131.0540 Maximum Permitted Residential Density and Other Residential Regulations

The following regulations apply to residential *development* within commercial zones where indicated in Table 131-05B:

- (a) through (b) [No change in text.]
- (c) Ground Floor Restrictions.
  - Residential use and residential parking are prohibited on the ground floor in the front half of the lot, except in the CC-3-4, CC-3-5, CC-3-6, CC-3-7, CC-3-8, CC-3-9, CC-4-4, CC-4-5, CC-4-6, CC-5-4, CC-5-5, CC-5-6, CN-1-6, CO-3-1, and CV-1-2 zones, where these uses are prohibited on the ground floor in the front 30 feet of the lot as shown in Diagram 131-05A. In the CN-1-6 and CO-3-1 zones, residential use and residential parking are limited to 70 percent of the street frontage along the front property line.

# Diagram 131-05A

#### **Ground Floor Restriction**

[No change in text.]

- (2) [No change in text.]
- (d) through (e) [No change in text.]

# §131.0541 Supplemental Commercial Regulations for CO Zones

The following regulations apply to commercial *development* within commercial office zones where indicated in Table 131-05D:

zrovno *Popr* in dk. 45n

(a)	The gross floor area occupied by retail so	ales uses shall not exceed 10
		sch premises, and the gross floor
	area of each individual retail establishme	ent shall not exceed 15,000 square
	feet.	sen il rom in Polishim d <del>ise</del> nyo ni 1071. f

- A minimum of 25 percent of gross floor area on each premises shall be (b) · occupied by uses in the office use category or the research and development use subcategory.
- For phased development, all or a portion of the required office or research (c) and development use shall be constructed prior to or in the same phase as the development of residential use.

#### §131.0555 **Parking Restriction**

In the CO-1-1, CO-3-1, CO-3-2, and CO-3-3 zones, parking is not permitted in the required front and street side yard.

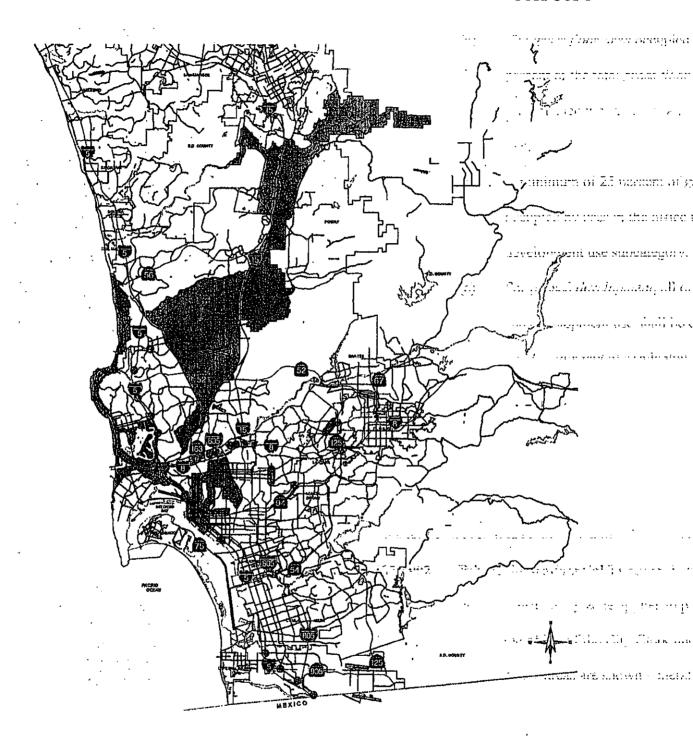
Section 2. That Chapter 13, Article 2, Division 9 of the San Diego Municipal Code is amended by amending sections 132.0902 and 132.0905, to read as follows:

#### Where the Residential Tandem Parking Overlay Zone Applies §132.0902

- This overlay zone applies to property shown on Map No. C-990, filed in (a) the office of the City Clerk under Document No. OO-These areas are shown generally on Diagram 132-09A.
- (b) [No change in text.]

# Table 132-09A Residential Tandem Parking Overlay Zone Applicability

[No change in text.]



# DIAGRAM 132-09A Residential Tandem Parking

::::::

This is a reproduction of Map No. C-990 for illustration purposes only.

# §132.0905 Supplemental Development Regulations of the Residential Tandem Parking Overlay Zone

- (a) Tandem parking may be counted as two parking spaces toward the off-street parking required by Chapter 14, Article 2, Division 5 (Parking Regulations) only in the following locations and circumstances:
  - (1) In the Golden Hill Community Plan area, the La Jolla
    Community Plan area, the Mission Beach Precise Plan area,
    the Mission Valley Community Plan area, the North Park
    Community Plan area, the Uptown Community Plan area, the
    Mira Mesa Community Plan area, the Scripps Miramar Ranch
    Community Plan area, the Miramar Ranch North Community
    Plan area, the Sabre Springs Community Plan area, the Carmel
    Mountain Ranch Community Plan area, the Rancho Bernardo
    Community Plan area, the San Pasqual Community Plan area,
    and the Midway-Pacific Highway Community Plan area.
  - (2) through (3) [No change in text.]
  - (4) Within the beach impact area of the Parking Impact Area Overlay Zone where access is provided to the tandem space from an abutting alley.
  - (5) [No change in text.]
- (b) through (d) [No change in text.]

Section 3. That Chapter 13, Article 2, Division 14 of the San Diego Municipal Code is amended by amending sections 132.1402 and 132.1403, to read as follows:

a con impa.

#### §132.1402 Where the Community Plan Implementation Overlay Zone Applies....

This overlay zone applies to properties that are identified in a community. (a) plan as areas requiring supplemental development regulations or processing of a development permit and that have been incorporated by the second secon ordinance into this overlay zone. Table 132-14A lists the community plan and the community areas in which this overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of passion which properties are passion the overlay zone. These maps are filed in the office of the City Clerk. The manual of the control of the City Clerk. The manual of the city Clerk. properties within this overlay zone are shown generally on Diagrams .... (2) The Company of the Diagrams .... 132-14A through 132-14P.

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

Community Plan	Map Number Showing Boundaries of CPIOZ Area	
Clairemont Mesa (See Diagram 132-14A)	C-771.1, B-3951	1
Encanto Neighborhoods (See Diagram 132-140)	C-962 · · ·	
Linda Vista (See Diagram 132-14C)	C-750	ii Lich imp
Mid-City Eastern Area-Chollas Triangle (See Diagram 132-14N)	В-4310	c 1771, 25 68
Midway-Pacific Highway (See Diagram 132-14D)	B-4331	144,74
Navajo (See Diagram 132-14E)	C-954	en incurant i
Otay Mesa (See Diagram 132-14B)	C-956, B-4300	1
Pacific Beach (See Diagram 132-14F)	B-37371, B-3857	1
Peninsula (See Diagram 132-14G)	C-744, C-781	1

Community Plan	Map Number Showing  Boundaries of CPIOZ Area
Rancho Bernardo (See Diagram 132-14H)	C-773.1
Rancho Penasquitos (See Diagram 132-14I)	B-4025
Sherman Heights and Grant Hill Historic Districts (See Diagram 132-14M)	B-4312 College of the flat over time of
Skyline Paradise Hills (See Diagram 132-14L)	B-4272 meas in which this oversity a
Southeastern San Diego (See Diagram 132-14P)	C-961
University (See Diagram 132-14J)	C-725, C-751.2 (19 ) VIP 24 % 198   ACLE   The
Uptown (See Diagram 132-14K)	C-989

# (b) [No change in text.]

#### **Table 132-14B**

## Community Plan Implementation Overlay Zone Applicability

[No change in text.]

#### §132.1403 Exception to the Community Plan Implementation Overlay Zone

The City Manager may grant an exception to the requirements of this division for proposed development that is minor, temporary, or incidental and is consistent with the intent of this division. Exceptions made by the City Manager shall be him the consistent And the consistent of this division. Exceptions made by the City Manager shall be him the consistency of the City Clerk.

#### **DIAGRAM 132-14A**

Clairemont Mesa Community Plan Implementation Overlay Zone
This is a reproduction of Map Nos. C-771.1 & B-3951 for illustration purposes only.

[No change in text.]

DIAGRAM 132- Otay Mesa Community Plan Implem his is a reproduction of Map Nos. B-4300 & C	nentation Overlay Zone
[No change in ter	xt.]
DIAGRAM 132-	14C Mondain Fund Lastier Stratieglam 18 1-15
Linda Vista Community Plan Implem This is a reproduction of Map Nos. C-750 fo	or illustration purposes only.
[140 change in tex	. Hatenoriakin son over Chico enikerin (1964).
	327000 (11300 12 agroup (23 143)
	Transa (SALIMALIA) (SZ 16E)

Committee the state of

10 10 BALL 12

្រីការណ៍នាញ្ជូន ហ

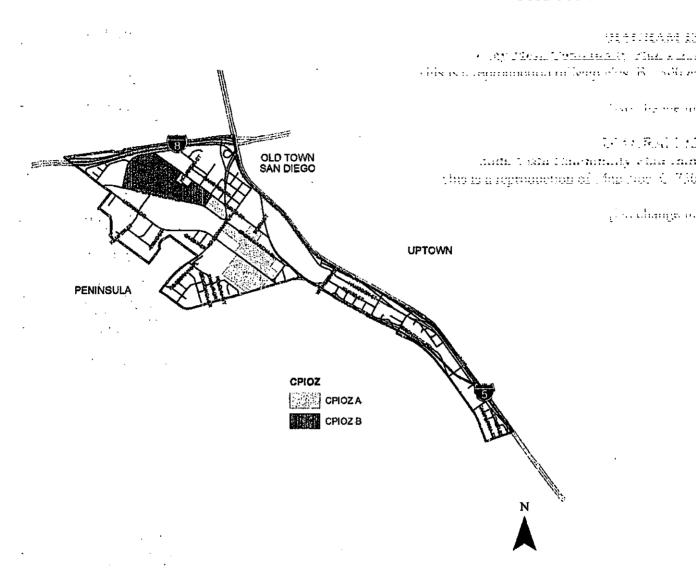


DIAGRAM 132-14D Midway-Pacific Highway Community Plan Implementation Overlay Zone This is a reproduction of Map No. B-4331 for illustration purposes only.

r sa<u>llaile. Na Intimultenam tr</u>a die Kare

#### **DIAGRAM 132-14E**

# Navajo Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-954 for illustration purposes only.

[No change in text.]

#### **DIAGRAM 132-14F**

Pacific Beach Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. B-3737.1 & B-3857 for illustration purposes only

[No change in text.]

#### **DIAGRAM 132-14G**

Peninsula Community Plan Implementation Overlay Zone
This is a reproduction of Map Nos. C-744 & C-781 for illustration purposes only.

[No change in text.]

#### DIAGRAM 132-14H

Rancho Bernardo Community Plan Implementation Overlay Zone
This is a reproduction of Map No. C-773.1 for illustration purposes only.

[No change in text.]

#### **DIAGRAM 132-14I**

Rancho Penasquitos Community Plan Implementation Overlay Zone This is a reproduction of Map No. B-4025 for illustration purposes only.

[No change in text.]

#### **DIAGRAM 132-14J**

University Community Plan Implementation Overlay Zone
This is a reproduction of Map Nos. C-725 & C-751.2 for illustration purposes only.

[No change in text.]

# DIAGRAM 132-14K This is is require an inverse Capture provide than Caster

Uptown Community Plan Implementation Overlay Zone
This is a reproduction of Map No. C-989 for illustration purposes only.

[No change in text.]

A. S. A. BERTHINGERSTEIN WINE FARE & S.

The Annual Control of the Alexander of t

The plant of the continuency of the property of the Alberta Co

. 11 to A 12 to A 12

volene tge ta

reversebende in

-91.13±12.4 1. .

#### DIAGRAM 132-14L

## Skyline-Paradise Hills Community Plan Implementation Overlay Zone

This is a reproduction of Map No. V-2 for illustration purposes only.

[No change in text.]

#### **DIAGRAM 132-14M**

## Sherman Heights and Grant Hill Historic Districts

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

[No change in text.]

#### **DIAGRAM 132-14N**

Mid-City Eastern Area – Chollas Triangle Community Plan Implementation Overlay Zone ARAWA III

This is a reproduction of Map Nos. B-4310 for illustration purposes only.

[No change in text.]

#### **DIAGRAM 132-140**

Encanto Neighborhoods Community Plan Implementation Overlay Zone This is a reproduction of Map No. C-962 for illustration purposes only.

[No change in text.]

#### **DIAGRAM 132-14P**

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

[No change in text.]

Section 4. That Chapter 14, Article 2, Division 5 of the San Diego Municipal Code is amended by amending section 142.0530, to read as follows:

#### §142.0530 Nonresidential Uses — Parking Ratios

(a) Retail Sales, Commercial Services, and Mixed-Use Development. Table

142-05E establishes the ratio of required parking spaces to building *floor*area in the commercial zones, industrial zones, and planned districts

shown, for retail sales uses and for those commercial service uses that are

not covered by Table 142-05F or 142-05G. Table 142-05E also establishes

the required parking ratios for mixed-use developments in a single

structure that include an allowed use from at least two of the following Skyllines a recine the commitment to

use categories: (1) retail sales, (2) commercial services, and (3) offices.

# **Table 142-05E** Parking Ratios for Retail Sales, Commercial Services, Offices, and Mixed-Use Development

			يندينيميا يعيين المهاد	
Zone	Otherwise Noted (Floo		r Area plus Below Grade Floor oted to Parking)	Tall Hold St.
	R	equired Automobile Parking	g Spaces <sup>(1)</sup>	
	Minimum Required Outside a Transit Area or Transit Priority Area		Maximum-Permitted	
Commercial Zones			, ·	The transfer and
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	2.1	6.5	
CC-1-2 CC-2-2 CC-4-2 CC-5-2	2.5	2.1	6.5	
CC-1-3 CC-2-3 CC-4-3 CC-5-3	5.0(3)	4.3	6.5	
CC-2-4 CC-3-4 CC-4-4 CC-5-4	2.5		6.5  **Country of the Country of Aris  **Country of the Country of	loon, o
CC-3-5	1.0 (4)	1.0 (4)	5.5	
CC-3-5/Beach impact area <sup>(5)</sup>	2.5	2.1	6.5	ngagne v
CC-4-5	1.0 (4)	1.0 (4)	5.5	
CC-2-5 CC-5-5	1.25	1.25	5.5	
CC-3-6 CC-4-6 CC-5-6	2.5	2.1	6.5	

			· · · · · · · · · · · · · · · · · · ·
CC-3-7	2.5	2.1	. 6.5 mar med med and and a
CC-3-8	2.5	2.1	6.5 ::::::::::::::::::::::::::::::::::::
CC-3-9	2.5	2.1	6.5
CN-1-1	· 1.0 <sup>(4)</sup>	1.0 (4)	5.5
CN-1-2	5.0	4.3	6.5
CN-1-3	2.5	2.1	6.5.
CN-1-4	2.5	2.1	6.5
CN-1-5	2.5	2.1	6.5
CN-1-6	2.5	2.1	6.5
CR-1-1 CR-2-1	5.0 (3)	4.3	6.5
CO-1-1 CO-1-2	5.0	4.3	6.5 returner de marie
CO-2-1 CO-2-2 CO-3-1 CO-3-2 CO-3-3		, 1 . n <del>ngap</del> 4; 2	integ
CV-1-1	5.0	4.3	6.5
CV-1-2	2.5	2.1	6.5
Industrial Zones	<u> </u>		
IH-1-1 IH-2-1	5.0	4.3	6.5
IL-1-1 IL-2-1 IL-3-1	5.0	4.3	6.5
IP-1-1 IP-2-1	5.0	4.3	6.5
IS-1-1	1.0 (4)	1.0 (4)	5.5
BT-1-1	5.0	4.3 E.P. 104	6.5
Planned Districts	· · ·	4 - <del>* •</del>	
Barrio Logan: Subdistrict B	1.0 (4)	1.0 (4)	5.5
Barrio Logan: Except Subdistrict B	2.5	2.1	6.5
Carmel Valley	5.0	4.3	6.5
Cass Street	2.0	2.0	6.5

- 116

Central Urbanized	2.5	2.1	6.5
La Jolla	1.7	1.7:	5.5
La Joila Shores	1.0	1.0 (4)	5.5 · · · · · · · · · · · · · · · · · ·
Mid-City: CN-3 and CV-3	1.25	1.25	5.5
Mid-City: Except CN-3, CV-3	2.5	2.1 (1.8. ) (1.1. )	6.5
Mount Hope	3.3	2.8	
Mission Valley: CV	2.5	2.1	6.5
Mission Valley: Except CV	5.0	4.3 (1.7-2-1	6.5
Old Town	4.0	3.4	: 6.5
West Lewis Street	1.0 (4)	1.0 (4)	. 5.5

# Footnotes for Table 142-05E [No change in text.]

(b) Eating and Drinking Establishments. Table 142-05F establishes the required ratio of parking spaces to building *floor* are in the commercial zones, industrial zones, and planned districts shown, for eating and drinking establishments that are the *primary use* on a *premises*.

# Table 142-05F Parking Ratios for Eating and Drinking Establishments

· · · · · · · · · · · · · · · · · · ·		1 , 11,	
Zone	Establishment(1) Floor A	rea Unless Otherwise No Grade Floor Area and Ex	Feet of Eating and Drinking oted (Floor Area Includes Gross scludes Floor Area Devoted to
-		Parking)	1.24
		1 + 45 s	A., . 127
-	Rec	juired Automobile Park	ing Spaces <sup>(2)</sup>
	Minimum Required		Maximum Permitted
	Outside a Transit Area or Transit Priority Area	Within a Transit Area or Transit Priority Area (3)	
	Areu	Area	
Commercial Zones			· · · · · · · · · · · · · · · · · · ·
CC-1-1	2.5	2.1	25.0
CC-2-1		Later Co.	en sala sala sala sala sala sala sala sal
CC-4-1		J. 25 1	
CC-5-1			
CC-1-2 CC-2-2 CC-4-2	2.5	2.1	25.0
CC-5-2	2.5	2.1	25.0
CC-4-2/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0
CC-1-3 CC-2-3 CC-4-3 CC-5-3	15.0	12.8	25.0
CC-2-4 CC-3-4 CC-4-4	2.5	2.1	25.0
CC-4-4/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0
CC-5-4	2.5	2.1	25.0
CC-2-5 CC-3-5	1.0 (5)	1.0 (5)	20.0
CC-3-5/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0
CC-4-5	1.0 (5)	1.0 (5)	20.0
CC-5-5	1.25	1.25	20.0

	<del></del>			1
CC-3-6	2.5	2.1	25.0	1 : : : : : : : : : : : : : : : : : : :
CC-4-6 CC-5-6			ining kains for i	.iri.ag attet 1
CC-3-7	2.5	2.1	25.0	
CC-3-8	2.5	2.1	25.0	enstration and the second
CC-3-9	2.5	2.1	25.0	
CN-1-1	1.0 (5)	1.0 (5)		
CN-1-2	15.0	12.8	-25:0	170
CN-1-3	2.5	2.1 ;	25.0	
CN-1-4	2.5	2.1	25.0	
CN-1-5	2,5	2.1	25.0	
CN-1-6	2.5	2.1	25.0	
CR-1-1 CR-2-1	15.0	12.8	25.0	,
CO-1-1 CO-1-2 CO-2-1 CO-2-2 CO-3-1 CO-3-2 CO-3-3	15.0	12.8	25.0	
CV-1-1	15.0	2.1	25.0	
CV-1-2	5.0	4.3	25.0	
Industrial Zones				
IH-1-1 IH-2-1	15.0	12.8	25.0	,
IL-1-1 IL-2-1 IL-3-1	15.0	12.8	25.0	
IP-1-1 IP-2-1	15.0	12.8	25.0	<del></del>
IS-1-1	1.0 (5)	1.0 (5) — ——	20.0	
IBT-1-1	15.0	12.8	25.0	
Planned Districts	······································	······································		•
Barrio Logan: Subdistrict B	1.0 (5)	1.0 (5)	20.0	
Barrio Logan: Except Subdistrict	B 2.5	2.1	20.0	

Carmel Valley	15.0	12.8	25.0
Cass Street	5.0	4.3	25.0
Central Urbanized	2.5	2.1 , ,	6.5
La Jolla	5.0	4.3	20.0
La Jolla Shores	1.0	1.0 (5)	20.0
Mid-City: CN-3 and CV-3	1.25	1.25	20.0
Mid-City: Except CN-3, CV-3	2.5	2.1	25.0
Mount Hope	3.3	2.8	25.0
Mission Valley: ÇV	5.0	4.3	25.0
Mission Valley: Except CV	15.0	12.8	25.0
Old Town	4.0	3.4	25.0
West Lewis Street	1.0 (5)	1.0 (5)	20.0

#### Footnotes for Table 142-05F [No change in text.]

(c) through (h) [No change in text.]

Section 5. That a full reading of this Ordinance is dispensed with prior to passage, a written copy having been made available to the Council and the public prior to the day of its passage.

Section 6. That prior to becoming effective, this Ordinance shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) for a consistency determination.

That if the SDCRAA finds this Ordinance consistent with the Airport Land Use Compatibility Plans (ALUCP) for San Diego International Airport, Marine Corps Air Station Miramar, Gillespie Field, Montgomery Field, and Brown Field Airports (collectively, Airports), this Ordinance shall take effect and be in force on the thirtieth day from and after the finding of consistency, or on the thirtieth day from and after its final passage, whichever is later, except that the provisions of this Ordinance inside the Coastal Overlay Zone, which are subject to California

Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

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

That if the SDCRAA determines that this Ordinance is conditionally consistent with the ALUCPs for the Airports, but that consistency is subject to proposed modifications, the City Council may amend this Ordinance to accept the proposed modifications, and this Ordinance as amended shall take effect and be in force on the thirtieth day from and after its final passage, except that the provisions of this Ordinance as amended inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

That a proposed decision by the City Council to overrule a determination of inconsistency or to reject the proposed modifications for a finding of conditional consistency shall include the findings required pursuant to Public Utilities Code section 21670 and require a two-thirds vote. The proposed decision and findings shall be forwarded to the SDCRAA, the California Department of Transportation, Division of Aeronautics, and the airport operators for the Airports. 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 a final decision to overrule a determination of inconsistency shall require a two-thirds vote.

winestyteme the learnest the concresion are differently

. John for and har starffensamper to the prompter, to Tolkit.

The second of the

t Hitania Chisan (si Calsania) il Secolo t

That if the City Council makes a final decision to overrule a determination of inconsistency, this Ordinance shall take effect and be in force on the thirtieth day from and after that final decision, 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.

Section 7. That no permits shall be issued for development that is inconsistent with the provisions of this Ordinance unless complete applications for such permits are submitted to the City prior to the date on which the applicable provisions of this Ordinance become effective, which date is determined in accordance with Section 6, above.

APPROVED: MARA W. ELLIOTT, City Attorney

WM. I MOMO

By

Shannon M. Thomas

Senior Deputy City Attorney

SMT:als 06/13/2018

11/07/2018 Cor. Copy

Or.Dept: Planning Doc. No.: 1621629\_3

		ELIZABETH S. MALAND
		City Clerk Community and of the contribution o
•	. '	By World are analysis as a stirfriend, Chaptine Chamicassian
		Deputy City Clerk
Approved:		Commission and monetary of a design of the commission
	(date)	KEVIN L. FAULCONER, Mayor Main the insulation
Veloed:		r invision in this confinence in law 25.75 pets and co
<b></b>	(date)	KEVIN L. FAULCONER, Mayor, the open the pre-

TO STUDE

THE COURSE OF THE COURSE

FACTOR OF THE COURSE

WHAT COURSE CO

# Office of The City Attorney City of San Diego

* -	- 153	-13:11.	C 11 0	i mil n	
SHEE	LE	go, m	this n	<u> </u>	<u> </u>

#### **MEMORANDUM**

DATE:

November 7, 2018

TO:

Elizabeth Maland, City Clerk

FROM:

Shannon M. Thomas, Senior Deputy City Attorney

SUBJECT:

O-2018-117 - Midway-Pacific Community Plan Update

We are submitting a corrected copy of Ordinance No. O-2018-117 to reflect the following changes:

§131.0522 - Table 131-05B - renumbered footnote 18 to 19, consistent with amendments approved by Ordinance O-20985.

§131.0531 – Table 131-05C and Table 131-05D – added footnotes 5 and 6 to Tables 131-05C and 131-05D, consistent with amendments approved by Ordinance O-20928.

§132.1402 - Table 132-14A - renumbered Uptown Map No. C-978 to C-989, consistent with amendments approved by Ordinance O-20957.

**Diagram 132-14K** – corrected Map No. from C-978 to C-989, consistent with amendments approved by O-20957.

§142.0530 – Tables 142-05E and Table 142-05F – removed lines referencing Golden Hill, Southeast San Diego, and San Ysidro Planned Districts, consistent with amendments approved by Ordinance O-20917.

SMT:als

Doc. No.: 1871972

Long 1 - 1 21 kg - 12 05V and Table 192 05F —

I hereby certify that the foregoing San Diego, at this meeting of	Ordinance was passed by the Council of the City of UCT 0 9 2018	Affice e The I have the
	ELIZABETH S. MALAND City Clerk	en kiji ili ili ili ili ili ili ili ili ili
Approved: 10 10 18 (date)	KEVIN L. FAULCONER, Mayor	
(date)	KEVIN L. FAULCONER, Mayor	हिन्दुम् तर्वे दे क्षेत्रण अ <b>हस्याह</b> ास्य
		·

a direction of Dark

73477 (4g 3 (4) (40,1 ),2 7 (5 7 )

are contagned to decrease the contract of the

# TE Leven i lue surpostitur she shreyevin i Granneyaya Lida i STRIKEOUT ORDINANCE

**OLD LANGUAGE: Struck Out NEW LANGUAGE: Double Underline** 

ORDINANCE NUMBER O-	_(NEW SERIES)
•	
DATE OF FINAL PASSAGE	

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 131.0502, 131.0504, 131.0522, ---131.0531, 131.0540 AND 131.0555, AND BY ADDING NEW SECTION 131.0541; AMENDING CHAPTER 13, ARTICLE 2, **DIVISION 9 BY AMENDING SECTIONS 132.0902 AND** 132.0905; AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 BY AMENDING SECTIONS 132.1402 AND 132.1403; AND AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 BY AMENDING SECTION 142,0530, RELATING TO THE MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN UPDATE.

#### Purpose of the CN (Commercial-Neighborhood) Zones §131.0502

- (a) [No change in text.]
- (b) The CN zones are differentiated based on the permitted lot size and pedestrian orientation as follows:
  - CN-1-1 allows development of a limited size with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 3,000 square feet of lot area
  - CN-1-2 allows development with an auto orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area

अभेदकारमंद्रक उत्तरी १८ व्यक्तीस

- CN-1-4 allows development with a pedestrian orientation and \_\_\_\_\_\_\_

  permits a maximum density of 1 dwelling unit for each 1,000

  square feet of lot area
- CN-1-5 allows development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 600 square feet of lot area
- <u>CN-1-6 allows development</u> with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 800 square feet of lot area

# §131.0504 Purpose of the CO (Commercial--Office) Zones

- (a) [No change in text.]
- (b) The CO zones are differentiated based on the uses and development scale allowed as follows:
  - (1) through (2) [No change in text.]
  - The following zones allow residential development in a high- in the hi
    - CO-3-1 is intended to accommodate a mix of office uses that serve as a high-intensity employment center with residential uses and limited, complementary retail uses and permits a maximum density of 1 dwelling unit for each 1,000 square feet of lot area

CP+1-2 Blicals in Price

saas da la t

gareje een jijang

- residential uses and permits a maximum density of 1

  dwelling unit for each 800 square feet of lot area
- CO-3-23 is intended to accommodate a mix of office and 1 stations which residential uses and permits a maximum density of 1 permits a maximum density of density of 1 densit

# §131.0522 Use Regulations Table for Commercial Zones

The uses allowed in the commercial zones are shown in Table 131-05B.

# Legend for Table 131-05B

[No change in text.]

# Table 131-05B Use Regulations Table for Commercial Zones

Use Categories/Subcategories				Zon	es					
[See Section 131.0112 for an explanation and descriptions of the Use Categories,	1 <sup>st</sup> & 2 <sup>nd</sup> >>	CN <sup>(1)</sup> -	С	R-		CO	-	***	CV-	CP-
Subcategories, and Separately	3 <sup>rd</sup> >>	1-	1-	2-	1-	2-	3-		1-	1-
Regulated Uses]	4 <sup>th</sup> >>	123456	1	1	1 2	1 2	1 2	3	1 2	1
Open Space through Separately Re				[No	change	in tex	t.]	4 .1	• •	r.
Agriculture Uses, Commercial Statchange in text.]	oles [No						1)	.nrc	.000 (	2; *:-
Community Gardens		L	L	L	L	L	_	L	L	L
Equestrian Show & Exhibition through Open Air Markets for Agriculture-related Products & [No change in text.]	the Sale of			[No (	change	in tex	:t.] ¨			2007.7
Residential through Institutional, S Regulated Institutional Uses, Elect Charging Stations [No change in tex	ric Vehicle			[No	change	in tex	t.]			
Energy Generation & Distribution	n Facilities	C <sup>(10)</sup>	P	С	P	P	<u> P (</u>	٦ ≟	P <sup>(10)</sup>	-

As the Manager of the second o

Conse, Copse de Santista Menos Colores Compositores de Compositores de Colores

Use Categories/Subcategories	Zone Designator								r i diddanar	
[See Section 131.0112 for an explanation and descriptions of the Use Categories,	1 <sup>st</sup> & 2 <sup>nd</sup> >>		(	R-		СО	-	CV-	CP-	andamenses
Subcategories, and Separately Regulated Uses	3 <sup>rd</sup> >>	<del></del>	1-	2-	1-	2-	3-	1-	1-	- N=23 in large
Exhibit Halls & Convention Facil	lities through	1 2 3 4 5	<u>6</u> 1	No	1 2 change	1   2 e in tex	1 2 <u>3</u> tt.]	1 2	1	jajagatan ta <u>nga</u>
Wireless communication facility of public right-of-way [No change in							······································		ı	di ng mate y
Retail Sales		<u> </u>	<del></del>	D.T.	1.1		2/4	****	<u>-</u> -	
Building Supplies & Equipment Food, Beverages and Groceries		p(11)	p(11	INO    D(11)	Cnange D(11)	D(11)	t.] P <sup>(11</sup> , <u>19</u> )	Tp (11)	Τ_	
Consumer Goods, Furniture, A Equipment		P <sup>(11)</sup>					p(3,11, 19)			v-moreini vi
Pets & Pet Supplies		P <sup>(11)</sup>	J	) P(11)		-	_	=,,		ini innti
Sundries, Pharmaceutical, & Co Sales	onvenience	P <sup>(11)</sup>			<b> </b>	P <sup>(11)</sup>	] <b>-</b>		<b></b>	A
Wearing Apparel & Accessories	s	P <sup>(11)</sup>	P(11	) <b>P</b> (11)	-	-	- <u>P</u> (11, 19)	P (11)	-	
Retail Sales, Separately Regulated Sales Uses through Commercial Sersite Services [No change in text.]	Retail rvices, Off-	[No change in text.]								
Personal Services		P	P	P	_	-	- <u>P</u>	P	-	
Radio & Television Studios		-	P	P	-		- <u>P</u>	-	-	
Tasting Rooms		-			<del>-</del>	-	- <u>P</u>	-	-	57 1 km 1
Visitor Accommodations		P	P	P	= 77. . * <sup>1</sup> 2;	1				,

1:-

1	ne Zones						- <del>-</del> .	• –
Designator			.,; :::	17 13.371	Ç	777777		
1							;	
1st & 2nd >>	CN <sup>(1)</sup> -	·C	R	:::::: <sup>[-</sup>	CO	_ i.in iiii	CV-	CP.
ľ			<u>.</u>				<u> </u>	-
3 <sup>rd</sup> >>	1-	1=	2-	1-	2-	3-	1-	1-
4 <sup>th</sup> >>	123456	. 1	1	1 2	1 2	1 2 3	1 2	1
		-	<u> </u>	·	<u> </u>			<u> </u>
	-	Ţī.,	11 jan		r Çeş	ar (rema) <sup>©</sup>	$\eta \in \mathbb{R}^{-1}$	<u>.</u>
s:	-	•			7:		بنبي ببتنا	- نین
ld Care	·-	,	[No (	change	in tex	t.]:	- : : : : : :	
l Care	•	٠.	-					
				; }	1			
ments with a	- C <u>-</u>		<b>P</b> .	- P	P		P -	
nponent			<u></u>				<u> </u>	
s: Pushcarts			[No.	change	in tex	[t.]		
nange in		f	<u> </u>	2 30	1110			
		4.		::	12-511.2			
	N	N	N	N	N	N <u>-</u>		
	L	L	L	L	L	L <sub>=</sub>	$L^{(10)}$	_
tion Debris			[No	change	in tex	t.]		
all								
ebris								
in text.]								
	L	L	L	L	L.	<u> </u>	L	<u> </u>
Facility			[No o	change	in tex	t.]		
change in								
	$P^{(7)}$	P	· p·	Ρ	. <b>P</b> . ·	1 -	-	<u>l -</u>
	P	P	P	P	P			-
titioner	P	P	P	P	P	. ~	P (10)	-
arters	P	P	P	P	P	P (19)		
ce Uses,								
Iomes	[No change in text.]							
inge in text.]								
	3rd >> 4th >> 1 Services  Its: Idd Care I Ca	1st & 2nd >> CN(1)-  3rd >> 1-  4th >> 1 2 3 4 5 6  Services  ts:  Ild Care I C	1st & 2nd >> CN(1)- C  3rd >> 1- 1= 4th >> 1 2 3 4 5 6 1  Services  ts:  ild Care il Care ments with a mponent s: Pushcarts nange in  N N L L tion Debris nall ebris in text.]  Facility change in  P(7) P P P titioner arters parters lice Uses, Homes	1st & 2nd >>   CN(1) -   CR -	1st & 2nd >>   CN(1)_     CR	1st & 2nd >>   CN(1)	1st & 2nd >>   CN(1)_     CR -     CO -     CO -	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$

wight an arrange earlier of the arrange

Use Categories/Subcategories	Zone		Zones					
[See Section 131.0112 for an explanation and descriptions of the Use Categories,	Designator  1st & 2nd >>	CN <sup>(1)</sup> -	CR-			cv-	CP-	
Subcategories, and Separately Regulated Uses]	3 <sup>rd</sup> >> 4 <sup>th</sup> >>	1- 1 2 3 4 5 <u>6</u>	1- 2- 1 1	1- 2- 1 2 1 2	3- 1 2 3	1- .1. 2	1- 1	
Separately Regulated Industrial Uses Artisan Food and Beverage Producer		N			one Leve	<b>-</b>	-	
Hazardous Waste Research Facili Signs, Separately Regulated Sig Theater Marquees [No change in	[No change in text.]							

Use Categories/Subcategories [See Section 131.0112 for an	Zone Designator							
explanation and descriptions of	1st & 2nd >>	CC-						
the Use Categories,	3rd >>	1-	2-	3-	4	5-		
Subcategories, and Separately Regulated Uses]	4th >>	1 2 3	12345	4 5 6 7 8 9	123456	123456		
Open Space through Signs, Sepa Regulated Signs Uses, Theater M change in text.]	[No change in text.]							

## Footnotes for Table 131-05B

<sup>1</sup> through <sup>18</sup> [No change in text.] <sup>19</sup> See Section 131.0541.

# §131.0531 Development Regulations Tables for Commercial Zones

The following development regulations apply in each of the commercial zones as shown in Tables 131-05C, 131-05D, and 131-05E.

(a) CN Zones

Jense sees or a

# Table 131-05C Development Regulations for CN Zones

		-					
Zone Designator	•	:-	Zo	nes		: ; .	· · · · · · · · · · · · · · · · · · ·
st & 2nd >>							
3rd >>	1-	1	.1111 <b>1-</b> ;	1-	1-	1-	]
4th >>	1	. 2.	3	4	5	<u> 6</u>	] '' '' '' ' ' '- ' '- ' '
	3,000	1,500	1,500	1,000	600	<u>800</u>	<u>:</u> .
[See	applies	applies	applies	applies		applies	
!	<u> </u>		1135		act 12	::	/
							.811,
	2,500	5,000	5,000	2,500	2,500	2,500	
	0.3	10	10	0.3	0.3	0.3	] :
!	25	50	50	25	25	25	]
	25	50	50	25	25	25	
	100						
. ,							
7						===	
,	10 <sup>(2)</sup>		10(2)	10 <sup>(2)</sup>	10(2)	10(2)	
	l'			<u> </u>			
	10	1.0	10	10	10	10	1
1	0	0	0	0	0	<u>Q</u>	
!	'		l				
	applies	applies	applies	applies	applies	applies	]
!	<u> </u>						
						==	
7	10(2)		10(2)	10(2)	10 <sup>(2)</sup>	$10^{(2)}$	1
		ļ <u> </u>			<u> </u>		]
-	10	10	10	10	10	: <u>10</u>	1
1	0	0	0	0	: 0	<u>0</u>	į į
	'					<u> </u>	
[See	applies	applies	applies	applies	applies	applies	763 E 125 A
	<u>                                      </u>				<u></u>	<u></u>	]
	30	30	30	65	65		gym gwys awiter
· · · · · · · · · · · · · · · · · · ·	$1.0^{(3,4)}$	$1.0^{(3,4)}$	$1.0^{(3,4)}$	$1.0^{(3,4)}$	1.0(3,4)	1.0(3,4)	
ential Mixed	0.5	0.75	0.75	1.2	1.2	1.2	
	<u> </u>						]
idential	0.5	0.38	0.38	0.6	0.6	0.6	
	<u> </u> '						
	Designator st & 2nd >> 3rd >> 4th >>  [See	Designator         st & 2nd >>       1-         3rd >>       1-         4th >>       1         3,000       2,500         0.3       25         25       25         100       10         0       applies         10(2)       10         10(2)       10         10(2)       10         25       25         10(2)       10         20       20         20 </td <td>  Tone   Designator   St &amp; 2nd &gt;&gt;                                    </td> <td>  Zone   St &amp; 2nd &gt;&gt;   1-   1-   1-   1-   1-   1-   1-  </td> <td>  St &amp; 2nd &gt;&gt;                                    </td> <td>  Zone   Zones   Zones   St &amp; 2nd   St &amp; 2nd</td> <td>  Zone   Zones   Zones   St &amp; 2nd &gt;&gt;  </td>	Tone   Designator   St & 2nd >>	Zone   St & 2nd >>   1-   1-   1-   1-   1-   1-   1-	St & 2nd >>	Zone   Zones   Zones   St & 2nd   St & 2nd	Zone   Zones   Zones   St & 2nd >>

Development Regulations	Zone Designator			Zo	nes	-		er <b>1980 (</b> J. ) 1981 <u>-</u> John Charles
[See Section 131.0530 for	1st & 2nd >>	,		C	N-			_
Development Regulations of Commercial Zones	3rd >>	1-	1-	1-	1-	1-	1-	7 Hat 1
Commercial Zones	4th >>	1	2	3	4.	5	<u>6</u> ··	
Ground-floor Height [See Section 1	31.0548]	4.	7-	<del></del>	applies	applies	applies	€€ - E - S
Pedestrian Paths [See Section 131.0	550]	applies	applies	applies	applies	applies	applies	370 ° , s
Transparency [See Section 131.055	2]	applies	,	applies.	applies.	applies	applies	are simples of the
<b>Building Articulation</b> [See Section	131.0554]	applies	applies	applies	applies	applies	applies.	· : #
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	applies	applies	20
Loading Dock and Overhead Door Regulations [See Section 142.1030]		applies	applies	applies	applies	-applies	applies	
Visibility Area [See Section 113,027	73]	applies	applies	applies	applies	applies	applies	

Footnotes for Table 131-05C [No change in text.]

(b) CR, CO, CV, and CP Zones

**Table 131-05D** Development Regulations for CR, CO, CV, CP Zones

Development Regulations	Zone Designator	i	Zones									
[See Section 131.0530 for Development	1st & 2nd >>	CR-				CO-				C	V-	CP-
Regulations of	3rd >>	1- 2	. 1	l <b>-</b>	2	-		3-			1-	1-
Commercial Zones]	4th >>	1	1	2	1-	2-	1	2	3	1	2	1
Max Permitted Residenti	ial <i>Density</i> <sup>(1)</sup>	1,500	1,000	1,500	-	<b>-</b>	, <del>800</del> , 1,000	600 800	600	1,500	1,500	<b></b>
Supplemental Residentia Regulations [See Section		applie	applies	applies	applies	applies	applies	applies	applies	applies	applies	
Supplemental Commerci Regulations [See Section		==	=	==	ä	<b>₽</b>	applies	 ###	·	20 >±0. ₩		. ⊪
Lot Area							: :	<del></del>	· t,			~
Min Lot Area (sf)		15,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	15,000	5,000	
Max Lot Area (ac)								٠.	=			
Lot dimensions												
Min Lot Width (ft)		100	50	50	50	50	50	50	<u>50</u>	100	50	
Min Street Frontage (ft)		100	50	50	50	50	50	50	<u>50</u>	100	50	
Min Lot Depth (ft)		100	100	100	100	100	100	100	100	100	100	
Setback Requirements(6)												
Min Front Setback ( Max Front Setback (	,	10	10	10	10	10			=	10	,	10

	<del></del> -		<del></del>	(2)	<del> </del>	1 4 2 (2)	(2)		···	4.0(2)	
[See Section 131.0543(a)]		25 <sup>(2)</sup>		25 <sup>(2)</sup>		10(2)	10(2)	10(2)		10(2)	<b>-</b> − ∩
Min Side Setback (ft)	10	10	10	10	10	10	10	10	10	10	::.10:::
Optional Side Setback (ft)		0(3)	0(3)	0(3)	0(3)	0	0	,δ		0(3)	,
Side Setback Abutting			:						<b>!</b>		
Residential [See Section	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
131.0543(c)]			<u> </u>								
Min Street Side Setback (ft)	10	10	10	10	-∵10≎			ŀ <b>=</b>			* ·
Max Street Side Setback (ft)		25(2)		25 <sup>(2)</sup>		10(2)	-10 <sup>(2)</sup>	10(2)	10(2)	10(2)	
[See Section 131.0543(a)]	ļ				٠ .		~		١,, ١		
Min Rear Setback (ft)	10	10	10	10	- 10	- 10-	∴:10···	<u>10</u> -	10:	:10.:::	: 10
Optional Rear Setback (ft)		0(3)	0(3)	0(3)	. 0(3)	0(3)	0(3)	0(3)	0(3)	$0^{(3)}$	₹ Õ <sup>(3)</sup>
Rear Setback Abutting	h	· ·	· · · · · ·					i		•	
Residential [See Section	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
131.0543(c)]	""			orpost-		i i e e e e e				: :	
Max Structure Height (ft)	60	45	60	45	65	65	. 70 .	70.	. 60	7.45	30
Transme meign (it)	~~	'"	**			5Q	65	<del></del>			
Min Lot Coverage (%)(6)						1		. ==	er s <del>−e</del> kys	35	: <del>:=</del> ::
Max Floor Area Ratio	1.0(4,5)	0.75(4,5)	1.5(4,5)	0.75(4,5)	1.5(4,5)	2.0(4,5)	2.0(4,5)	2.0(4.5)	2.0(4,5)	2.0(4,5)	1.0(4,5)
							.:				
Floor Area Ratio Bonus for		l				<del>2.</del> \$	l				
Residential Mixed Use [See	1.0	1.0	1.5			1.Q	2.5	2.5			
Section 131.0546(a)]		ļ	<u> </u>		ļ						
Minimum Floor Area Ratio for	0.5	1.0	0.75			1.5	1.5	2.5			_
Residential Use		1.0	0.73			1.0	1.5	4			
Floor Area Ratio Bonus for					1						
Child Care [See Section.	applies	<b></b> .	applies		applies	applies	applies	applies			_
131.0546(b)]					1.						
Ground-floor Height [See Section	<u>,,</u>									1*	
131.0548]	applies	applies	applies	applies	applies	applies	appiies	applies	applies	applies	
Pedestrian Paths [See Section		<u> </u>						· "		4.	
131.0550]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	
Transparency [See Section 131.0552]								<u></u>			7 <b>*:</b>
Itansparency [500 500000 151.0552]		applies		applies	, France	applies	applies	applies		applies	1 1.1.1
Building Articulation [See Section				44	·	7.:					
131.0554]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	
Street Yard Parking Restriction [See	<del> </del>				· · · · ·	:					
Section 131.0555]		applies		applies	:	applies	applies	applies			
Parking Lot Orientation [See Section	<del> </del>	<del>                                     </del>	<del> </del>	-			, ·	<del></del>			
131.0556]	applies		applies		applies	applies		 	applies	applies	<b></b> .
151.0550]		}	[ " ]	$\overline{A}_{k+1}$	•				12		
Refuse and Recyclable Material											
Storage [See Section 142.0805]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Loading Dock and Overhead Door	<u> </u>										
Screening Regulations [See Section	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
142.1030]	~~~~~			~FF		77	7		F.F	.FF	FF0
Visibility Area [See Section	<u> </u>	<u> </u>						· ·			
113.0273]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
113.02/3	<u> </u>	l	L		L	<u> </u>	L				L

Footnotes for Table 131-05D [No change in text.]

CC Zones [No change in text.] §131.0540 Maximum Permitted Residential Density and Other Residential Regulations The following regulations apply to residential development within commercial zones where indicated in Table 131-05B: (a) through (b) [No change in text.] Ground Floor Restrictions. (1) Residential use and residential parking are prohibited on the ground floor in the front half of the lot, except in the CC-3-4, CC-3-5, CC-3-6, CC-3-7, CC-3-8, CC-3-9, CC-4-4, CC-4-5, CC-4-6, CC-5-4, CC-5-5, CC-5-6, CN-1-6, CO-3-1, and CV-1-2 zones, where these uses are prohibited on the ground *floor* in the front 30 feet of the lot as shown in Diagram 131-05A. In the CN-1-6 and CO-3-1 zones, residential use and residential parking are limited to 70 percent of the street frontage along the front property line. Diagram 131-05A **Ground Floor Restriction** [No change in text.] [No change in text.] (d) through (e) [No change in text.]

#### Supplemental Commercial Regulations for CO Zones §131.0541

The following regulations apply to commercial development within commercial office zones where indicated in Table 131-05D;

(a) ·	The gross floor area occupied by retail sales uses shall not exceed 10
	percent of the total gross floor grea on each premises, and the gross floor
	area of each individual retail establishment shall not exceed 15,000 square
•	The Mark Programme of the Comment of
	o <mark>feet.</mark> To this the on formation by Maide (1).
<u>(b)</u>	A minimum of 25 percent of gross floor area on each premises shall be
	occupied by uses in the office use category or the research and
•	de la description de la descri
<u>(c)</u>	For phased development, all or a portion of the required office or research
٠.	and development use shall be constructed prior to or in the same phase as
	the development of residential use.
Park	ing Restriction
In the	e CO-1-1, CO-3-1, and CO-3-2, and CO-3-3 zones, parking is not permitted
in the	e required front and street side yard.
Whe	re the Residential Tandem Parking Overlay Zone Applies
(a)	This overlay zone applies to property shown on Map No. C-970 C-990.
	filed in the office of the City Clerk under Document No. <del>OO 20752</del>
	OO These areas are shown generally on Diagram 132-09A.
(h)	[No change in text.]
(b)	The state of the s
**	Table 132-09A

§131.0555

§132.0902

[No change in text.]

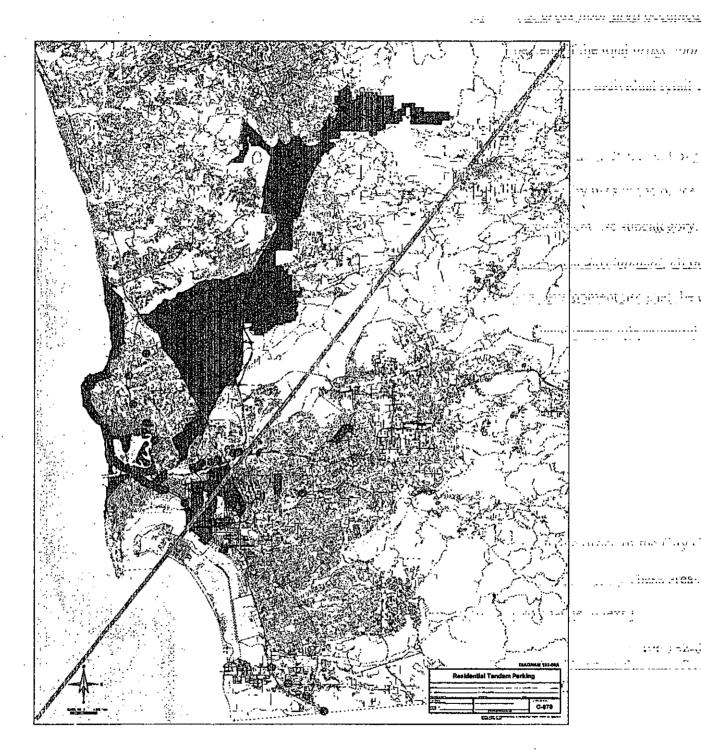


DIAGRAM 132-09A Residential Tandem Parking

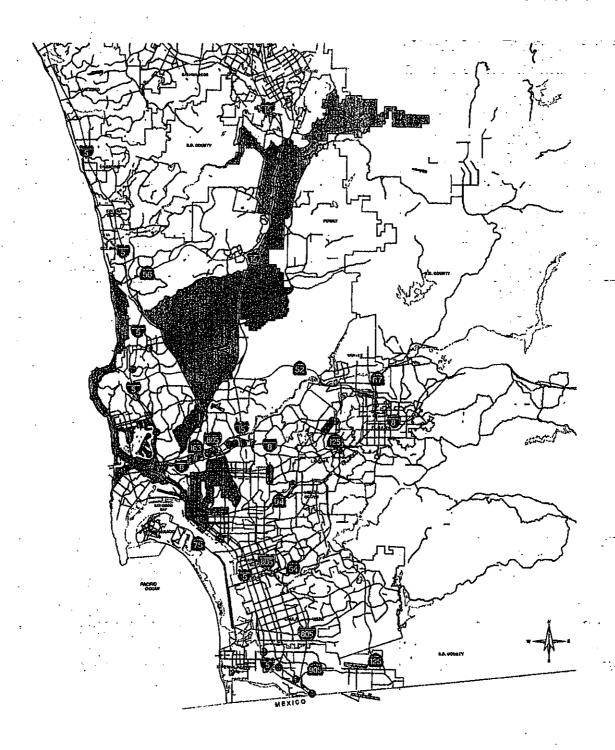


DIAGRAM 132-09A
Residential Tandem Parking
This is a reproduction of Map No. C-990 for illustration purposes only.

# §132.0905 Supplemental Development Regulations of the Residential Tandem Parking Overlay Zone

- (a) Tandem parking may be counted as two parking spaces toward the off-street parking required by Chapter 14, Article 2, Division 5 (Parking Regulations) only in the following locations and circumstances:
  - Community Plan area, the Mission Beach Precise Plan area, the Mission Valley Community Plan area, the North Park
    Community Plan area, the Uptown Community Plan area, the
    Mira Mesa Community Plan area, the Scripps Miramar Ranch
    Community Plan area, the Miramar Ranch North Community
    Plan area, the Sabre Springs Community Plan area, the Carmel
    Mountain Ranch Community Plan area, the Rancho Bernardo
    Community Plan area, and the San Pasqual Community Plan area, and the Midway-Pacific Highway Community Plan area.
  - (2) through (3) [No change in text.]
  - (4) Within the beach impact area of the Parking Impact Area Overlay

    Zone where access is provided to the tandem space from an

    abutting alley.2
  - (5) [No change in text.]
- (b) through (d) [No change in text.]

# §132.1402 Where the Community Plan Implementation Overlay Zone Applies

(a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or

::::.

processing of a development permit and that have been incorporated by a service of the continuous ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this overlay zone has been applied and the corresponding construction of the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The has been applied in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams

132-14A through 132-14P.

Table 132-14A

Community Plans with Property in the Community Plan Implementation Overlay Zone

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Clairemont Mesa (See Diagram 132-14A)	C-771.1, B-3951
Encanto Neighborhoods (See Diagram 132-140)	C-962
Linda Vista (See Diagram 132-14C)	C-750
Mid-City Eastern Area-Chollas Triangle (See Diagram 132-14N)	B-4310
Midway/-Pacific Highway Corridor (See Diagram 132-14D)	C-782 B-4331
Navajo (See Diagram 132-14E)	C-954
Otay Mesa (See Diagram 132-14B)	C-956, B-4300
Pacific Beach (See Diagram 132-14F)	B-37371, B-3857
Peninsula (See Diagram 132-14G)	C-744, C-781
Rancho Bernardo (See Diagram 132-14H)	C-773.1
Rancho Penasquitos (See Diagram 132-14I)	B-4025
Sherman Heights and Grant Hill Historic Districts (See Diagram 132-14M)	B-4312

Tames 124 s

103-147, binjagh 132-141.

Allies of a majoral investigation of sections in a

The second of the second of the second

Bagina Reagn Jes Jozeph Li -1881

Community Plan	Map Number Showing Boundaries of CPIOZ Are	
	Se dispariture en	ar and tractions were
Skyline Paradise Hills (See Diagram 132-14L)	B-4272	
Southeastern San Diego (See Diagram 132-14P)	C-961	
	in in a	, a et Jerdander wier
University (See Diagram 132-14J)	C-725, C-751.2	
	t mare the continue	aria 📆ara barik
Uptown (See Diagram 132-14K)	C-989	
		yarama i cirp

(b) [No change in text.]

## Table 132-14B

## Community Plan Implementation Overlay Zone Applicability.....

[No change in text.]

#### **§132.1403 Exception to the Community Plan Implementation Overlay Zone**

The City Manager may grant an exception to the requirements of this division for proposed development that is minor, temporary, or incidental and is consistent with the intent of this division. Exceptions made by the City Manager shall be filed with the office of the City Clerk.

### DIAGRAM 132-14A

Clairemont Mesa Community Plan Implementation Overlay Zone This is a reproduction of Map Nos. C-771.1 & B-3951 for illustration purposes only.

[No change in text.]

### DIAGRAM 132-14B

Otay Mesa Community Plan Implementation Overlay Zone This is a reproduction of Map Nos. B-4300 & C-956 for illustration purposes only.

[No change in text.]

### DIAGRAM 132-14C | THE MENT FIND

# Linda Vista Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-750 for illustration purposes only.

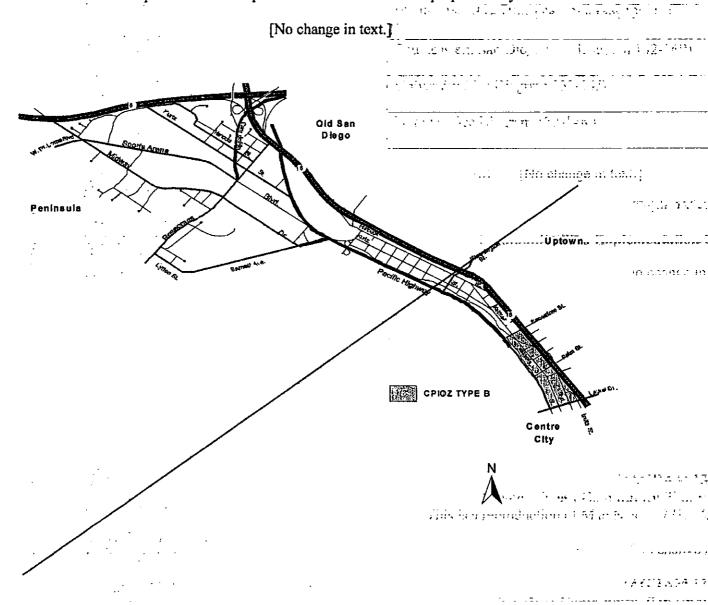
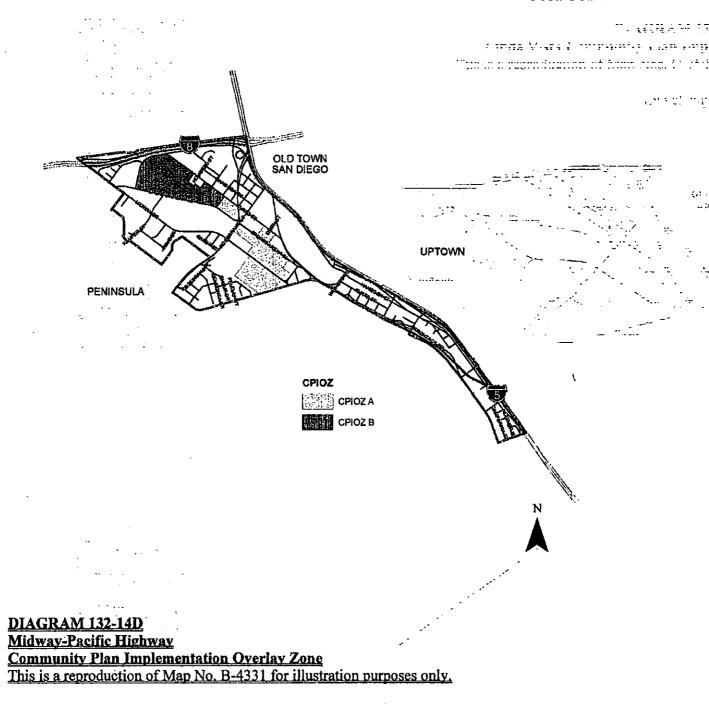


DIAGRAM-132-14D
Midway Pacific Highway Corridor
Community Plan-Implementation Overlay Zone
This is a reproduction of Map Nos. C-782 for illustration purposes only.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)



#### **DIAGRAM 132-14E**

Navajo Community Plan Implementation Overlay Zone
This is a reproduction of Map Nos. C-954 for illustration purposes only.

[No change in text.]

#### **DIAGRAM 132-14F**

Pacific Beach Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. B-3737.1 & B-3857 for illustration purposes only.

[No change in text.]

#### **DIAGRAM 132-14G**

Peninsula Community Plan Implementation Overlay Zone
This is a reproduction of Map Nos. C-744 & C-781 for illustration purposes only

[No change in text.]

### **DIAGRAM 132-14H**

Rancho Bernardo Community Plan Implementation Overlay Zone
This is a reproduction of Map No. C-773.1 for illustration purposes only.

[No change in text.]

#### **DIAGRAM 132-14I**

Rancho Penasquitos Community Plan Implementation Overlay Zone This is a reproduction of Map No. B-4025 for illustration purposes only.

[No change in text.]

### **DIAGRAM 132-14J**

University Community Plan Implementation Overlay Zone
This is a reproduction of Map Nos. C-725 & C-751.2 for illustration purposes only.

No change in text.

# DIAGRAM 132-14K

Uptown Community Plan Implementation Overlay Zone
This is a reproduction of Map No. C-989 for illustration purposes only.

[No change in text.]

#### DIAGRAM 132-14L

Skyline-Paradise Hills Community Plan Implementation Overlay Zone This is a reproduction of Map No. V-2 for illustration purposes only.

[No change in text.]

-PAGE 19 OF 26-

#### **DIAGRAM 132-14M**

# Sherman Heights and Grant Hill Historic Districts

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

[No change in text.]

#### DIAGRAM 132-14N

Mid-City Eastern Area - Chollas Triangle Community Plan Implementation Overlay Zone This is a reproduction of Map Nos. B-4310 for illustration purposes only.

[No change in text.]

#### **DIAGRAM 132-140**

Encanto Neighborhoods Community Plan Implementation Overlay Zone This is a reproduction of Map No. C-962 for illustration purposes only.

[No change in text.]

#### DIAGRAM 132-14P

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

No change in text.

#### §142.0530 Nonresidential Uses — Parking Ratios

(a) Retail Sales, Commercial Services, and Mixed-Use Development. Table 142-05E establishes the ratio of required parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for retail sales uses and for those commercial service uses that are not covered by Table 142-05F or 142-05G. Table 142-05E also establishes the required parking ratios for mixed-use developments in a single structure that include an allowed use from at least two of the following use categories: (1) retail sales, (2) commercial services, and (3) offices.

74447B (1917

Table 142-05E Parking Ratios for Retail Sales, Commercial Services, Offices, and Mixed-Use, and Development The same of the sa

Zone	Otherwise Noted (Floo	tequired per 1,000 Square Fe or Area Includes <i>Gross Floor</i> ad Excludes <i>Floor</i> Area Devot	Area plus Below Grade Floor	, at								
	Re	Required Automobile Parking Spaces(1)							Required Automobile Parking Spaces(1)			
	Minimum Required Outside a Transit Area or Transit Priority Area	<del></del>	Maximum Permitted	Zian (Can Is								
Commercial Zones	<u> </u>		Tanki Belakalahan	latina. A								
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	2.1	File (6.5) and ion c.f.									
CC-1-2 CC-2-2 CC-4-2 CC-5-2	2.5	2.1	6.5									
CC-1-3 CC-2-3 CC-4-3 CC-5-3	5.0(3)	4.3	6.5									
CC-2-4 CC-3-4 CC-4-4 CC-5-4	2.5	2.1	6.5									
CC-3-5	1.0 (4)	1.0 (4)	91.89 In the 20.010	Harina about								
CC-3-5/Beach impact area <sup>(5)</sup>	2.5	2.1	- 6.5° 2007 - Section 1									
CC-4-5	1.0 (4)	1.0 (4)	5.5	- We 142 A.1								
CC-2-5 CC-5-5	1.25	1.25	1 <b>5,5</b> =2 m = 1 m iv									
CC-3-6 CC-4-6 CC-5-6	2.5	2.1	6.5									
CC-3-7	2.5	2.1	6.5	1								
CC-3-8	2.5	2.1	6.5	1								
CC-3-9	2.5	2.1	6.5	1								

CN-1-1	1.0 (4)	1.0 (4)	5,5	] . <del></del>
CN-1-2	5.0	4.3	many - manus 6,5 second lands	1 .
CN-1-3	2.5	2.1	6.5	2:3 414
CN-1-4	2.5	2.1 5.0000	6.5	
CN-1-5	2.5	2.1	6.5	(Fire)
CN-1-6	2.5	2.1	<u>6.5</u>	
CR-1-1	5.0 <sup>(3)</sup>	4.3	6.5	
CR-2-1		;		
CO-1-1	. 5.0	4.3	6.5	
CO-1-2 CO-2-1			the state of the s	<u> </u>
CO-2-1 CO-2-2	. <i>'</i>			
CO-3-1		i	2	
CO-3-2		* (4-1	:	
<u>CO-3-3</u>	· .	714 · 4		,
CV-1-1	5.0	4.3		
CV-1-2	2.5	2.1	6.5	1
Industrial Zones				
IH-1-1	5.0	4.3	6.5	
ΠH-2-1				
IL-1-1	5.0	4.3	6.5	
IL-2-1 IL-3-1				
		10		
IP-1-1 IP-2-1	5.0	4.3	6.5	
IS-1-1	1.0 (4)	1.0 (4)	5.5	
IBT-1-1	5.0	4.3	6.5	
Planned Districts			The definition of	1
Barrio Logan:	1.0 (4)	1.0 (4)	5.5	;
Subdistrict B				
Barrio Logan: Except Subdistrict B	2.5	2.1	6.5	
Carmel Valley	5.0	4.3	6.5	
Cass Street	2.0	2.0	6.5	
Central Urbanized	2.5	2.1	6.5	
La Jolla	1.7	1.7	5.5	
Lu Torra	1			Į.

. ::::

...

Mid-City:	1.25	1.25	5.5
CN-3 and CV-3	·	7.7.	5 14
Mid-City: Except CN-3, CV-3	2.5	2.1	6.5
Mount Hope	3.3	2.8	6.5
Mission Valley: CV	2.5	2.1	-6.5
Mission Valley: Except CV	5.0	4.3	6.5
Old Town	4.0	3.4	6.5
West Lewis Street	1.0 (4)	1.0 (4)	5,5

## Footnotes for Table 142-05E [No change in text.]

(b) Eating and Drinking Establishments. Table 142-05F establishes the required ratio of parking spaces to building *floor* are in the commercial zones, industrial zones, and planned districts shown, for eating and drinking establishments that are the *primary use* on a *premises*.

# Table 142-05F Parking Ratios for Eating and Drinking Establishments

Zone	Establishment <sup>(1)</sup> Floor A Floor Area plus Below	rea Unless Otherwise No Grade Floor Area and Ex Parking)	eet of Eating and Drinking sted (Floor Area Includes Gross cludes Floor Area Devoted to	
	Req	uired Automobile Parki	ng Spaces <sup>(2)</sup>	,
	Minimum Required Outside a Transit Area or Transit Priority Area	Minimum Required – Within a Transit Area or Transit Priority Area (3)		<u></u>
Commercial Zones		45 45 45 45 45 45 45 45 45 45 45 45 45 4	and the second s	n mut ;
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	2.1	25.0 n) Exting the Frince	ng Penghilih
CC-1-2 CC-2-2 CC-4-2	2.5	2.1	25.0	. <u> </u>
CC-5-2	2.5	2.1	25.0	
CC-4-2/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0	
CC-1-3 CC-2-3 CC-4-3 CC-5-3	15.0	12.8	25.0	
CC-2-4 CC-3-4 CC-4-4	2.5	2.1	25.0	
CC-4-4/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0	
CC-5-4	2.5	2.1	25.0	
CC-2-5 CC-3-5	1.0 (5)	1.0 (5)	20.0	
CC-3-5/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0	
CC-4-5	1.0 (5)	1.0 (5)	20.0	
CC-5-5	1.25	1.25	20.0	

CC-3-6	2.5	2.1	25.0	) Trada 1474
CC-3-6	. 4.3	2.1	running mindim int	
CC-5-6			· · · · · · · · · · · · · · · · · · ·	
CC-3-7	2.5	2.1	25.0	
CC-3-8	2.5	2.1	25.0;ir ;	chiviania.
CC-3-9	2.5	2.1	25.0	
CN-1-1	1.0 (5)	1.0 (5)	20.0	·
CN-1-2	15.0	12.8	25.0	
CN-1-3	2.5	2.1	25.0	provide the state of the state
CN-1-4	2.5	2.1	25.0	
CN-1-5	2.5	2.1	-25.0	<del></del>
<u>CN-1-6</u>	2.5	2,1	25.0	
CR-1-1 CR-2-1	15.0	12.8	, 25.0	
CO-1-1 CO-1-2 CO-2-1 CO-2-2 CO-3-1 CO-3-2 CO-3-3	15.0	12.8	25.0	
CV-1-1	15.0	2.1	25.0	
CV-1-2	5.0	4.3	25.0	
Industrial Zones		·k · · · · · · · · · · · · · · · · · ·		
IH-1-1 IH-2-1	. 15.0	12.8	25.0	<u></u>
IL-1-1 IL-2-1 IL-3-1	15.0	12.8	25.0	
IP-1-1 IP-2-1	15.0	1	<b>25.0</b>	
IS-1-1	1.0 (5)	1.0 (5)	20.0	
IBT-1-1	15.0	12.8	25.0	
Planned Districts				
Barrio Logan: Subdistrict B	1.0 (5)	1.0 (5)	20.0	
Barrio Logan: Except Subdistrict B	2.5	2.1	20.0	

Carmel Vailey	15.0	12.8	25.0
Cass Street	5.0	4.3	25.0
Central Urbanized	2.5	2.1	6.5
La Jolla	5.0	4.3	20.0
La Jolia Shores	1.0	1.0 (5)	20.0
Mid-City: - CN-3 and CV-3	1.25	1.25	20.0
Civis and Civis		- 7	
Mid-City: Except CN-3, CV-3	2.5	2.1	25.0
Mount Hope.	3.3	2.8	25.0
Mission Valley: CV	5.0	4.3	25.0
Mission Valley: Except CV	15.0	12.8	25.0
Old Town	4.0	3.4	25.0 _
West Lewis Street	1.0 (5)	1.0 (5)	20.0
		i I	

## Footnotes for Table 142-05F [No change in text.]

(c) through (h) [No change in text.]

SMT:als 06/13/2018

11/07/2018 Cor. Copy Or.Dept: Planning Doc. No.: 1620083\_3

Councilmembers Barbara Bry Lorie Zapf Chris Ward	Yeas · 🗹	Nays	Not Present	Recused	
Barbara Bry Lorie Zapf Chris Ward	Ø				
Lorie Zapf Chris Ward	Ø	_			
Chris Ward		11		Π	
			: 🛅	; <u> </u>	
Myrtle Cole					
Mark Kersey	Ø				
Chris Cate	$\mathbb{Z}$			: 🗆	
Scott Sherman	Ø				
David Alvarez	A		- ; <u>- :</u> :		
Georgette Gomez	<b>D</b> /				· -
			· · · · · · · · · · · · · · · · · · ·	<u>:</u> <del></del> -	
te of final passageOC	T 1 0 2018		in with		
	-				
THENTICATED BY:			KEVIN L. FAI	JLCONER an Diego, California.	
I HEREBY CERTIFY that psed between the day of its intro	t the foregoing ordi	nance was n	ot finally passed unti passage, to wit, on		puty had
SEP 1 7 2018		and on	Anm d A AA10		
I FURTHER CERTIFY the spensed with by a vote of five a silable to each member of the Co	members of the Co	ouncil, and to prior to the	hat a written copy of day of its passage.  ELIZABETH S	f the ordinance was n	nade
		City	Clerk of The City of	San Diego, California	
(Seal)		вуЖи	nda b	winder	outy

. .

ŧ - - - - -