

#612
12/09/2024

(O-2025-38)
COR. COPY

ORDINANCE NUMBER O- 21905 (NEW SERIES)

DATE OF FINAL PASSAGE DEC 18 2024

AN ORDINANCE AMENDING CHAPTER 12, ARTICLE 6, DIVISION 7 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 126.0709; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 2 BY AMENDING SECTION 131.0222; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 3 BY AMENDING SECTION 131.0322; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 BY AMENDING SECTION 131.0522; AMENDING CHAPTER 14, ARTICLE 1, DIVISION 4 BY AMENDING SECTION 142.0422; AMENDING CHAPTER 14, ARTICLE 3, DIVISION 13 BY AMENDING SECTION 143.1310; AND AMENDING CHAPTER 15, ARTICLE 6, DIVISION 3 BY AMENDING SECTION 156.0307 AND FIGURE F, RELATING TO THE 2022 SAN DIEGO LAND DEVELOPMENT CODE/ MUNICIPAL CODE UPDATE CALIFORNIA COASTAL COMMISSION MODIFICATIONS.

The Council of the City of San Diego (Council) adopts this Ordinance based on the following:

- A. By Ordinance O-21618 (Mar.7, 2023), the Council adopted the 2022 Land Development Code (LDC) Update.
- B. The 2022 LDC Update contained changes to the LDC of the City of San Diego Municipal Code, which serves as the Implementation Plan for the City's certified Local Coastal Program (LCP).
- C. As an amendment to the City's certified LCP, the 2022 LDC Update must be certified by the California Coastal Commission as consistent with Coastal Act Policies prior to being effective in the Coastal Overlay Zone.
- D. On August 8, 2024, the California Coastal Commission considered certification of the 2022 LDC Update.

E. The California Coastal Commission conditionally approved the 2022 LDC Update with modifications changing the delivery method of a Notice of Final City Action in accordance with state law; adding conditions for developing small-scale battery energy storage facilities in four zones; amending the geographic location where transportation amenities are required when constructed using multiple dwelling units in a single dwelling base zone regulations, by changing that area of applicability from within a Transit Priority Area to within a Sustainable Development Area; prohibiting active commercial uses identified in the Centre City Planned District Ordinance within the Coastal Overlay Zone; and prohibiting additional building height and sun access regulations identified in the Centre City Planned District Ordinance within the Coastal Overlay Zone.

F. The City desires to accept the California Coastal Commission's modifications.

G. The Office of the City Attorney has drafted this Ordinance based on the information provided by City staff with the understanding that this information is complete and accurate.

ACTION ITEMS

Be it ordained by the Council of the City of San Diego:

Section 1. That Chapter 12, Article 6, Division 7 of the San Diego Municipal Code is amended by amending section 126.0709, to read as follows:

§126.0709 Notice of Final City Action on a Coastal Development Permit

- (a) Notice of Final City Action by Mail. No later than 5 *business days* after the date on which all rights of appeal have expired for a Coastal Development Permit or any amendment or extension of a Coastal Development Permit, the City Manager shall provide a Notice of Final

City Action to the Coastal Commission and to any other person who has requested this notice. Notice may be provided by any acceptable delivery means pursuant to state law.

(b) [No change in text.]

Section 2. That Chapter 13, Article 1, Division 2 of the San Diego Municipal Code is amended by amending section 131.0222, to read as follows:

§131.0222 Use Regulations Table for Open Space Zones

The uses allowed in the open space zones are shown in Table 131-02B.

Legend for Table 131-02B

[No change in text.]

**Table 131-02B
Use Regulations Table for Open Space Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones				
		1st & 2nd >>	OP-	OC-	OR ⁽¹⁾ -	OF ⁽¹¹⁾ -
	3rd >>	1-	2-	1-	1-	1-
	4th >>	1	1	1	1	2
Open Space through Institutional, Separately Regulated Institutional Uses, Airports [No change in text.]		[No change in text.]				
Battery Energy Storage Facilities						
Small Scale (≤ 0.25 acre)		C ¹²	C ¹²	-	C ¹²	-
Institutional, Separately Regulated Institutional Uses, Battery Energy Storage Facilities, Medium Scale (0.25 acre < 1 acre) through Signs, Allowable Signs, Separately Regulated Signs Uses, Theater Marquees [No change in text.]		[No change in text.]				

Footnotes for Table 131-02B

¹ through ¹¹ [No change in text.]

¹² See Section 141.0422.

Section 3. That Chapter 13, Article 1, Division 3 of the San Diego Municipal Code is amended by amending section 131.0322, to read as follows:

§131.0322 Use Regulations Table for Agricultural Zones

The uses allowed in the agricultural zones are shown in Table 131-03B.

Legend for Table 131-03B

[No change in text.]

**Table 131-03B
Use Regulations Table for Agricultural Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>		AG		AR
3rd >>		1-		1-	
4th >>		1	2	1	2
Open Space through Institutional, Separately Regulated Institutional Uses, Airports [No change in text.]		[No change in text.]			
Battery Energy Storage Facilities					
Small Scale (≤ 0.25 acre)		-		C ¹³	
Institutional, Separately Regulated Institutional Uses, Battery Energy Storage Facilities, Medium Scale (0.25 acre < 1 acre) through Signs, Allowable Signs, Separately Regulated Signs Uses, Theater Marquees [No change in text.]		[No change in text.]			

Footnotes for Table 131-03B

¹ through ¹² [No change in text.]

¹³ See Section 141.0422.

Section 4. That Chapter 13, Article 1, Division 5 of the San Diego Municipal Code is amended by amending section 131.0522, to read as follows:

§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 [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																					
	1st & 2nd >>	CN ⁽¹⁾ -						CR-		CO-						CV-		CP-					
	3rd >>	1-						1-	2-	1-	2-	3-	1-	1-									
	4th >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1	2	1				
Open Space through Institutional, Separately Regulated Institutional Uses, Airports [No change in text.]		[No change in text.]																					
Battery Energy Storage Facilities																							
Small Scale (≤ 0.25 acre)		-	L	L	L	L	L	L	L ²⁰	L													
Medium Scale (0.25 acre < 1 acre)		-	C	C	C	C	C	C	C ²⁰	-													
Large Scale (>1 acre)		-	C	C	C	C	C	C	C ²⁰	-													
Institutional, Separately Regulated Institutional Uses, Botanical Gardens & Arboretums through Signs, Allowable Signs, Separately Regulated Signs Uses, Theater Marquees [No change in text.]		[No change in text.]																					

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

Footnotes for Table 131-05B

¹ through ¹⁹ [No change in text.]

²⁰ See Section 141.0422.

Section 5. That Chapter 14, Article 1, Division 4 of the San Diego Municipal Code is amended by amending section 141.0422, to read as follows:

§141.0422 Battery Energy Storage Facilities

This section regulates utility-serving battery energy storage facilities which store energy within enclosed buildings or modular containers and then solely release the energy directly back to the electrical grid. Battery energy storage facilities do not include behind the meter battery installations that provide energy to the same *premises* on which they are located.

This section distinguishes between small-scale battery energy storage facilities with a *development* footprint of one-quarter acre or less, medium-scale battery energy storage facilities with a *development* footprint of more than one-quarter acre but less than one acre, and large-scale battery energy storage facilities with a *development* footprint of one acre or more. Battery energy storage facilities shall comply with the approval process set forth in Section 141.0422(a) through (c) as applicable to the *development*. All battery energy storage facilities are subject to the general regulations in Section 141.0422(d) and the general design requirements in Section 141.0422(e).

(a) Small-scale battery energy storage facilities

The following regulations apply to battery energy storage facilities with a *development* footprint of one-quarter acre or less.

- (1) [No change in text.]
- (2) Conditional Use Permit Regulations

Small-scale battery energy storage facilities may be permitted with a Conditional Use Permit decided in accordance with Process Three in zones indicated by a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following:

- (A) In the OP (Open Space – Park) and OR (Open Space – Residential) Zones, battery energy storage facilities may be permitted only as follows:
 - (i) If they do not result in loss of any publicly accessible active or passive recreation area; and
 - (ii) Within previously disturbed areas with existing electrical utility easements.

- (B) In the OP (Open Space – Park) and OR (Open Space – Residential) Zones within the Coastal Overlay Zone, battery energy storage facilities may be permitted only as follows:
 - (i) Within a distance of 500 feet or less of an existing electrical distribution facility; and
 - (ii) Within a distance of 500 feet or greater from *environmentally sensitive lands*.

- (C) In the AR (Agricultural-Residential) Zone within the Coastal Overlay Zone, battery storage facilities may be permitted only on *premises* not containing agricultural land as identified by the California Department of Conservation

as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, or Farmland of Local Potential as defined in the California Public Resources Code section 10213.

- (D) In the CV (Commercial-Visitor) Zone within the Coastal Overlay Zone, battery storage facilities shall not be allowed on the ground floor of any *development* on the *premises*.

(b) through (e) [No change in text.]

Section 6. That Chapter 14, Article 3, Division 13 of the San Diego Municipal Code is amended by amending section 143.1310, to read as follows:

§143.1310 Construction of Multiple Dwelling Units in a Single Dwelling Unit Zone

Up to two *dwelling units* may be permitted on a *premises* within a RS, RE, RX, RT or Planned District Zones that permits *single dwelling unit development*, but not *multiple dwelling unit development*, in accordance with the following regulations:

- (a) The *development* regulations of the base zone in which the *premises* is located shall apply, except as specified in this section.

(1) through (3) [No change in text.]

- (4) Transportation Amenities

- (A) Within a *Sustainable Development Area* and within the Beach Impact Area of the Parking Impact Overlay Zone, residential *development*, including an urban lot split under Section 143.1315, shall be required to provide

transportation amenities based on the Transportation Amenity Score in accordance with Section 142.0528. Transportation amenity means a feature provided by a *development* that reduces vehicle trips by informing, educating, and incentivizing transit use, bicycling, walking, and ridesharing. The types of transportation amenities are listed in the Land Development Manual Appendix Q. The *applicant* shall be required to provide transportation amenities on each lot with new residential *dwelling units*.

(B) [No change in text.]

(5) through (8) [No change in text.]

Section 7. That Chapter 15, Article 6, Division 3 of the San Diego Municipal Code is amended by amending section 156.0307, to read as follows:

§156.0307 Land Use Districts

The following land use districts, shown in Figure B, define geographic areas that are subject to specific land use classifications. In addition, twelve overlay districts, shown in Figures C, D, and F, establish areas where additional requirements apply. Permitted land use classifications within each land use district are shown on Table 156-0308-A. Specific requirements for minimum percentages of *active commercial uses* and commercial uses on the ground-floor along *street frontages* are provided.

(a) [No change in text.]

(b) Overlay Districts

The Airport Land Use Compatibility Overlay Zone as identified in Chapter 13, Article 2, Division 15, applies to properties that are located within an airport influence area. The following Overlay Districts apply as illustrated in Figures C through N:

- (1) [No change in text.]
- (2) *Commercial Street Overlay (CS)*. On *commercial streets* a minimum of 60 percent of the *ground-floor street frontage* shall contain commercial uses. *Active commercial uses* appropriate for *commercial streets* are identified in Table 156-0308-A, under *Main Street/Commercial Street* overlays. Outside of the Coastal Zone, up to 50 percent of required *active commercial uses* can be met with residential uses, provided that each of the *dwelling units* contain a minimum of three *bedrooms* and each *dwelling unit* on the *ground floor* fronting a *public right-of-way* has a separate *ground floor* entrance. *Alternative interim uses* may be permitted on *commercial streets* pursuant to Section 156.0315(f).
- (3) through (12) [No change in text.]

Figure B through Figure E [No change in text.]

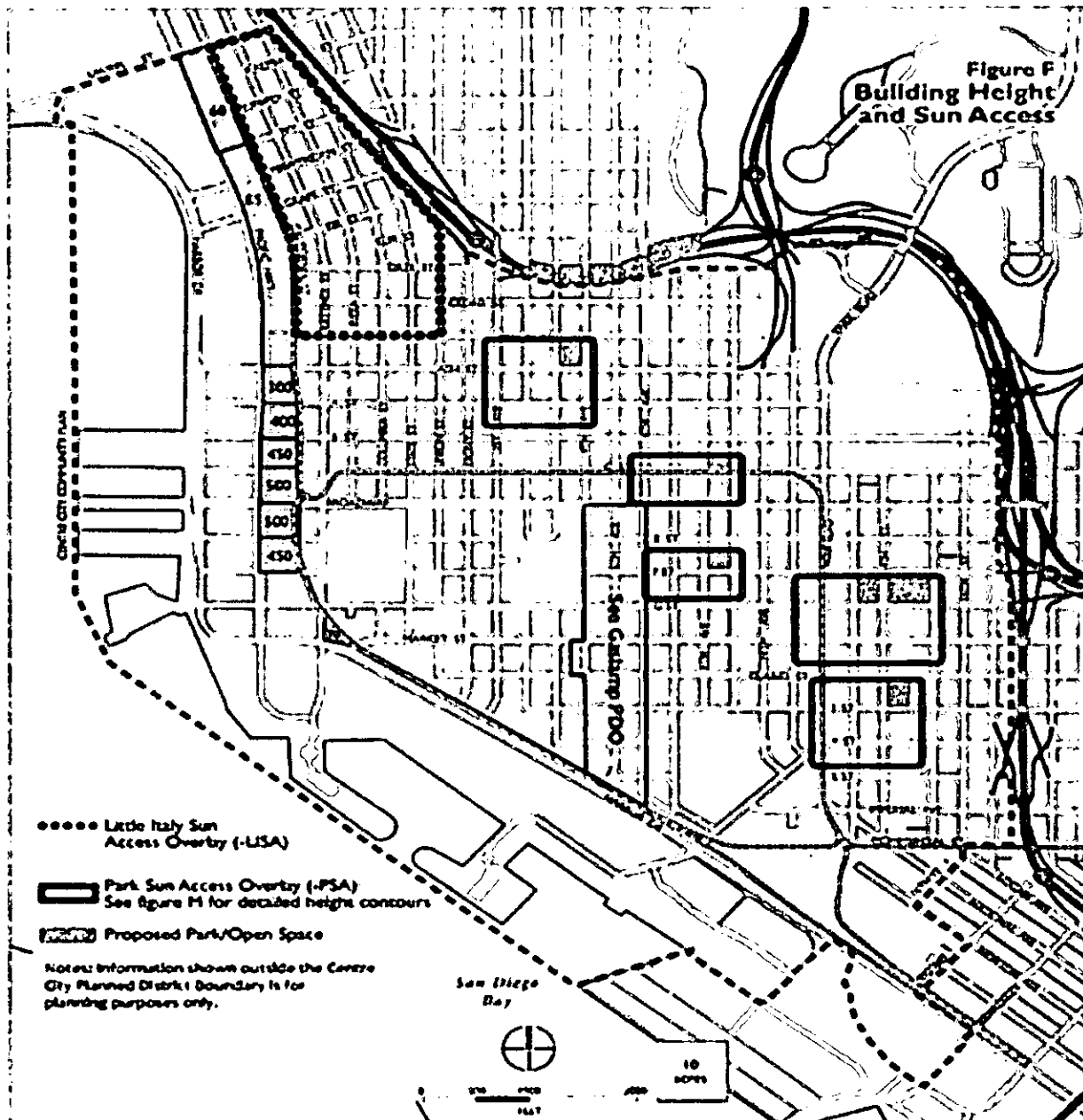


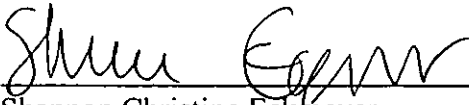
Figure G through Figure N [No change in text.]

Section 8. 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 9. That this Ordinance shall not take effect and be in force until the date the California Coastal Commission unconditionally certifies these provisions as a Local Coastal Program amendment, or until the thirtieth day from and after its final passage, whichever occurs later.

Section 10. San Diego Ordinance O-21843 was recently considered by the Council and may amend San Diego Municipal Code sections also amended by this Ordinance. Ordinances O-27185, O-21401, and O-21836 were also considered by the Council and require California Coastal Commission certification prior to becoming effective in the Coastal Overlay Zone. The California Coastal Commission may propose modifications to San Diego Municipal Code sections also amended by this Ordinance. The City Clerk, with the written approval and concurrence of the City Attorney, is authorized to reconcile the numbering of sections and placement of text upon the final passage of the Ordinances, without further action by the City Council, pursuant to San Diego Charter section 275.

APPROVED: MARA W. ELLIOTT, City Attorney

By 
Shannon Christine Eckmeyer
Deputy City Attorney

SCE:cm:jdf:cm
08/25/2024
10/10/2024 COR. COPY
Or.Dept: City Planning
Doc. No. 3719488_3

I certify that the Council of the City of San Diego adopted this Ordinance at a meeting held on
DEC 09 2024

DIANA J.S. FUENTES
City Clerk

By *Cennie Patterson*
Deputy City Clerk

Approved: 12/13/24
(date)

Todd Gloria
TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

(Note: The date of final passage is December 18, 2024, 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)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 12, ARTICLE 6, DIVISION 7 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 126.0709; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 2 BY AMENDING SECTION 131.0222; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 3 BY AMENDING SECTION 131.0322; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 BY AMENDING SECTION 131.0522; AMENDING CHAPTER 14, ARTICLE 1, DIVISION 4 BY AMENDING SECTION 142.0422; AMENDING CHAPTER 14, ARTICLE 3, DIVISION 13 BY AMENDING SECTION 143.1310; AND AMENDING CHAPTER 15, ARTICLE 6, DIVISION 3 BY AMENDING SECTION 156.0307 AND FIGURE F, RELATING TO THE 2022 SAN DIEGO LAND DEVELOPMENT CODE/MUNICIPAL CODE UPDATE CALIFORNIA COASTAL COMMISSION MODIFICATIONS.

§126.0709 Notice of Final City Action on a Coastal Development Permit

- (a) Notice of Final City Action by Mail. No later than 5 *business days* after the date on which all rights of appeal have expired for a Coastal Development Permit or any amendment or extension of a Coastal Development Permit, the City Manager shall provide a Notice of Final City Action to the Coastal Commission and to any other person who has requested this notice. Notice may be provided by ~~electronic mail~~ any acceptable delivery means pursuant to state law.
- (b) [No change in text.]

§131.0222 Use Regulations Table for Open Space Zones

The uses allowed in the open space zones are shown in Table 131-02B.

Legend for Table 131-02B

[No change in text.]

**Table 131-02B
Use Regulations Table for Open Space Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones					
	1st & 2nd >>	OP-		OC-	OR ⁽¹⁾ -		OF ⁽¹⁾ -
	3rd >>	1-	2-	1-	1-	1-	
	4th >>	1	1	1	1	2	1
Open Space through Institutional, Separately Regulated Institutional Uses, Airports [No change in text.]		[No change in text.]					
Battery Energy Storage Facilities							
Small Scale (≤ 0.25 acre)		C ¹²	C ¹²	-	C ¹²	-	
Institutional, Separately Regulated Institutional Uses, Battery Energy Storage Facilities, Medium Scale (0.25 acre < 1 acre) through Signs, Allowable Signs, Separately Regulated Signs Uses, Theater Marquees [No change in text.]		[No change in text.]					

Footnotes for Table 131-02B

¹ through ¹¹ [No change in text.]

¹² See Section 141.0422.

§131.0322 Use Regulations Table for Agricultural Zones

The uses allowed in the agricultural zones are shown in Table 131-03B.

Legend for Table 131-03B

[No change in text.]

**Table 131-03B
Use Regulations Table for Agricultural Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
Open Space through Institutional, Separately Regulated Institutional Uses, Airports [No change in text.]	[No change in text.]				
Battery Energy Storage Facilities					
Small Scale (≤ 0.25 acre)	-		C ¹³		
Institutional, Separately Regulated Institutional Uses, Battery Energy Storage Facilities, Medium Scale (0.25 acre < 1 acre) through Signs, Allowable Signs, Separately Regulated Signs Uses, Theater Marquees [No change in text.]	[No change in text.]				

Footnotes for Table 131-03B

¹ through ¹² [No change in text.]

¹³ See Section 141.0422.

§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 [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																
	1st & 2nd >>	CN ⁽¹⁾ -					CR-		CO-					CV-		CP-		
	3rd >>	1-					1-	2-	1-	2-	3-	1-	1-					
	4th >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1	2
Open Space through Institutional, Separately Regulated Institutional Uses, Airports [No change in text.]	[No change in text.]																	
Battery Energy Storage Facilities																		
Small Scale (≤ 0.25 acre)																		
Medium Scale (0.25 acre < 1 acre)																		
Large Scale (>1 acre)																		
Institutional, Separately Regulated Institutional Uses, Botanical Gardens & Arboretums through Signs, Allowable Signs, Separately Regulated Signs Uses, Theater Marquees [No change in text.]	[No change in text.]																	

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

Footnotes for Table 131-05B

¹ through ¹⁹ [No change in text.]

²⁰ See Section 141.0422.

§141.0422 Battery Energy Storage Facilities

This section regulates utility-serving battery energy storage facilities which store energy within enclosed buildings or modular containers and then solely solely

release the energy directly back to the electrical grid. Battery energy storage facilities do not include behind the meter battery installations that provide energy to the same *premises* on which they are located.

This section distinguishes between small-scale battery energy storage facilities with a *development* footprint of one-quarter acre or less, medium-scale battery energy storage facilities with a *development* footprint of more than one-quarter acre but less than one acre, and large-scale battery energy storage facilities with a *development* footprint of one acre or more. Battery energy storage facilities shall comply with the approval process set forth in Section 141.0422(a) through (c) as applicable to the *development*. All battery energy storage facilities are subject to the general regulations in Section 141.0422(d) and the general design requirements in Section 141.0422(e).

(a) Small-scale battery energy storage facilities

The following regulations apply to battery energy storage facilities with a *development* footprint of one-quarter acre or less.

(1) [No change in text.]

(2) Conditional Use Permit Regulations

Small-scale battery energy storage facilities may be permitted with a Conditional Use Permit decided in accordance with Process

Three in zones indicated by a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following:

(A) In the OP (Open Space – Park) and OR (Open Space – Residential) Zones, battery energy storage facilities may be

permitted only if they do not result in loss of any publicly accessible active or passive recreation area as follows:

- (i) If they do not result in loss of any publicly accessible active or passive recreation area; and
- (ii) Within previously disturbed areas with existing electrical utility easements.

~~(B) In the OR (Open Space – Residential) Zones, battery energy storage facilities may be permitted only in previously disturbed areas with existing electrical utility easements.~~

(B) In the OP (Open Space – Park) and OR (Open Space – Residential) Zones within the Coastal Overlay Zone, battery energy storage facilities may be permitted only as follows:

- (i) Within a distance of 500 feet or less of an existing electrical distribution facility; and
- (ii) Within a distance of 500 feet or greater from environmentally sensitive lands.

(C) In the AR (Agricultural-Residential) Zone within the Coastal Overlay Zone, battery storage facilities may be permitted only on premises not containing agricultural land as identified by the California Department of Conservation as Prime Farmland, Farmland of Statewide Importance,

Unique Farmland, Farmland of Local Importance, or Farmland of Local Potential as defined in the California Public Resources Code section 10213.

(D) In the CV (Commercial-Visitor) Zone within the Coastal Overlay Zone, battery storage facilities shall not be allowed on the ground floor of any development on the premises.

(b) through (e) [No change in text.]

§143.1310 Construction of Multiple Dwelling Units in a Single Dwelling Unit Zone

Up to two *dwelling units* may be permitted on a *premises* within a RS, RE, RX, RT or Planned District Zones that permits *single dwelling unit development*, but not *multiple dwelling unit development*, in accordance with the following regulations:

(a) The *development* regulations of the base zone in which the *premises* is located shall apply, except as specified in this section.

(1) through (3) [No change in text.]

(4) Transportation Amenities

(A) Within a ~~Transit Priority Area~~ Sustainable Development Area and within the Beach Impact Area of the Parking Impact Overlay Zone, residential *development*, including an urban lot split under Section 143.1315, shall be required to provide transportation amenities based on the Transportation Amenity Score in accordance with Section 142.0528. Transportation amenity means a feature provided

by a *development* that reduces vehicle trips by informing, educating, and incentivizing transit use, bicycling, walking, and ridesharing. The types of transportation amenities are listed in the Land Development Manual Appendix Q. The *applicant* shall be required to provide transportation amenities on each lot with new residential *dwelling units*.

(B) [No change in text.]

(5) through (8) [No change in text.]

(b) [No change in text.]

§156.0307 Land Use Districts

The following land use districts, shown in Figure B, define geographic areas that are subject to specific land use classifications. In addition, twelve overlay districts, shown in Figures C, D, and F, establish areas where additional requirements apply. Permitted land use classifications within each land use district are shown on Table 156-0308-A. Specific requirements for minimum percentages of *active commercial uses* and commercial uses on the *ground-floor* along *street frontages* are provided.

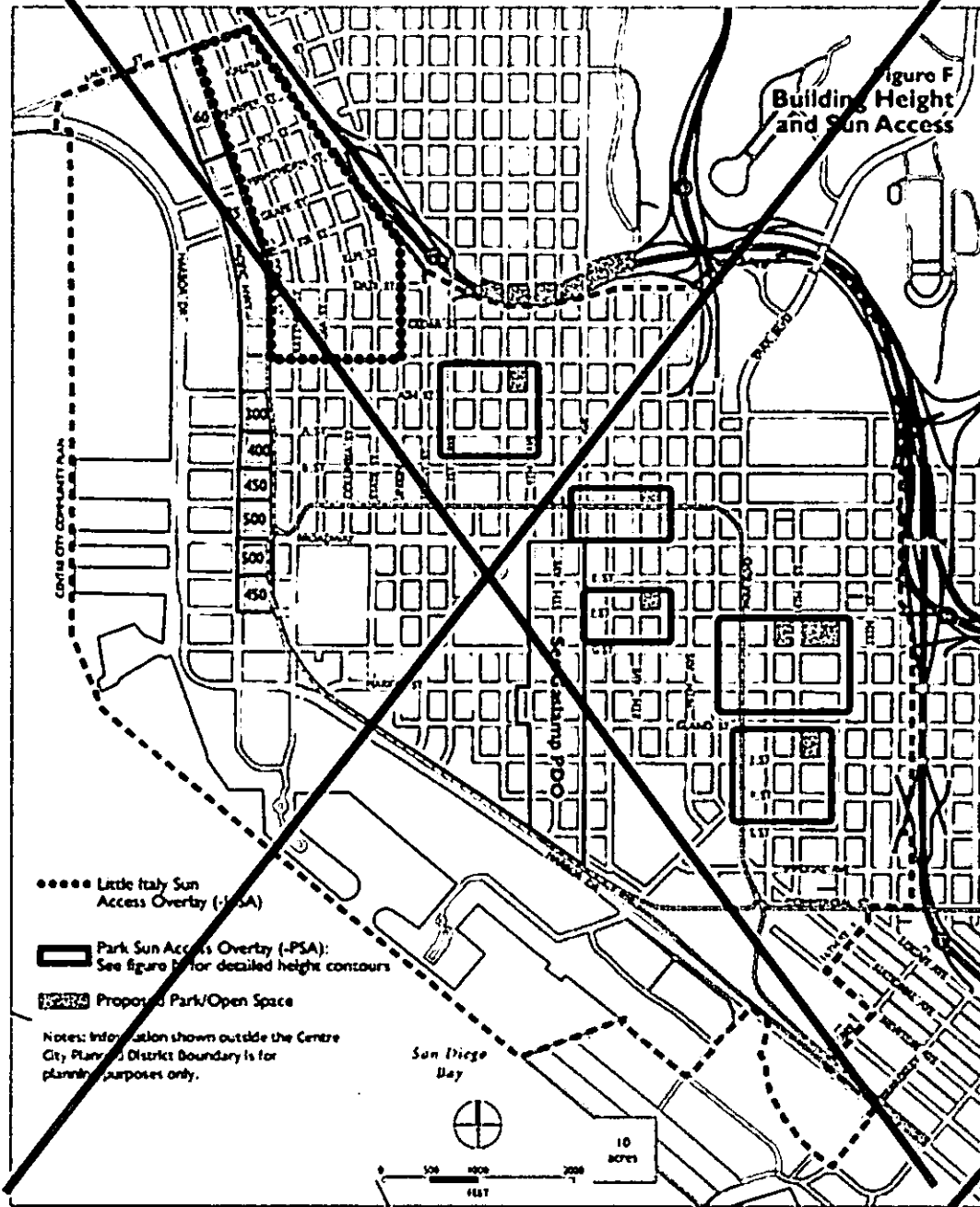
(a) [No change in text.]

(b) Overlay Districts

The Airport Land Use Compatibility Overlay Zone as identified in Chapter 13, Article 2, Division 15, applies to properties that are located within an airport influence area. The following Overlay Districts apply as illustrated in Figures C through N:

- (1) [No change in text.]
- (2) *Commercial Street Overlay (CS). On commercial streets a minimum of 60 percent of the ground-floor street frontage shall contain commercial uses. Active ~~C~~commercial ~~U~~uses appropriate for commercial streets are identified in Table 156-0308-A, under Main Street/Commercial Street overlays. Outside of the Coastal Zone, Uup to 50 percent of required active commercial uses can be met with residential uses, provided that each of the dwelling units contain a minimum of three bedrooms and each dwelling unit on the ground floor fronting a public right-of-way has a separate ground floor entrance. ~~Alternative I~~interim ~~U~~uses may be permitted on commercial streets pursuant to Section 156.0315(f).*
- (3) through (12) [No change in text.]

Figure B through Figure E [No change in text.]



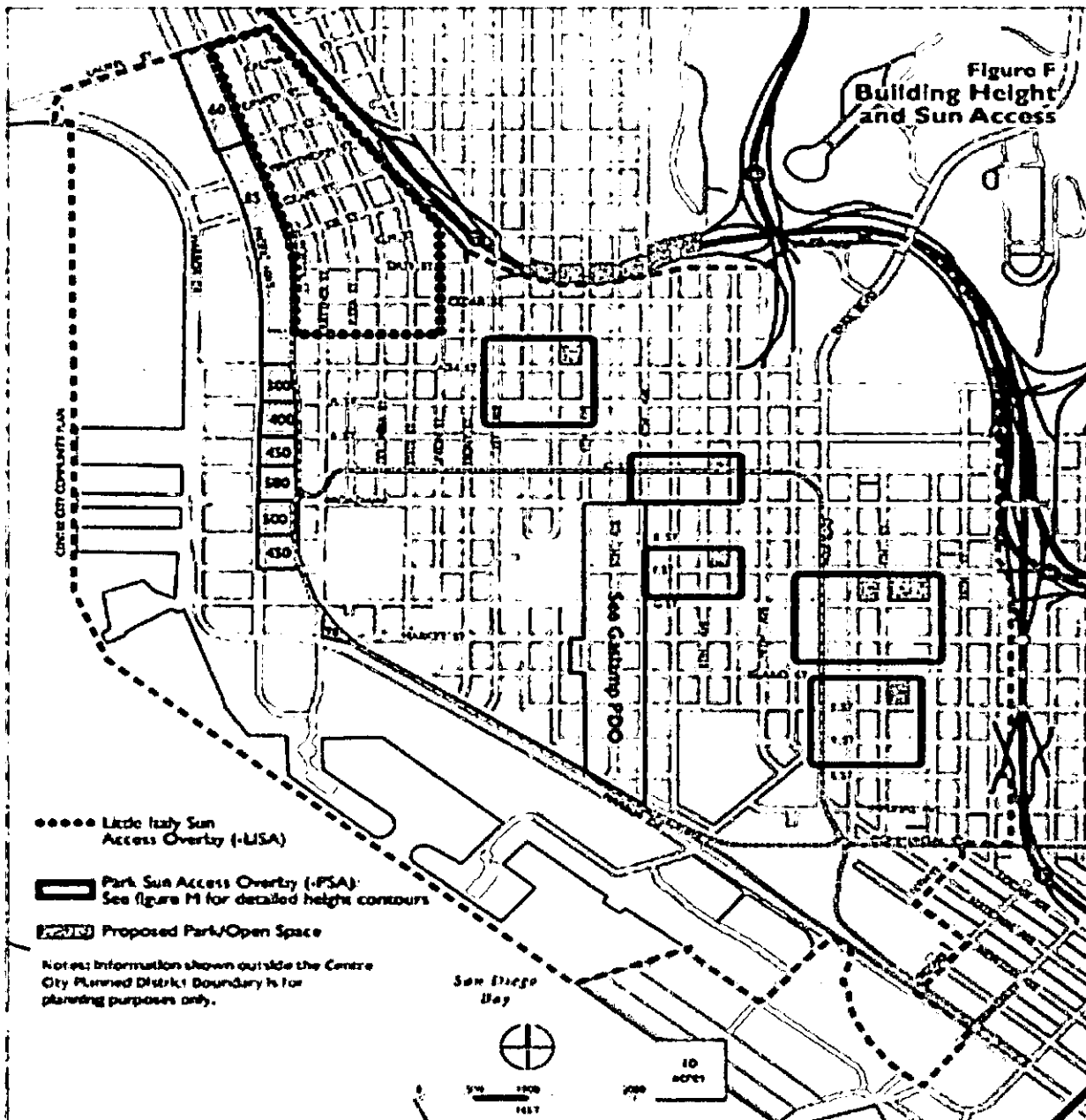


Figure G through Figure N [No change in text.]

SCE:cm
08/25/2024
Or.Dept: City Planning
Doc. No. 3719489_2

Passed by the Council of The City of San Diego on DEC 09 2024, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Henry L. Foster III	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage DEC 18 2024.

AUTHENTICATED BY:

(Seal)

TODD GLORIA
Mayor of The City of San Diego, California.

DIANA J.S. FUENTES
City Clerk of The City of San Diego, California.

By Linda Arwin, 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 18 2024, and on DEC 18 2024.

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)

DIANA J.S. FUENTES
City Clerk of The City of San Diego, California.

By Linda Arwin, Deputy
For Connie Patterson

Office of the City Clerk, San Diego, California
Ordinance Number O- 21905