STRIKEOUT ORDINANCE

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

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 15, ARTICLE 6, DIVISION 3 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 156.0302, 156.0303, 156.0304, 156.0305, 156.0306, 156.0307, 156.0308, 156.0309, 156.0310, 156.0311, 156.0313, 156.0314, AND 156.0315, AND FIGURES B, C, E, AND G, ALL RELATING TO THE CENTRE CITY PLANNED DISTRICT.

§156.0302 Definitions

The following definitions apply to this Article. Where not otherwise specified, the definitions found in Chapter 11, Article 3, Division 1 of the Land Development Code shall apply. Each word or phrase that is defined in this Division or in Chapter 11, Article 3, Division 1 of the Land Development Code appears in the text in italicized letters.

Active commercial uses through *Bona-fide eating establishment* [No change in text.]

Bonus floor area ratio (Bonus FAR) means the additional *floor area ratio* that may be earned by meeting certain requirements listed in ~~section~~ Section 156.0309(e).

Building base through *Common outdoor open space* [No change in text.]

Community Gardens are *premises* that are used for crop cultivation by individuals or collectively, and may be divided into multiple plots.

Covenants, Conditions, and Restrictions (CC&Rs) through *Employment uses* [No change in text.]

Eco-roof means an open space area on top of a building roof that is landscaped and maintained according to the requirements of ~~section~~ Section 156.0309(e)(4).

Floor area ratio bonus through *Group living* [No change in text.]

Home occupations have the same meaning as in Land Development Code ~~section~~ Section 141.0308.

LEED® means the Leadership in Energy and Environmental Design green building certification system developed by the United States Green Building Council that provides third-party verification that a building or community was designed and built using strategies aimed at improving performances across a wide range of sustainability metrics.

Living unit through *Mixed-use development* [No change in text.]

Mobile Food Facilities are motorized vehicles from which food or drink (prepared on-site or pre-packaged) is sold or served to the general public, whether consumed on-site or elsewhere. *Mobile Food Facilities* do not include *pushcarts* as defined in Section 141.0619 of the San Diego Municipal Code.

Outdoor Activities are temporary uses that include farmer's markets, arts and cultural events, social or community events.

Outfield Park through *Pedestrian entrance* [No change in text.]

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Performance Path means a way to demonstrate that a *development* has exceeded the California Green Building Standards Code (CALGreen) by achieving a targeted level of performance in an existing voluntary green building rating system.

PETCO Park has the same meaning as in San Diego Municipal Code ~~section~~ Section 59.0102.

Prescriptive Path means a way for a *development* to demonstrate improved performance in one or more *Sustainability Indicators* that exceed the California Green Building Standards Code (CALGreen) by selecting from a list of eligible program *Sustainability Indicators*.

Private open space [No change in text.]

Pushcart has the same meaning as in Land Development Code ~~section~~ Section 141.0619.

Redevelopment Agency through *Redevelopment Plan* [No change in text.]

Receiving site refers to a site where ~~*GFA*~~ *gross floor area* is transferred from a *sending site* in accordance with the *Transfer of Development Rights* procedures in ~~section~~ Section 156.0309(g).

Reflective glass [No change in text.]

Residential care facilities have the same meaning as in Land Development Code ~~section~~ Section 141.0312.

Screen or *screening* [No change in text.]

Sending site refers to a site where *gross floor area* is transferred to a *receiving site* in accordance with the *TDR* procedures in ~~section~~ Section 156.0309(g).

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Senior housing or *senior unit* means a housing *development* as defined in State of California Civil Code ~~section~~ Section 51.3.

Setback through *Structured parking* [No change in text.]

Sustainability Indicator means one of the key performance categories identified by *CCDC* and the City of San Diego that can be tracked to demonstrate the condition of a significant sustainability impact over time.

Sustainability Measures means specific voluntary best practice design measures that make a *development* more sustainable than it would be under standard *development* requirements.

Tenant improvements through *Transfer of development rights* [No change in text.]

Transitional housing has the same meaning as in Land Development Code ~~section~~ Section 141.0313.

Transportation demand management through *Urban open space* [No change in text.]

§156.0303 Centre City Land Development Manual

(a) [No change in text.]

(b) The *CCDC* Land Development Manual may be amended on a quarterly basis or as needed to comply with revisions to local, state, or federal law. The *CCDC* Land Development Manual may be amended in one of the following ways:

(1) Minor amendments shall be approved by the *CCDC President* after considering public comments according to the process established in the *CCDC* Land Development Manual. Minor amendments

include changes to clarify language or concepts, to reformat or reorganize language, or to reflect new ~~or outdated~~ technology or techniques.

(2) Major amendments to the *CCDC* Land Development Manual shall be approved in accordance with Process Five. Major amendments include the creation or elimination of a chapter or chapters or other changes that do not qualify as minor amendments as provided in ~~section~~ Section 156.0302(b)(1).

(c) [No change in text.]

(d) The *CCDC* Land Development Manual includes, but is not limited to, the following:

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

§156.0304 Administration and Permits

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

(c) Overview of Decision Process

Applications for *development* within the Centre City Planned District shall be decided in accordance with one of the five decision processes described below. The type of *development* proposed in the application determines the applicable process.

(1) [No change in text.]

(2) Process Two

An application for a permit or approval processed in accordance with Process Two may be approved, conditionally approved, or

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denied by the *CCDC President* in accordance with ~~section~~ Section 112.0503 of the Land Development Code. An *applicant* or any person who has filed an application for appeal may appeal Process Two decisions in accordance with ~~section~~ Section 112.0504 of the Land Development Code, but Process Two appeals shall be considered by the *CCDC Board* in lieu of the Planning Commission.

(3) Process Three

An application for a permit or approval processed in accordance with Process Three may be approved, conditionally approved, or denied by the *CCDC* Hearing Officer in accordance with ~~section~~ Section 112.0505 of the Land Development Code. Process Three Conditional Use Permits and Variances associated with a *development* requiring *Design Review* by the *CCDC Board* under Section 156.0304(e)(1)(B) shall be considered by the *CCDC Board* in lieu of the *CCDC* Hearing Officer. The *CCDC Board*'s decision shall be final. *Applicants* or *interested persons* may appeal Process Three decisions in accordance with section 112.0506 of the Land Development Code, but Process Three appeals shall be considered by the *CCDC Board* in lieu of the Planning Commission. Process Three Planned Development Permits shall be processed in accordance with Section 156.0304 (f) of this Division.

(4) Process Four

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An application for permit or approval processed in accordance with Process Four may be approved, conditionally approved, or denied by the Planning Commission in accordance with ~~section~~ Section 112.0507 of the Land Development Code. *Applicants* or *interested persons* may appeal Process Four decisions in accordance with ~~section~~ Section 112.0508 of the Land Development Code.

(5) Process Five

An application for permit or approval processed in accordance with Process Five may be approved, conditionally approved, or denied by the City Council in accordance with ~~section~~ Section 112.0509 of the Land Development Code.

(d) Existing *Development* Approvals

~~*Development permits* prior to June 5, 2010~~ Previously approved *development permits* shall remain valid under the approved permit terms and conditions unless the approved permits expire pursuant to Section 126.0108 of the Land Development Code.

Where a *DDA* or *OPA* has been executed with the *Redevelopment Agency* prior to ~~June 5, 2010~~ May 3, 2006, *development permits* may be reviewed and issued according to the regulations and laws in effect at the time of *Redevelopment Agency* approval of the *DDA* or *OPA* and shall be subject to the terms of such agreements as long as they are in effect.

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Development permits issued prior to ~~June 5, 2010~~ May 3, 2006, may be amended by submitting an application under the provisions of this Article. Any *applicant* may request a deviation from the *development* standards and design guidelines in this Article, which may be granted if the *CCDC President* finds that the *development* design complies with the regulations and laws in effect at the time of the approval, and either (1) the deviation is consistent with the intent of this Article; or (2) construction has already commenced under a valid building permit. Any approvals of deviations shall be through the *development* review process.

Development permit applications which have been determined complete by *CCDC*, or for which serious negotiations have commenced for a *DDA* or *OPA*, as indicated by execution of an Exclusive Negotiating Agreement (ENA), shall be processed and entitled pursuant to the regulations and laws in effect on the determined complete or ENA execution date.

(e) Centre City Development Permit Process

(1) Review Procedures. Centre City Development Permits shall be subject to the following rules:

(A) Administrative Review. Upon receipt of a complete Centre City Development Permit application, the *CCDC President* shall conduct an administrative review of the *development* in accordance with Process One. The decision of the *CCDC President* is final. If the *development* requires *Design*

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Review under ~~section~~ Section 156.0304(e)(1)(B), then the *CCDC President* shall not issue the permit until the *development* has received final *Design Review* approval.

(B) *Design Review*. The *CCDC Board* shall serve as the *Design Review* board for all *development* within the Centre City Planned District, subject to the following thresholds:

(i) *Development* with fewer than 100,000 square feet of *gross floor area* and fewer than 50 *dwelling units* shall be reviewed and approved by the *CCDC President* in accordance with Process One. The *CCDC President* may require any *development* to be processed under subsection (ii) below based upon finding that the project site is an important location. Examples of important locations include, but are not limited to, gateway sites, sites near planned or existing *public parks* and/or open space, or adjacent to *historical resources*.

(ii) through (iv) [No change in text.]

(C) Public Notice. Public notice shall be provided before a decision is made on an application for a permit in the Centre City Planned District in accordance with the following procedures:

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(i) *Applicants* for *development* proposals requiring a Centre City Development Permit shall post a notice on the site in accordance with ~~section~~ Section 112.0304 of the Land Development Code.

(ii) *Development* proposals requiring *Design Review* approval by the *CCDC Board* or the *Redevelopment Agency* shall be noticed in accordance with ~~section~~ Section 112.0302 of the Land Development Code. A Notice of Application shall be mailed to the persons entitled to notice listed in ~~section~~ Section 112.0302(b). Further notice shall also be provided to all persons requesting notice of review meetings or decisions.

(iii) *Development* proposals requiring a Process Two, Three, Four, or Five approval shall be noticed in accordance with ~~section~~ Section 112.0302 of the Land Development Code.

(D) through (E) [No change in text.]

(F) Permit Time Limits. Centre City Development Permits are effective for three years from the date of approval. If a building permit has not been obtained within the three years, the *applicant* may apply for an extension in

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accordance with ~~section~~ Section 126.0219 of the Land Development Code.

(2) [No change in text.]

(f) Centre City Planned Development Permit Process

The purpose of a Centre City planned development permit is to provide flexibility in the application of *development* regulations for projects where strict application of the *development* regulations would restrict design options and result in a less desirable project. Centre City planned development permits shall be processed as follows:

(1) Decision Process. Centre City planned development permits may be approved, conditionally approved, or denied in accordance with Process Three. The *CCDC Board* shall serve as the decision maker for Process Three Centre City planned development permits. The decision of the *CCDC Board* may be appealed to the Planning Commission as specified in Chapter 12, Article 6, Division 5 of the Land Development Code.

(2) Findings for a Planned Development Permit

(i) The proposed *development* will not adversely affect the applicable *land use plan*;

(ii) The proposed *development* will not be detrimental to the public health, safety and welfare; and

(iii) The proposed *development* will comply with the regulations of this Division, except for any proposed

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deviations which are appropriate for this location and will result in a more desirable project than would be achieved if designed in conformance with the strict regulations of this Division.

(iv) The proposed deviations will result in a *development* exhibiting superior design and which is compatible with the surrounding neighborhood.

(g) Revocation

If the *CCDC President* determines there has been a violation in the terms, conditions, requirements or provisions pursuant to Section 156.0304, the *CCDC President* may issue a notice of intent to revoke. The notice of intent to revoke shall inform the permit or approval holder of the violation(s) and provide a reasonable time for compliance. If the holder of the permit or approval fails to correct the violation(s) outlined in the notice of intent to revoke within the specified period of time, the *CCDC President* may schedule a hearing to revoke or modify the permit or approval. Permit and approval revocation proceedings shall be conducted in accordance with the procedures set forth in Chapter 12, Article 1, of the Land Development Code. Revocation or modification of an approval of the *CCDC President* or *development permit* shall be in addition to any other remedies set forth in Chapter 12, Article 1 of the Land Development Code.

(~~f~~h) Environmental Impact Report Mitigation Measures.

All *development* in the Centre City Planned District shall comply with and incorporate the *historical resources* mitigation measures listed in the Mitigation, Monitoring, and Reporting Program (MMRP) listed as Appendix A in the Downtown Community Plan.

§156.0305 Rules of Calculation and Measurement

The Rules of Measurement provided in Chapter 11, Article 3, Division 2 of the Municipal Code shall apply to the Centre City Planned District. *Gross floor area* shall be calculated in accordance with ~~section~~ Section 113.0234 of the Land Development Code, with the following modifications:

(a) [No change in text.]

(b) Phantom *floors,* as defined in ~~section~~ Section 113.0234(b)(4) shall not count as *gross floor area* in either residential or commercial buildings.

(c) *Roof decks* shall not be counted as *gross floor area* pursuant to ~~section~~ Section 113.0234(b)(5) unless the perimeter walls enclosing the area exceed 6 feet in height for non-transparent materials or 8 feet for transparent materials.

(d) Notwithstanding ~~section~~ Section 113.0234(d)(2), interior modifications involving the addition of actual *floor* area count as *gross floor area* except where:

(1) The addition is within the *structural envelope* of a building for which building permits were issued prior to ~~June 5, 2010~~ May 3, 2006; or

(2) [No change in text.]

(e) [No change in text.]

§156.0306 Other Applicable Planning, Zoning, and Development Regulations

When not otherwise specified in this Article, the following chapters of the Land Development Code apply. In case of conflict with any other provisions of the San Diego Municipal Code, the regulations of this Article shall apply. The Downtown Community Plan, Marina Planned District Ordinance, and this Article constitute the *Local Coastal Program* for the Centre City Community Plan Area.

Chapter 11	Land Development Procedures
Chapter 12	Land Development Reviews
Chapter 13	Zones
Chapter 14	General Regulations
Chapter 14	Article 1, Division 1, General Rules for Separately Regulated Uses
Chapter 14	Article 2, Division 1, Grading Regulations
Chapter 14	Article 2, Division 2, Drainage Regulations
Chapter 14	Article 2, Division 3, Fence Regulations
Chapter 14	Article 2, Division 4, Landscape Regulations
Chapter 14	Article 2, Division 5, Parking Regulations
Chapter 14	Article 2, Division 6, Public Facility Regulations
Chapter 14	Article 2, Division 7, Off-site Development Regulations
Chapter 14	Article 2, Division 8, Refuse and Recyclable Materials Storage Regulations
Chapter 14	Article 2, Division 9, Mechanical and Utility Equipment Screening
Chapter 14	Article 2, Division 10, Loading Area Regulations

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Chapter 14	Article 2, Division 11, Outdoor Storage Display, and Activity Regulations
Chapter 14	Article 2, Division 12, Sign Regulations
Chapter 14	Article 3, Supplemental Development Regulations
Chapter 14	Article 4, Subdivision Regulations
Chapter 14	Article 5, Building Regulations
Chapter 14	Article 6, Electrical Regulations
Chapter 14	Article 7, Plumbing Regulations
Chapter 15	Article 1, Planned Districts

Downtown Design Guidelines. The Downtown Design Guidelines supplement the regulations set forth in this Article and are intended to provide a best practice framework for the design of downtown's major streets, buildings, and public realm. The Downtown Design Guidelines are not strictly regulatory but provide guidance to the design of new development and shall be utilized in the permit review processes outlined in Section 156.0304(e)(1)(A) and (B) and Section 156.0304(f). Where there is a conflict between the Downtown Design Guidelines and this Article, the regulations of this Article shall govern. The Downtown Design Guidelines are filed in the office of the City Clerk as Document No. RR-_____. Amendments to the Downtown Design Guidelines may be approved in the following ways:

(a) Minor amendments shall be approved by the *CCDC President* and shall be filed in the office of the City Clerk as errata sheets to Document No. RR-_____. Minor amendments shall include changes to clarify language or

concepts, to reformat or reorganize language, or to reflect new technology or techniques.

(b) Major amendments shall be approved by the City Council. Major amendments shall include any changes that do not qualify as minor amendments as provided in Section 156.0306(a)(1). Major amendments shall be reviewed by the Planning Commission prior to approval by the City Council.

§156.0307 Land Use Districts

Twelve 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 and maximum percentages of *active commercial uses* on the ground-*floor* along *street frontages* are provided.

(a) Base Districts

The purpose of each base district is as follows:

(1) through (6) [No change in text.]

(7) Residential Emphasis (RE). This district accommodates primarily residential *development.* Small-scale businesses, offices, services, and ground-*floor active commercial uses* are allowed, subject to size and area limitations. Within the RE District, at least 80 percent of the *gross floor area* must be occupied by residential uses. Non-residential uses may occupy no more than 20 percent of the *gross*

floor area. Small *lots* of 5,000 square feet or less may apply for a deviation to the percentage requirements of the RE District through the Conditional Use Permit process. *Floor* area dedicated to *active commercial uses* to satisfy the requirements of either the Main Street or Commercial Street overlay districts shall not be counted against the maximum non-residential percentage of *gross floor area*.

(8) through (11) [No change in text.]

(12) Park/Open Space (OS). This district provides areas for *public parks* and open spaces. Below-ground parking facilities, eating and drinking establishments, arts and *cultural uses* ~~(enclosed spaces should be underground),~~ and community centers are also permitted.

(b) Overlay Districts

The following Overlay Districts apply as illustrated in Figures C, D, and F:

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

(6) Employment ~~Required~~ Overlay (E). To ensure adequate opportunities for employment based commercial uses, at least 50 percent of the *gross floor area* within each *development* in this overlay district shall be dedicated to *employment uses* such as professional office, education, *cultural uses*, retail, *hotel,* or similar commercial uses. Residential uses in this district shall not exceed

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50 percent of the *gross floor area*, counted against the *base FAR* as illustrated in Figure H, within any *development*. *Development* approved through an *OPA* or *DDA* may phase *development* build-out, allowing non-employment phases to precede employment phases, subject to strict performance standards established by set timeframes for *employment use* construction plan completion, plan submittal, and other requirements to ensure timely completion. In order to meet the 50 percent *employment use* requirement, a *development* may not include any employment area for which building permits have been obtained and construction commenced before May 3, 2006 ~~June 5, 2010~~. In the E District, existing *floor* area dedicated to *employment use* or similar commercial use shall not be converted to any non-*employment use*. Uses appropriate for the E overlay are identified in Table 156-0308-A, under Employment Overlay.

(7) through (9) [No change in text.]

(10) Main Street Overlay (MS). On designated *main streets*, a minimum of 80 percent of the ground-*floor street frontage* shall contain *active commercial uses*. Those uses which are appropriate for locations along *main streets* are identified in Table 156-0308-A, under Main Street Commercial Street overlays.

(11) through (12) [No change in text.]

§156.0308 Base District Use Regulations

(a) Permitted Land Uses

The uses allowed and level of review required in the Centre City Planned District base districts and overlay districts are shown in Table 156-0308-A, below. The "Additional Regulations" column references additional regulations applicable to certain uses, which are found in this Article or in the Land Development Code.

(b) *Previously Conforming* Land Uses and *Structures*

Land uses that were legally established under previous regulations but that do not conform to the land use regulations of this Article may continue to exist and operate pursuant to Chapter 12, Article 7, Division 1 of the Land Development Code, with the exception that the *gross floor area* of *previously conforming* uses and *structures* may be expanded up to 100 percent through a Neighborhood Use Permit.

Table 156-0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS

LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required; MS = Main Street; CS= Commercial Street; E= Employment Overlay

Use Categories/ Subcategories	C	NC	ER	BP	WM[2]	MC	RE	I[79]	T[79]	PC	OS	CC[79]	Additional Regulations	~~Main Street/Commercial Street/Employment Required Overlay~~ MS/CS & E Overlays
Public Park/ Plaza/Open Space [No change in text.]														
Agriculture	--	--	--	--	--	--	--	--	--	--	--	--		
Community Gardens	P	P	P	P	--	P	P	--	--	P	P		§123.0601-0606, §141.0203	
Residential [1]														
Group Living through *Multiple*														

Table 156-0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS

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Use Categories/ Subcategories	C	NC	ER	BP	WM[7] [9]	MC	RE	I[79]	T[79]	PC	OS	CC[79]	Additional Regulations	~~Main Street/Commercial Street/Employment Required Overlay~~ MS/CS & E Overlays
Dwelling Units [No change in text.]														
Shopkeeper Units	P	P	P	P	--	P	P[23]	--	--	P	--	--		
Live/Work Quarters [No change in text.]														
Separately Regulated Residential Uses														
Fraternities, Sororities and Dormitories through *Home Occupations* [No change in text.]														
Senior Housing~~s~~	C	C	C	C	--	C	C	--	--	C	--	--	§141.0310 §156.0309(e)(1)	
Living Units through *Transitional Housing* [No change in text.]														
Institutional														
Separately Regulated Institutional Uses														
Churches & Places of Religious Assembly	P	P	P	P	--	P	C[12]	--	--	P	--	--		CS
Communication Antennas through Correctional Placement Centers [No change in text.]														
Cultural Institutions	P	P	P	P	P	P	C[912]	--	--	P	P[10]	P		MS,CS, E
Educational Facilities	P	P	P	P	P	P	C[912]	--	--	P	--	P		CS,E
Energy Generation & Distribution Stations	C	C	C	C	C	C	--	C	C	C	--	C	§141.0408	~~CS~~
Exhibit Halls & Convention Facilities through *Historical Buildings* Occupied by Uses														

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Table 156-0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS

LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required; MS = Main Street; CS= Commercial Street; E= Employment Overlay

Use Categories/ Subcategories	C	NC	ER	BP	WM[7] [9]	MC	RE	I[79]	T[79]	PC	OS	CC[79]	Additional Regulations	~~Main Street/Commercial Street/Employment Required Overlay~~ MS/CS & E Overlays
Not Otherwise Allowed [No change in text.]														
Homeless Facilities [6]~~8~~	C	--	C	C	--	C	--	--	--	C	--	--	§141.0412 §156.0315(e)	
Hospitals, 24-hour Emergency Clinics, Intermediate Care Facilities, and Nursing Facilities through Major Transmission, Relay or Communication Switching Station [No change in text.]														
Social Service Institutions	C	--	C	C	--	C	--	--	--	C	--	--	§156.0315(e)	CS
Retail Sales [No change in text.]														
Commercial Services														
Animal Grooming & Veterinary Offices [No change in text.]														
Assembly & Entertainment	P	P	P	P	P	P	--	--	--	P	P[10]	P		CS, E
With Outdoor Use Area	N	N	N	N	N	N	--	--	--	N	N[10]	N		
Building Services through Business Support [No change in text.]														
Eating & Drinking Establishments														
Bona Fide Eating Establishments through With Live Entertainment & Dancing [No change in text.]														

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Table 156-0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS

LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required; MS = Main Street; CS= Commercial Street; E= Employment Overlay

Use Categories/ Subcategories	C	NC	ER	BP	WM[7] [9]	MC	RE	I[79]	T[79]	PC	OS	CC[79]	Additional Regulations	~~Main Street/Commercial Street/Employment Required Overlay~~ MS/CS & E Overlays
Mobile Food Facilities	C	C	C	C	C	C	C	--	--	C	C	--		
Financial Institutions [No change in text.]														
Funeral & Mortuary Services	P	--	P	--	--	P	--	--	--	--	--	--		CS, E
Maintenance & Repair through Radio & Television Studios [No change in text.]														
Visitor Accommodations														
Hotels and *Motels*	P	P [35]	P	P	P	P	--	--	--	P	--	P		CS, E
Separately Regulated Commercial Service Uses														
Animal Hospitals & Kennels	~~C~~N	--	~~C~~N	~~C~~N	--	~~C~~N	~~C~~N	--	--	--	--	--	§141.0604(b)(1) §141.0625	CS
Bed & Breakfast Establishments through Child Care Facilities [No change in text.]														
Instructional Studios	P	P	P	P	P	P	P	--	--	P	--	P		MS, CS,E
Parking Facilities (*structure* or surface)[8]	C	C	C	C	C	C	C	C	C	C	C	C	§156.0313	MS[4], CS[4]
Private Clubs, Lodges and Fraternal Organizations through Sidewalk Cafes [No change in text.]														
SRO Hotels	P	P [35]	P	P	--	P	P	--	--	--	--	--	§143.0510 - §143.0590	
Offices	P	P	P	P	P	P	P	--	--	P	--	P		E

Table 156-0308-A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS

LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required; MS = Main Street; CS= Commercial Street; E= Employment Overlay

Use Categories/ Subcategories	C	NC	ER	BP	WM[7] [9]	MC	RE	I[79]	T[79]	PC	OS	CC[79]	Additional Regulations	~~*Main Street/Commercial Street/Employment Required Overlay*~~ *MS/CS & E Overlays*
Vehicle & Vehicular Equipment Sales & Service [No change in text.]														
Wholesale, Distribution & Storage														
Moving & Storage Facilities	L[46]	--	L[46]	L[46]	P	P	--	P	P	--	--	--		
Warehouses & Wholesale Distribution	L[46]	--	L[46]	L[46]	P	P	--	P	P	--	--	--		
Separately Regulated Wholesale, Distribution & Storage Uses [No change in text.]														
Industrial [No change in text.]														
Signs [No change in text.]														
Other Use Requirements														
~~Temporary Uses~~	~~Temporary Use and Structures are regulated under Section §123.0401 et seq.~~													
Temporary Uses and *structures*	L	L	L	L	L	L	L	L	L	L	L	L	§123.0401	
Outdoor Activities	C	C	C	C	C	C	--	--	--	C	C	C		MS,CS

Footnotes to Table 156-0308-A

~~1 Section 131.0112 of the Land Development Code describes the use categories and subcategories referenced in this table.~~

1~~2~~ Not permitted on state or federal tidelands.

2~~3~~ Commercial use *floor* area contributes to 20 percent commercial use allowance and is subject to locational limits of districts.

~~4 Limited to parking structures.~~

3~~5~~ Up to 200 rooms permitted. Requires active ground-*floor* uses along *street frontages*.

4~~6~~ Limited to 20 percent *gross floor area* above *grade*.

5~~7~~ Uses designated with CS, MS, or E must meet minimum percentages specified in sections 156.0307(b) (4), (6), and (10).

68 Notwithstanding any other ~~section~~ Section of the Municipal Code, the required quarter mile separation between human service agencies shall not apply to multiple uses on the same *premises*.

79 These districts include properties that may be within state tidelands or under the ownership of the United States government, County of San Diego, or Port of San Diego. Lands west of the mean high tide line are under the jurisdiction of the Port of San Diego, and this Table is for planning purposes only. Lands owned by the United States are regulated by the federal government and may be subject to development agreement(s) executed with the City of San Diego. Lands owned by the County of San Diego are regulated by the County of San Diego and the California Coastal Commission, except for private *development* which is also subject to the Centre City Planned District Ordinance.

~~10 Enclosed spaces containing parking, assembly, entertainment, or *cultural institutions* shall be located underground.~~

811Structured parking facilities incorporated into a *development* as an *accessory use* shall be permitted by right and do not require a Conditional Use Permit.

912Educational facilities and cultural institutions are not permitted within the Airport Approach Zone as delineated in the Airport Land ~~u~~Use Compatibility Plan for the San Diego International Airport.

TABLE 156-0308-B: MINIMUM AND MAXIMUM PERMITTED *ACTIVE COMMERCIAL USE*[1]

Land Use District or Land Use Overlay	Minimum Required Ground-*Floor Street Frontage* for *Active Commercial Use*	Maximum Permitted Ground-*Floor Street Frontage* for *Active Commercial Use*[1,3]
Parcels located in the Main Streets (MS) Overlay, in any Land Use District[2]	80 percent	100 percent
Parcels located in the Commercial Streets (CS) Overlay, in any Land Use District[2]	60 percent	100 percent
Core (C)	40 percent	100 percent
Neighborhood Mixed-Use Center (NC)	40 percent	100 percent
Ballpark Mixed-Use (BP)	40 percent	100 percent
Employment/Residential Mixed-Use (ER)	None	100 percent
Waterfront/Marine (WM)	20 percent	50 percent
Mixed Commercial (MC)	None	100 percent
Residential Emphasis (RE)	None	100 percent
Convention Center/Visitor (CC)	20 percent	50 percent
Public/Civic (PC)	40 percent	100 percent
Park/Open Space (OS)	None	None
Industrial (I)	None	20 percent
Transportation (T)	None	None

[1] Any parcel of 10,000 square feet or fewer is exempt from the minimum and maximum set forth in this table except for those sites on *main streets* or *commercial streets* with a 50-foot *street frontage* or more, in which case, that frontage is required to provide 50 percent of the frontage in *active commercial uses*.
[2] Along the west side of Park Boulevard, a minimum of 40 percent of the ground-*floor street frontage* shall contain *active commercial uses*.
[3] The maximum permitted ground-*floor street frontage* shall not result in less than 20 feet of storefront.

§156.0309 *FAR* Regulations and *TDRs*

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

(d) Ballpark Mixed-Use District

Within the Ballpark Mixed-Use District, illustrated in Figure B, a *FAR* of 6.5 shall apply. To facilitate ancillary *development* near *PETCO Park* pursuant to Proposition C passed by the voters in 1998 and Ordinance No. O-18613 ~~[New Series]~~, transfers may be approved of any portion of the *floor* area permitted pursuant to this ~~section~~ Section from *PETCO Park* to any other property within the district, if: (1) the property to which the applicable *floor* area is transferred is developed pursuant to a common plan or program with the property from which the *floor* area is transferred as approved by the City Council; and (2) appropriate *CC&Rs* are recorded to memorialize the reallocation of permitted *floor* areas.

~~However, *development* permitted by a Centre City Development Permit after November 1999 shall not result in the cumulative average daily traffic (ADT) trips from such *developments* (excluding ADT trips from *PETCO Park*) exceeding 55,128 cumulative ADT trips, as calculated based on the *gross floor area* of the respective *development* and the Centre City Cumulative Trip Generation Rates, in the *CCDC* Land Development Manual.~~ The district-wide *FAR* provisions ~~and ADT limit~~ shall not apply to the block bounded by Park Boulevard and J, K, and 13th Streets.

(e) *FAR Bonuses*

Development may exceed the maximum *base FAR* for the site established by Figure H if the *applicant* provides certain public benefits or

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development amenities. Table 156-0309-A shows the maximum amount of *FAR bonus* that may be earned by providing benefits or amenities, and Figure J shows the maximum *FAR bonus* that may be purchased for a site through the *FAR* Payment Bonus Program (exclusive of bonuses for affordable housing ~~or *senior housing*~~ as described in ~~section~~ Section 156.0309(e)(1)). *Applicants* utilizing the *FAR bonus* program shall have *CC&Rs* recorded on the property, ensuring that the benefits or amenities provided to earn the bonus are maintained in perpetuity, or in the case of affordable housing, for the duration specified in ~~section~~ Section 156.0309(e)(1)(F).

TABLE 156-0309-A: *FAR BONUS*	
Public Benefit/*Development* Amenity	*FAR Bonus* (to be added to maximum *Base FAR)*
Affordable Housing~~/*Senior housing*~~	See (1) below
Urban Open Space 10% of site 20% of site	See (2) below 0.5 1.0
Three-*bedroom* units	0.5 – See (3) below 1.0 – See (3) below
Eco-Roofs	Up to 1.0 – See (4) below
Employment Uses	See (5) below
Public Parking	See (6) below
FAR Payment Bonus Program	Up to 2.0 – See (7) below
Green Building	Up to 2.0 – See (8) below

The public benefits and *development* amenities that may earn a *FAR bonus* are the following:

(1) Affordable Housing~~/*Senior Housing*~~. An *applicant* proposing a residential *development* that is entitled to a *density* bonus pursuant to Chapter 14, Article 3, Division 7 of the Land Development Code may increase the permitted *FAR* as specified below.

In compliance with the State Density Bonus Law (California Government Code ~~sections~~ Sections 65915 through 65918), *applicants* may earn *FAR bonus* subject to the following:

(A) *Development* utilizing the *density* bonus provisions of Tables 143.07A, 143.07B, and 143.07C of Chapter 14, Article 3, Division 7 shall be entitled to a percent *FAR bonus* equivalent to the percent *density* bonus cited in these tables subject to meeting all other provisions of Chapter 14, Article 3, Division 7.

(B) *Development* providing affordable housing utilizing the *FAR bonus* provisions in Table 156-0309-B shall also be subject to the following requirements in addition to those in Chapter 14, Article 3, Division 7:

~~(A) *Development* providing affordable housing may receive a *FAR bonus* according to the percentages in Table 156-0309B and as calculated in section 156.0309(e)(1)(D).~~

~~(B)~~ ~~*Development* providing *senior housing* shall receive a 20 percent *FAR bonus* as calculated in section 156.0309(e)(1)(D).~~

~~(C)~~(i) The qualifying affordable housing ~~or *senior housing*~~ units shall be measured as a percentage of the residential portion of the *development* based on the *base FAR*, prior to the granting of any bonuses.

~~(D)~~(ii) The *FAR bonus* for *development* containing affordable housing ~~or *senior housing*~~ shall be calculated as follows:

Permitted *FAR* = Base GSF - NR GSF x Affordable Bonus % + Base GSF /Site Area, where:

Permitted *FAR* = Base Gross Square Feet (GSF) permitted on the site (maximum *base FAR* from Figure H times the site area) minus the GSF of non-residential (NR) area, multiplied by affordable~~/senior~~ bonus percentage (%) as specified in Table 156-0309-B, plus Base GSF permitted on the site, divided by site area. NR GSF shall not include non-residential area that is earned through one of the other *FAR Bonus* programs such as *urban*

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open space, *eco-roofs,* public parking, or *FAR* Payment Program.

(iii) The maximum *FAR bonus* earned through the provision of affordable housing shall not be restricted by and may be in addition to the maximum *FAR* limits shown in Figures H, K, and L (other bonuses may be utilized up to these limits as provided elsewhere in this section).

(iv) The affordable housing units provided in the *development* which qualify for the *FAR bonus* shall be restricted for a minimum of 55 years for rental units and 45 years for for-sale units.

(v) The affordable housing units provided in the *development* which qualify for the *FAR bonus* shall be subject to income and rental rates/sales price requirements to qualify as affordable units under State Density Bonus Law (California Government Code Sections 65915 through 65918).

(vi) *Development* including for-sale market-rate units may qualify under this Section by provisions of rentable affordable housing units.

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(vii) Affordable housing units are not required to be distributed vertically throughout *floors* in high-rise *development.*

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TABLE 156-.0309-B: FAR BONUSES (%)				
%Restricted Units in Base (Pre-Bonus) FAR	*Very Low-Income* Rental (0%– 50% AMI) (Restricted for at least 55 years)	*Low-Income* Rental (~~Target~~ 51% - 80% AMI) (Restricted for at least 55 years)	Moderate For-Sale 81 -120% AMI) (Initial Sales per LDC)	Moderate For-Sale (81- 120% AMI) (Restricted in Perpetuity for at least 45 years)
5	~~20~~22	10	–	10
6	~~22.5~~24	15	–	15
7	~~25~~26	20	–	20
8	~~27.5~~29	25	–	25
9	~~30~~32	30	–	30
10	35	35	~~20~~	35
11	"	"	~~21~~	"
12	"	"	~~22~~	"
13	"	"	~~23~~	"
14	"	"	~~24~~	"
15	"	"	~~25~~	"
16	"	"	~~26~~	"
17	"	"	~~27~~	"
18	"	"	~~28~~	"
19	"	"	~~29~~	"
20	"	"	~~30~~	"
21	"	"	~~31~~	"
22	"	"	~~32~~	"
23	"	"	~~33~~	"
24	"	"	~~34~~	"
25	"	"	~~35~~	"

~~(E) The maximum *FAR bonus* earned through the provision of affordable or *senior housing* shall not be restricted by and may be in addition to the maximum *FAR* limits shown in Figures H, K, and L (other bonuses may be utilized up to these limits as provided elsewhere in this section).~~

~~(F) The affordable housing units provided in the *development* which qualify for the *FAR bonus* shall be restricted in accordance with Chapter 14, Article 3, Division 7, except for those for sale units required to be restricted in perpetuity, in accordance with Table 156-0309B. *Applicants* requesting *Redevelopment Agency* financial assistance or seeking to enter into other agreements, may be subject to additional requirements for the units to qualify as affordable units under State Redevelopment Law.~~

~~(G) *Applicants* seeking to earn *FAR bonus* for the provision of affordable or *senior housing* shall enter into an agreement with the City of San Diego Housing Commission to monitor the restrictions on the affordable or *senior housing* units.~~

~~(H) The affordable units shall be designated units which are comparable in bedroom mix, design, and overall quality of construction to the market-rate units in the *development*.~~

(2) *Urban Open Space*. *Applicants* that reserve a portion of their site for the *development* of public *urban open space (public park* or plaza) may ~~earn~~ qualify for a *FAR bonus* of 0.5 or 1.0, as specified in Table 156-0309-A, subject to the following criteria:

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(A) The *urban open space* shall be designed to meet the criteria listed in ~~section 156.0311(r) of this Division~~ the Downtown Design Guidelines.

(B) The *urban open space* shall be open to the general public at least between the hours of 6:00 a.m. and ~~12:00~~ 10:00 ~~a~~p.m. ~~(midnight)~~ every day. The open space area shall have *signs* indicating that the public is welcome and the hours of closure, if applicable.

~~(C) The *urban open space* shall be located and designed to provide a significant benefit to the surrounding neighborhood.~~

~~(D)~~(C) *CC&Rs* shall be recorded on the property providing for the *development* and on-going maintenance of the open space area to City standards in perpetuity. Such *CC&Rs* shall be approved by *CCDC* and the City Attorney's Office.

(3) Three-*Bedroom* Units. To encourage larger *dwelling units* and accommodate larger *families, developments* that provide three-*bedroom* units comprising a minimum of 10 percent of the total amount of residential *dwelling units* within the *development* shall be entitled to a *FAR bonus*, subject to the following criteria:

(A) [No change in text.]

(B) Each three-*bedroom dwelling unit* used to earn the *FAR bonus* shall not exceed ~~1200~~ 1,300 square feet;

(C) through (F) [No change in text.]

(4) [No change in text.]

(A) [No change in text.]

(i) through (iii) [No change in text.]

(iv) The maximum *FAR* which may be earned for an *eco-roof* is 0.5 *FAR*. However, an *eco-roof* area that is designed to be accessible to the building occupants, and which remains accessible through recording of the *CC&Rs* in Section 156.0309(e)(4)(B), may earn a maximum *FAR* of ~~Total additional *floor* area earned by an *eco-roof* shall not exceed~~ 1.0 ~~FAR~~.

(B) *CC&Rs* approved by *CCDC* and the City Attorney's Office shall be recorded on the property providing for the *development* and perpetual maintenance of the *eco-roof* to City standards, and access by the building occupants to the eco-roof.

(C) All vegetation must be maintained in perpetuity ~~for the life of the *development*~~.

(5) *Employment Uses*. To encourage the *development* of *employment uses* in the Centre City Planned District, a *FAR bonus* may be earned for the provision of *employment uses* within the *development*. In the Employment ~~Required~~ Overlay District, *development* containing 100 percent *employment uses*, excluding

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hotel/motel uses, may increase their *FAR* by the maximum *FAR* illustrated on Figure L. In all other areas of the Centre City Planned District, any *development* that contains at least 50 percent *employment uses,* excluding *hotel/motel* uses, may increase their maximum *FAR* to the maximum *FAR* illustrated in Figure L.

(6) [No change in text.]

(7) *FAR* Payment Bonus Program. ~~The *Redevelopment Agency* has established a~~ A *FAR* Payment Bonus Program has been established to permit *applicants* to purchase additional *FAR*. The maximum amount of *FAR* which may be purchased through this program shall be as shown in Figure J.

(8) Green Building. Centre City Green (CCG) Building Incentive Program awards *development* incentives for buildings that exceed the California Green Building Standards Code (CALGreen). Two different paths to earn an *FAR bonus* are available to *applicants* as follows:

(A) *Performance Path*. The *Performance Path* allows *applicants* to demonstrate a high level of building sustainability by achieving a targeted level of performance in an existing voluntary green building rating program. Approved rating systems include:

(i) CALGreen Tier I & II: As adopted by the State of

California, CALGreen includes voluntary performance tiers that achieve higher performance levels.

(ii) *LEED*®: Managed by the US Green Building Council (USGBC), *LEED*® Core & Shell and *LEED*® for new construction rating systems may be used.

(B) *Prescriptive Path* allows *applicants* to select from a menu of green building options that improve performance in one or more CCG *Sustainability Indicators*. Each prescriptive measure is assigned a point value that represents the extent of impacts to the CCG *Sustainability Indicators*. Incentives earned depend upon the combined point total of the measures selected by the *applicant*. For specific details about the green building measure options, see the CCG Submittal Manual adopted by the *CCDC Board* on July 27, 2011 on file in the office of the City Clerk as Document No._____.

Performance levels determine the extent of *FAR bonuses* and are based on total points earned within the *Performance Path* or *Prescriptive Path*. The *FAR Bonus* for both the *Prescriptive* and *Performance Paths* are summarized in Table 156-0309-C.

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Table 156-0309-C: GREEN BUILDING *FAR BONUS*			
Performance Level	***Prescriptive Path* Requirements**	***Performance Path* Requirements**	***FAR Bonus***
High Performance Green	45-59 CCG Points	CALGreen Tier 2 or *LEED*® Silver	1.0
Signature Green	60+ CCG Points	*LEED*® Gold or higher	2.0

(C) To qualify for incentives, a *development* must select either the *Prescriptive* or *Performance Path* (Paths cannot be combined) at the time of *development* application and complete the steps as outlined in the CCG Submittal Manual.

(D) *CC&Rs* approved by *CCDC* shall be recorded on the property providing for the *development* and perpetual maintenance of all measures that are identified to earn an *FAR Bonus*.

(E) All vegetation that is an integral part of a selected measure must be maintained in perpetuity.

(F) Any *development* requesting an extension of time under Section 156.0304(e)(1)(F) shall be required to demonstrate compliance with all applicable provisions of Section 156.0309(e)(8) at the time a request for extension is filed.

(G) *LEED*® Certification Performance Guarantee. *Applicants* requesting an *FAR Bonus* that proposes to utilize the

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Performance Path through *LEED*® certification shall provide a financial surety, deposit, or other suitable guarantee approved by the *CCDC President* and the City Attorney's Office to ensure that the *development* has successfully completed its *LEED*® certification as proposed to obtain an *FAR Bonus* under this section. *LEED*® certification must be demonstrated through an independent report provided by the USGBC that confirms achievement of a *LEED*® Silver or Gold (or higher) level of performance. The financial surety, deposit, or other suitable guarantee shall be in an amount equivalent to the value which would be required to purchase an equivalent amount of *FAR* under the City of San Diego Redevelopment Agency *FAR* Payment Bonus Program established by Redevelopment Agency Resolution R-04145, including any subsequent amendments in effect at the time of the *development* permit application. Within 180 days of receiving the final Certificate of Occupancy for a *development*, the *applicant* must submit documentation that demonstrates achievement of the applicable *LEED*® rating as proposed under this section.

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If the *applicant* fails to submit a timely report and/or demonstrate *LEED*® certification, payment shall be deducted against the financial security, deposit, or other suitable guarantee and deposited in the *FAR Bonus* Fund established under the *FAR* Payment Bonus Program. The amount of payment shall be calculated according to the following formula:

P = *FAR* $ x ((LCP-CPE)/LCP)

P = the payment amount which shall be paid to the *FAR Bonus* Fund

FAR $ = the amount of money which would be required to purchase *FAR* under the *FAR* Payment Bonus Program

LCP = *LEED*® Certification Points needed to achieve the proposed *LEED*® certification level (Silver or Gold)

CPE = *LEED*® Certification Points actually earned by the development as certified by the USGBC

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All money in the *LEED®* certification security or deposit that is not paid to the *FAR Bonus* Fund shall be refunded to the *applicant*. In the event that the *applicant* submits a timely report and demonstrates the necessary level of *LEED®* certification for the *applicant*'s desired *FAR Bonus*, the entire security or deposit shall be refunded to the *applicant*.

(f) [No change in text.]

(g) *Transfer of Development Rights* (*TDR*) Program

(1) [No change in text.]

(2) [No change in text.]

(A) [No change in text.]

(B) The *historical resource* is in need of preservation, rehabilitation, or restoration and the ability to transfer *gross floor area* is needed to assist in the funding of such preservation, rehabilitation, or restoration. In order to qualify as a *sending site*, the *applicant* must submit a study acceptable to *CCDC* verifying the financial costs of such rehabilitation and preservation and the need for the transfer of *gross floor area* as a funding source.

The *CCDC President* has sole discretion to approve any transfer of *gross floor area* to a *receiving site*. The *Redevelopment Agency* has sole discretion, upon

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recommendation from *CCDC*, to approve a transfer of *gross floor area* to a *TDR* bank to be maintained and tracked by the *CCDC President* on behalf of the *Redevelopment Agency*. The amount of *gross floor area* approved for transfer shall be determined based on the permitted transferable *gross floor area*, the extent of the rehabilitation and preservation costs needed for the *historical resource,* and the potential for appropriate future *development* on the *sending site* to achieve the goals and policies of the Downtown Community Plan and this ~~section~~ Section.

(3) [No change in text.]

(4) Allowable Transfers. All of the allowable *gross floor area* on a *sending site* may be transferred in its entirety, to a single *receiving site* or entity, or in separate increments to several *receiving sites* in accordance with the procedures of ~~section~~ Section 156.0309(g)(7). *Gross floor area* may be transferred either directly from the owner of the *sending site* to the owner of a *receiving site*, or to a *TDR* bank maintained and tracked by the *CCDC President* on behalf of the *Redevelopment Agency*. The *Redevelopment Agency* may acquire the *gross floor area* from the owner of a *sending site* and maintain such *gross floor area* for subsequent transfers to *receiving sites*.

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(5) through (6) [No change in text.]

(7) Procedures. The following procedures are required for any transfer of *gross floor area*:

(A) through (B) [No change in text.].

(C) Recordation. Each duly executed and acknowledged *certificate of transfer* containing the information required by this ~~section~~ Section shall be recorded in the County Recorder's office. The County Recorder shall be instructed to mail the original *certificate of transfer* to *CCDC*, with copies to both the transferor and transferee of the *gross floor area*.

(D) through (E) [No change in text.]

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

(c) [No change in text.]

(1) [No change in text.]

(A) [No change in text.]

(B) On the blocks between Beech Street and Cedar Street, the maximum height shall be determined in accordance with ~~section~~ Section 156.0310(d), with an additional maximum *building envelope* height defined by a 45-degree angle measured from a height of 50 feet along the northern

property line of a block *street frontage* to a maximum height of 335 feet, measured 15 feet northerly of the southern *property line* of a block *street frontage*.

(C) Along one side of a building, a *street wall* may be increased to a maximum height of 85 feet along a maximum of 40 percent of the building frontage to provide required Fire Department access. The building shall then *stepback* to comply with the *building envelopes* described in ~~sections~~ Sections 156.0310(c)(1)(A)-(B).

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

(d) Building Bulk. Building bulk is divided into three main areas of the building: the *building base*, the *mid-zone*, and the *tower*. The *mid-zone* shall be ~~used~~ applicable only in the areas within the Large Floorplate and Employment ~~Required~~ Overlay Districts, as illustrated in Figure C. The *development* standards for building bulk are summarized in Table 156-.0310-A:

TABLE 156-0310A: DEVELOPMENT STANDARDS

Land Use Districts	Residential Emphasis (RE)	Neighborhood Mixed -Use Center (NC)	All other Land Use Districts	Employment ~~Required~~ (E) or Large Floorplate (LF) Overlays	Little Italy Sun Access Overlay (LISA)	Properties West of Kettner Boulevard
Building Height (feet from ground level)						
Building Base/Street wall						
Minimum	45	45	45	45	30/40[1]	45

Maximum	85	65/85[3]	85	85	50/85[5]	85
Mid-Zone						
Maximum	N/A	N/A	N/A	180	~~125~~N/A	N/A
Tower	Maximum Height Per Figure F					
Maximum *Lot Coverage*						
Building Base	100%	100%	100%	100%	100%	100%
Mid-Zone	N/A	N/A	N/A	80%	N/A	N/A
Tower	50%	50%	50%	60%	50%	50%
***Tower Floor Plate* Dimensions**						
North-South	200	140	200	200	110	140
East-West	130	130	130	150	110	130
Tower Setbacks						
From *Public Right-of-Way*	15[2]	15[2]/25[3]	15[1]	15[2]	15	15[2]
From Interior *Property Line*	20[4]	20[4]	20[4]	20[4]	20[4]	20[4]

1 See ~~section~~ Section 15~~1~~6.0310(d)(1)(D)(iii).
2 See ~~section~~ Section 15~~1~~6.0310(d)(3)(D) for exemptions.
3 Applied along *main streets* with a general north-south orientation, see Section 156.0310(d) (1) (E) (iv) for exemptions ~~without exception~~.
4 See ~~section~~ Section 15~~1~~6.0310(d)(3)(E) for exemptions.
5 See Section 156.0310(c)(1)(A) for sites located north of Cedar Street.

(1) *Building Base*

(A) [No change in text.]

(B) *Street Wall* Frontage. A *street wall* containing habitable space shall be provided along 100 percent of the *street frontage*, with the following exceptions:

(i) *Public parks* or plazas subject to the Downtown Design Guidelines ~~in section 156.0311(r)~~;

(ii) *Courtyard* entrances up to 30 feet wide in residential *development*.~~, as specified in section 156.0311(n)(2)~~ Any security gating or fencing

across this area shall be a minimum of 75 percent open to provide views into the *courtyard*;

(iii) through (vi) [No change in text.]

(C) *Street Wall Setback.* The *street wall* shall be located within 5 feet of the *property line* adjoining any *street* (measured after any required *public right-of-way* dedication).~~, except for properties located within the Residential Emphasis District or where the *street wall* contains ground-level residential units, in which case the *street wall* shall be set back a minimum of 3 feet and a maximum of 10 feet from the *property line* adjoining any public *street*.~~

(D) Minimum *Street Wall* Height. The minimum height of the *street wall* shall be 45 feet in accordance with Table 156-0310-A with the following exceptions:

(i) [No change in text.]

(ii) For *development* in designated view corridor *streets*, the minimum *street wall* height may be lowered to 30 feet to comply with Table 156-0310-B.

(iii) through (iv) [No change in text.]

(E) Maximum *Street Wall* Height. The maximum height of the *street wall* shall be between 50 and 85 feet as specified in Table 156-0310A, measured from the average *grade* of the

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adjoining sidewalk to the top of the parapet (may be calculated in 100 foot increments for sites with grades greater than 5 percent) subject to the following exceptions:

(i) [No change in text.]

(ii) For buildings within the Large Floorplate or Employment ~~Required~~ Overlay Districts, the *street wall* may be extended up into the *mid-zone* without any *building façade setbacks* ~~as provided in Section 156.0310(d)(2)~~.

(iii) For buildings containing a *tower*, the *street wall* may be extended up into the *tower* without any *building façade setbacks* as provided in ~~section~~ Section 156.0310(d)(3)(D).

(iv) [No change in text.]

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(F) View Corridor *Setbacks* and *Stepbacks*.

Buildings shall be set back, or upper *floors* shall provide *stepbacks*, along those sections of view corridor *streets* designated in Figure G, in accordance with Table 156-0310-B. The *setback* or *stepback* shall be measured from the *property line* adjoining any public *street* (measured after any required *public right-of-way* dedication), or from any extensions of *public right-of-way* lines for *streets*.

TABLE 156-0310-B: VIEW CORRIDOR STEPBACKS

STREET (refer to Figure G for applicable locations)	Required *Stepback* (Feet)	*Stepback* Elevation (Feet)
Laurel Street	15	30
Juniper Street	15	30
Ivy Street	15	30
Hawthorne Street	15	30
Grape Street	15	30
Fir Street	15	30
Date Street		
– West of Pacific Hwy	20	Ground Level
– East of Pacific Hwy	15	30
Cedar Street		
– West of India Street	15	Ground Level
– India Street to First Avenue	15	50
Beech Street		~~Ground Level~~
– West of Pacific Highway	20	~~30~~Ground Level
– Pacific Highway to Kettner Boulevard	15	~~50~~30
– Kettner Boulevard to Sixth Avenue	15	50
Ash		
– West of Kettner Boulevard	25	50
– Kettner Boulevard to Sixth Avenue (south side only)	15	50
A Street	25	50
B Street	25	50
C Street	25	50
Broadway		
– Harbor Drive to Pacific Hwy (W ½ block)	65	Ground Level
– Harbor Drive to Pacific Hwy (E ½ block)	55	Ground Level

– Pacific Hwy to Kettner Boulevard	40	Ground Level
– Between Kettner Boulevard and Park Boulevard	15	Ground Level
E Street	25	50
F Street	25	50
G Street	25	50
Pacific Highway	25	45-130
Park Boulevard (south of K Street)	10 30	60 90

(2) *Mid-Zone*

Maximum *lot coverage* and maximum height of the *mid-zone* shall be in accordance with Table 156-0310-A, and may be provided only within the Large Floorplate or Employment ~~Required~~ Overlay Districts, subject to the following regulations:

(A) through (B) [No change in text.]

(3) *Tower*

(A) Maximum *Lot Coverage*. The maximum *lot coverage* of the *tower* of the building shall be 50 percent of the *lot* area, or a maximum 60 percent of *lot* area within the Large Floorplate or Employment ~~Required~~ Overlay Districts in accordance with Table 156-0310-A.

(B) Maximum *Tower* Dimensions. The maximum *tower floor plate* dimensions shall be as specified in Table 156-0310-A. Dimensions of individual *towers* shall be measured from elevation drawings and regulate the maximum possible profile dimension for the *tower*, including *floor area* within oriel windows.

(C) through (E) [No change in text.]

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(F) *Upper Tower*

The upper 20 percent of any *tower* (measured above the *building base*, or above the *mid-zone* for Employment Overlay and Large Floorplate Overlay Districts) shall achieve an articulated form and composition using architectural techniques as described in the Downtown Design Guidelines ~~shall be designed in accordance with section 156.0311(g)(5)~~.

(e) Ground-*floor* Heights

The minimum ground-*floor* height for buildings, measured from the average *grade* of the adjoining public sidewalk, in increments of no more than 100 feet along a *development* frontage, to the finished elevation of the second *floor*, shall be the average of:

(1) ~~Twelve~~ 12 feet for buildings containing ground-*floor* residential uses;

(2) ~~Fifteen~~ 15 feet, but not less than 13 feet, for buildings containing ground-*floor* non-residential uses; and

(3) ~~Twenty~~ 20 feet, but not less than 18 feet, for buildings containing ground-*floor active commercial uses* within the Neighborhood Mixed-Use Centers or along *main streets*, with the exception of the Little Italy Neighborhood Center, which may have a 15-foot minimum ground-*floor* height.

(f) Commercial Space Depth

The minimum depths of commercial, ground-*floor* spaces shall be:

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(1) ~~Twenty-five~~ 25 feet along 75 percent of the commercial space frontage along a public *street*; or

(2) ~~Forty~~ 40 feet along 75 percent of the commercial space frontage along *main streets*; and

(3) ~~Fifteen~~ 15 feet along the remaining 25 percent of the commercial frontage if needed to accommodate other internal functions of the building.

(g) Residential *Development* Requirements

~~(1)~~ The following standards apply to residential *developments* that contain fifty or more *dwelling units*:

~~(A)~~ (1) Common Outdoor Open Space.

Each *development* shall provide *common outdoor open space* either at *grade*, podium, or roof level. *Common outdoor open space* areas shall have a minimum dimension of 30 feet, or 40 feet when bordered by three building walls exceeding a height of 15 feet, and may contain active and passive areas and a combination of *hardscape* and landscape features, but a minimum of 10 percent of the *common outdoor open space* must be planting area. All *common outdoor open space* must be accessible to all residents of the *development* through a common corridor. *Development* shall provide *common outdoor open spaces* as

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a percentage of the *lot* area in accordance with Table 156-0310-C.

TABLE 156-0310-C: COMMON OUTDOOR OPEN SPACE	
Lot Size	% Common Outdoor Open Space
≤10,000 sf	10
10,001 – 30,000 sf	15
>30,000	20

~~(B)~~(2) *Common Indoor Space*. Each *development* shall provide at least one community room of at least 500 square feet for use by all residents of the *development*. The area should be located adjacent to, and be accessible from, *common outdoor open space*. This area may contain active or passive recreational facilities, meeting space, computer terminals, or other activity space, but must be accessible through a common corridor.

~~(C)~~(3) *Private Open Space.* At least 50 percent of all *dwelling units* shall provide *private open space* on a balcony, patio, or roof terrace, with a minimum area of 40 square feet each and an average horizontal dimension of 6 feet. Balconies should be proportionately distributed throughout the *development* in

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relationship to *floor* levels and sizes of units. *Living unit developments* are exempt from this requirement.

(4) Storage. Each *dwelling unit* shall provide a personal storage area in accordance with Chapter 13, Article 1, Division 4 of the San Diego Municipal Code.

~~(2)~~(5) Pet Open Space. Each *development* shall provide a minimum area of 100 square feet improved for use by pets clearly marked for such exclusive use. Such areas shall include permeable surfaces, a hose bib, and be drained to the public sewer system (except for at-*grade* lawn areas).

§156.0311 Urban Design Regulations

[No change in text.]

(a) Downtown Design Guidelines. The City Council has adopted the Downtown Design Guidelines by Resolution R-_____ which are on file in the office of the City Clerk as Document No. RR-_____. The Downtown Design Guidelines contain guiding principles for the design of downtown's major *streets*, buildings, and the public realm. The Downtown Design Guidelines are to be used in conjunction with this Article to evaluate *developments* for which a *development permit* is applied for under this Article.

~~(a) Building Orientation~~

~~All buildings located on a public *street* shall be oriented toward, and have their primary entrances facing on or toward, the public *street*.~~

~~(b)~~ ~~Façade Articulation~~

~~The *street wall* façade along *public rights-of-way* in all districts shall be architecturally modulated by volumes that are 100 feet wide or less, except that smaller modulations may be incorporated within larger volumes. *Street wall* facades are also subject to the following requirements:~~

~~(1)~~ ~~Major entrances, corners of buildings, and *street* corners shall be clearly articulated within the *street wall* façade; and~~

~~(2)~~ ~~Volumes along the *street wall* shall be defined by structural bays, substantial reveals or offsets in the wall plane, and changes in the rhythmic pattern of one or more of the following features:~~

~~(A) Window openings, oriel windows, or balconies;~~

~~(B) *Awnings*, canopies, or entrances;~~

~~(C) Arcades, columns, or pilasters;~~

~~(D) Materials and color; or~~

~~(E) Other architectural features.~~

~~(c)~~ ~~*Street* Level Design~~

~~The architecture of the *development* shall be of high quality design, material, and execution and enhance the quality of the surrounding neighborhood and the site's location.~~

~~(1)~~ ~~Pedestrian Features. Architectural features such as canopies, lighting, and other design features which add human scale to the streetscape are encouraged where they are consistent with the design theme of the *structure*.~~

~~(2)~~ ~~Wall Plane. To avoid a monotonous flat wall plane, storefront windows, bulkheads, entries, and other surfaces shall recess 6 to 18 inches from primary columns or walls; however, this shall not result in the storefront being set back more than 5 feet from the front *property line.*~~

(b)~~(3)~~ Building Materials. The *building base* shall be clad in durable high-grade materials (stone, tile, metal, brick, glass or similar) from at least the *floor* slab of the second *floor* down to 1 inch of the finished sidewalk *grade*, and these materials shall wrap corners of exposed interior *property line* walls a minimum of 3 feet. Exit corridors, garage openings, and all recesses shall provide a finished appearance to the *street* with *street* level exterior finishes fully wrapping into the openings a minimum dimension of 10 feet. *Designated historical resources* are exempt from these standards, but shall utilize materials consistent with the historical significance of the resource(s) as established through the review and approval processes for *historical resources* contained in Chapters 11 through 14 of the Land Development Code.

~~(4)~~ ~~Construction Execution. All construction details shall be of the highest standard and executed to minimize weathering, eliminate staining, and avoid deterioration of materials on adjacent properties or the *public right-of-way.*~~

~~(A)~~ ~~All elements on the undersides of balconies and projection surfaces shall be logically composed and placed to~~

~~minimize their visibility, while meeting code requirements. Soffit materials shall be high quality and consistent with adjacent elevation materials and incorporate drip edges and other details to minimize staining and ensure long-term durability.~~

~~(B)~~ ~~Downspouts, mailboxes, electrical components, and other miscellaneous details shall be concealed or integrated into *building façades*. Downspouts shall not project across public sidewalks or beyond *property lines*.~~

(c)~~(5)~~ Utilities. Electrical transformers and generators may be located above *grade* only if located on private property, outside the *public right-of-way*. Electrical transformers and generators shall be located below *grade* if within the *public right-of-way*. If located within a below-*grade* vault within the *public right-of-way*, the access hatch to the vault shall be located at least 6 feet back from the *street* curb, except that a minimum width access hatch may be located less than 6 feet from the *street* curb if it does not interfere with the placement of *street* trees. Areas housing trash, storage, or other utility services shall be located in the garage or be completely concealed from view from the *public right-of-way* and adjoining *developments*, except for utilities required to be exposed by the City or utility company. Backflow prevention devices are to be located in a building alcove, landscaped area, or utility room within the building, outside of the *public right-of-way*, and completely *screened* from view.

Utility services shall not be located above *grade* in the *public right-of-way* within the Centre City Planned District unless no feasible alternative would better protect a *historical building*.

~~(d)~~ ~~*Pedestrian Entrances*~~

~~Individualized entries to ground-*floor* uses are subject to the following standards:~~

~~(1)~~ ~~Location. All non-residential *development* located at the *street* level shall provide one direct at *grade* entrance from the *public right-of-way* for each *street frontage* exceeding 50 feet. Where such frontages exceed 100 feet, one entrance shall be provided for each 100 feet of frontage or portion thereof. Separate *pedestrian entrances* for a single tenant must be at least 25 feet apart.~~

~~(2)~~ ~~Location from Sidewalk Level. Door thresholds for any non-residential use shall be at sidewalk level. Pedestrian ramps within the *public right-of-way* are prohibited, except when required for disabled access to existing buildings and no alternative is available.~~

~~(3)~~ ~~Recessed Entrances. Recessed entrances shall not exceed 25 feet in width, and the face of doors or gates shall be within 15 feet of the *property line*.~~

(d)~~(e)~~ Transparency

(1) A minimum of 60 percent of the *street*-facing *building façade* containing non-residential uses between 3 and 12 feet above the sidewalk shall be comprised of clear, non-reflective windows that allow views of indoor space. Interior blinds, drapes, and shelving

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for product displays visible from the *public right-of-way* may obscure a maximum of 30 percent of the transparent area of each storefront or structural bay.

(2) A minimum of 25 percent of each *street* facing ground level residential unit between 3 and 12 feet above the sidewalk shall be comprised of clear, non-reflective windows. Windowsills may be no higher than 5 feet above the sidewalk level.

(e)~~(f)~~ *Blank Walls*

Blank walls on the ground level of buildings are limited in order to provide a pleasant and rich pedestrian experience.

(1) No more than 30 percent of the linear frontage of the first-*story street wall* may consist of *blank walls*. The maximum length of any continuous *blank wall* is 20 feet, or 40 feet if the *blank wall* includes artwork approved by the decision maker for the *development* approval(s) in accordance with ~~section~~ Section 156.0304(c).

(2) All *blank wall*s shall be enhanced with architectural detailing, material texture, ornamentation, or artwork.

(3) On *lot*s of 10,000 square feet or less, the percentage of linear frontage that may be *blank wall* may be increased to 40 percent.

(4) On *lot*s 5,000 square feet or less, the percentage of linear frontage that may be *blank wall* may be increased to 50 percent.

(5) Within the Industrial/Transportation and Mixed Commercial districts, buildings designed for warehousing, storage, or light

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industrial uses may increase the percentage of *blank wall* to 40 percent, up to a maximum length of 50 feet.

(6) Large continuous *blank walls* shall be limited to 15 percent of a *building façade* area and have a maximum horizontal dimension of 15 feet. It is recommended that such walls employ deep reveal scoring, texture or material changes to break up large surfaces.

~~(g) *Tower* Design~~

~~(1) *Tower* Composition and Materials. All *building façades* of *towers* shall include a variety of fenestration and material patterns to create visual interest and avoid the appearance of a repeated single *floor* extrusion. *Building façades* over 50 feet wide should have plane offsets and material changes to create shadows and relief. Some elements of *towers* shall integrate with, and extend into, the *building base façades* to avoid the appearance of *towers* isolated from the *street* and their own *building bases*.~~

~~(2) *Blank walls*. Large or continuous *blank walls* shall be limited to 15 percent of a *building façade* area, must employ deep reveal scoring, texture or material changes to break up large surfaces, and have a maximum horizontal dimension of 15 feet.~~

~~(3) Environmental Response. To promote sustainability and energy conservation, different *tower building façades* should have distinct solar orientations with integrated and appropriate shading devices, balconies, projections, louvers, or window treatments. These~~

~~treatments shall also provide desirable elevation and composition variety.~~

~~(4)~~ ~~Identical *Towers*. Regardless of height or plan variation, no two multiple *towers* within a *development* shall exhibit identical, or closely similar, form or elevations. No *tower* shall be designed to be identical, or closely similar, to another *tower* located elsewhere in the Downtown Community Plan area.~~

~~(5)~~ ~~Upper *Tower* Composition. To create a graceful transition to the sky and avoid a cut-off, flat top appearance, the upper 20 percent of any *tower* (measured above the *building base* or *mid-zone*) shall achieve an articulated form and composition using architectural techniques such as layering, material changes, fenestration patterns, or physical *stepbacks*. Actual reduction of *floor* areas or recessed balconies may assist this composition goal, but are not required. *Tower* tops shall resolve mechanical *penthouses* and other technical requirements in an integrated coherent manner consistent with the composition below, yet not employ flamboyant or excessive skyline gestures.~~

~~(6)~~ ~~*Tower* Lighting. To ensure a cohesive and compatible night skyline, *tower* accent lighting should be modest and restrained. Bright color hues and neon outlines are strongly discouraged, and white or warm color washes are preferred. Any signature lighting, including rooftop lanterns and other lighting effects, shall be~~

~~designed with adjustable intensity controls for subsequent testing and approval by the *CCDC Board* as part of *Design Review*.~~

~~(7) Exterior Stairways. Exit stairways shall be incorporated into the enclosed *floor* plate of buildings. Exterior stairs connecting no more than three *floors* may be permitted through the *Design Review* process.~~

~~(h) Glass and Glazing~~

~~Reflective or mirror glass is strongly discouraged, as is heavily tinted bronze, black, or gray glass. Glass materials shall exhibit visible light transmittance of a minimum of 60 percent. Glass color shall not be emphasized as a "signature" element, and subtle gray/green or blue/gray tints shall be encouraged if clear glass is not proposed.~~

(f)~~(i)~~ Exterior Projecting Balconies

Enclosures for projecting balconies that face public *streets* shall be comprised of an average of at least 40 percent open or transparent materials (perforated mesh, translucent glass, or open rail) from 18 inches above the balcony walking surface to the top of the balcony enclosure.

(g)~~(j)~~ Rooftops

(1) *Penthouse* space, mechanical equipment, stair and elevator overruns, heliports, vertical roof attachments, and decorative roof construction are permitted to achieve distinctive building tops, provided that the building top is designed as an integral part of the architectural design.

~~(2)~~ ~~Large roof areas measuring over 10,000 square feet shall exhibit patterns of roofing colors and materials. Roof gardens and *eco-roofs* may be employed to achieve the patterns. All roofs should be considered a fifth elevation to be composed for visibility from adjacent buildings above.~~

(2)~~(3)~~ All mechanical equipment, appurtenances, and access areas shall be intentionally grouped and architecturally *screen*ed within fully covered enclosures consistent with the overall composition of the building. Mechanical enclosures shall have a *screen*ed or louvered top to improve views from above and to provide required air circulation.

~~(4)~~ ~~All vertical rooftop forms, surfaces, and elements shall use high quality cladding materials the same as, or similar to, the typical surfaces of walls below; large expanses of painted concrete or stucco surfaces are only allowed upon finding that such materials and finishes are consistent with the architecture of the building through the *Design Review* process.~~

(h)~~(k)~~ *Encroachments* into the *Public Rights-of-Way*

To ensure pedestrian safety and prevent excessive *encroachment*s into the *public right-of-way*, the following criteria shall apply:

(1) *Encroachment* Agreement. An Encroachment Maintenance and Removal Agreement may be required by the City of San Diego pursuant to Chapter 12, Article 9, Division 7 of the Land Development Code.

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(2) Oriel Windows. Oriel windows are subject to the following standards:

(A) Oriel windows must be at least 12 feet above the adjoining sidewalk *grade*.

(B) The maximum width of any oriel window is 12 feet. Such windows must be horizontally separated by at least 6 feet. Oriel windows may extend vertically no more than 50 feet continuously.

(B) Oriel windows may constitute no more than 30 percent of the *building facade* surface area on which they are located. If two adjacent oriel windows are connected by a balcony (open or solid railing), the entire perimeter of oriels and balconies is treated as one projecting surface for purposes of this calculation.

(C) Oriel windows (measured to finished exterior dimension) shall not project more than 4 feet into a *public right-of-way*.

(D) Oriel windows shall contain glass on at least two of three projecting surfaces, and vision glass shall constitute at least 70 percent of each *floor*-to-*floor* area on these surfaces.

(E) Oriel windows may contain bench seating or *floor* area, but shall not contain *floor* area for bathrooms, *kitchens,*

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closets, or *bedrooms* (unless the *floor* area within the *public right-of-way* is in excess of a minimum *bedroom* dimension of 10 feet measured inside of the *property line)*.

(3) At *Grade* Planters. At *grade* Planters shall not encroach more than 2 feet into the *public right-of-way*.

(4)~~(3)~~ Other Projections. Additional *encroachments* such as awnings, canopies, and *marquees* may be permitted in accordance with Chapter 14, Article 2, Division 12 of the Land Development Code. An awning or non-horizontal element that wraps a building corner may be approved by the *CCDC President* in accordance with Process One upon finding that it provides a direct public benefit.

(5)~~(4)~~ Subterranean Garages and Basements. *Encroachment*s may be permitted in accordance with ~~to~~ Chapter 12, Article 9, Division 7 of the Land Development Code and City Council Policy 700-18 subject to the following additional criteria:

(A) Underground encroachments extending 8 feet below the top of the sidewalk shall not be located within 6 feet from the curb face, except to accommodate access hatches to underground vaults. Such hatches shall be located to avoid interference with *street* tree planting.

(B) No *encroachment* shall be allowed to conflict with any approved plan for *street* tree planting and shall maintain a

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continuous clear zone for such planting for a depth of 8 feet.

(i)~~(l)~~ Building Identification

Development constructed on sites larger than 5,000 square feet shall install building identification located between 3 and 5 feet above the sidewalk level near the primary entrance or at a corner, to the following specifications:

(1) The building identification shall be made of a durable permanent plaque or shall be inscribed in the most durable base material;

(2) The inscription area or plaque face shall be 1 to 4 square feet in area;

(3) The letters shall be at least 1 inch in height and shall be raised or incised; and

(4) The text shall include the original building name and the year completed. The primary *development* entity, architect, and general contractor may be added to the extent space allows.

(j)~~(m)~~ *Historical Resources*

Historical resources should be retained and integrated into larger *development* with adaptive use, where feasible. If a proposed *development* may have a significant impact on a~~n~~ *historical resource* and the City determines that no feasible alternative exists that would preserve the *historical resource* on its existing site, the City will determine if relocation of the *historical resource* to a site within the Centre City Planned District

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is feasible. If full retention is not feasible, the retention and reuse of notable architectural fragments or features is strongly encouraged, especially when particular elements are identified as significant in respective neighborhood guidelines, with possible use as part of a public art program. The alteration of *historical resources* pursuant to this ~~section~~ Section shall be reviewed and approved according to the regulations for *historical resources* contained in Chapters 11 through 14 of the Land Development Code.

~~(n)~~ ~~Additional Standards for Residential *Development*~~

~~In addition to the requirements listed above, the following standards apply to *development* in the Residential Emphasis District or with ground *floor* residential units.~~

~~(1)~~ ~~Front *Setback* Area. The required 3- to 10-foot *setback* area from the front *property line* shall be improved with one or more of the following: extension of sidewalk materials, landscaping, or stoop entrances.~~

~~(2)~~ ~~*Street Wall* Openings. Residential *development* may contain openings in the *street wall* up to 30 feet wide to allow for the extension of interior *courtyards* to the public *street.* Any security gating or fencing across this area shall be a minimum 75 percent open to provide views into the *courtyard.*~~

~~(3)~~ ~~Façade Articulation. Ground *floor* residential *building facades* should be articulated at regular increments to differentiate~~

~~individual residential units from each other and from the overall massing of the building, in order to express a rhythm of individual units along the *street*.~~

~~(4) Finished *Floor* Elevation. Ground-*floor* residential units shall provide finished *floor* elevations of between 18 to 42 inches above the adjoining sidewalk for a minimum depth of 10 feet inside the unit.~~

~~(5) Transparency. A minimum of 25 percent of each *street*-facing ground level residential unit between 3 and 12 feet above the sidewalk must be comprised of clear, non-reflective windows. Windowsills may be no higher than 5 feet above the sidewalk level.~~

~~(6) Enclosures. *Fences* and gates are allowed within the *setback* area only if they demarcate *private open space* attached to a residential unit and they meet the following criteria:~~

~~(A) At-*grade* level, solid walls or *fences* shall not be more than 42 inches above the sidewalk *grade*. At-*grade* vision glass or railings (at least 80 percent open) shall not be more than 60 inches above the sidewalk *grade*.~~

~~(B) Gates and railings located on stoops or raised patios shall be transparent (clear glass or railings at least 80 percent open) and shall not exceed 48 inches in height.~~

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~~(7)~~ ~~Entrances. In order to emphasize the residential nature of the area, a minimum of 75 percent of ground-*floor* residential units shall have direct access to the *street;* a maximum of two units may share an entrance. Individual residential entrances are subject to the following standards:~~

~~(A)~~ ~~Location. The maximum distance between individual residential unit entrances shall be no more than 50 feet.~~

~~(B) Residential Doors. Ground level residential unit door must be visible from the sidewalk. Residential doors may be opaque or translucent, and must be adequately lit to ensure the safety of persons and the security of the building.~~

~~(C)~~ ~~Unit Identification. Each *street* facing unit shall be identified either on the door or the adjacent wall.~~

~~(o)~~ ~~Additional Standards for *Main Streets*~~

~~In addition to the requirements listed in sections 156.0311(a)-(n), the following standards apply to *development* located on *main streets,* identified on Figure D:~~

~~(1)~~ ~~Façade Articulation. *Street wall building façades* along *public rights-of-way* on *main streets* shall be architecturally modulated by volumes or structural bays that are 50 feet wide or less.~~

~~(2)~~ ~~Storefront Frontage. A single tenant may have a maximum of 150 linear feet of *street*-facing façade on any *street frontage* or~~

~~contiguous corner. Where a large tenancy is planned, it is desirable to locate the majority of the area behind smaller frontages. Storefronts and entrances should activate corners. Service areas, parking entries, or other support functions should be located at mid-block locations.~~

~~(p) Additional Standards for Neighborhood Mixed-Use Centers and the Fine Grain Development Overlay District~~

~~Within each Neighborhood Mixed-Use Center, as shown in Figure B, and within the Fine Grain Development Overlay District as shown on Figure C, the following standards and guidelines apply:~~

~~(1) Smaller *Lot* Grain. All sites greater than 10,000 square feet shall compose the primary architectural massing into distinct forms or elements that break down the *development* scale to volumes 100 feet by 100 feet maximum in plan.~~

~~(A) Smaller increments that acknowledge the 50-foot by 100-foot and 25-foot by 100-foot historical *lot development* pattern are preferred. Repetitive elements or monolithic treatments shall not create a half- or full-block massing or appearance.~~

~~(B) Different elements shall employ distinct architectural treatments (materials, fenestration, heights, etc.) to exhibit incremental, diverse *street* faces.~~

~~(2)~~ ~~Scaled and Varied *Street Wall*. A strong horizontal cornice/canopy, *stepback*, or parapet should be established between 45 and 85 feet on all *street walls*, broken and corresponding with the modulated volumes, to maintain an appropriately scaled frame for the *public right-of-way*. To achieve modulation, primary structural columns should be recessed 3 to 5 feet from *street property lines*, affording design flexibility for wall planes and volumes.~~

~~(3)~~ ~~Pedestrian Engagement. The ground *floor* of all *development* shall provide a high degree of pedestrian transparency, access, and visual interest.~~

~~(A)~~ ~~Within Neighborhood Mixed-Use Centers, the horizontal spacing of entry doors to ground *floor* uses shall not exceed 40 feet. For *development* located within Fine Grain Development Overlay districts, the maximum horizontal spacing of entry doors is 50 feet. Service areas, parking entries and other support functions should be located at mid-block locations.~~

~~(B)~~ ~~The entire *street wall* shall employ well-detailed, high quality, durable materials such as stone, tile, metal, brick, or limited expanses of architectural concrete, with recessed, tall storefronts and clear glass. Integrated *signs*, canopies, and wall-mounted light fixtures also contribute to pedestrian scale.~~

(k)~~(q)~~ Ballpark Mixed-Use District Design Guidelines

(1) Intent. The intent of these Design Guidelines is to create a memorable district that instills a strong sensory response from visitors, a district that is safe and comfortable throughout the year, and retains an association with historic activities of the J Street Corridor and the transition zone and their role in San Diego's growth and *development*, nurturing positive social interaction and neighborliness on non-game days as well as days with planned events. These Design Guidelines are intended to revitalize the East Village and promote new *development* that is compatible with ~~the~~ *PETCO Park* and the existing buildings of the J Street Corridor and the transition zone. These Design Guidelines shall be advisory, not regulatory, for all public and private *development*.

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

(4) Design Guidelines

(A) Along the J Street Corridor

(i) through (ii) [No change in text.]

(iii) The height of buildings along the *street wall* should create a *building base* and complement the height of older buildings in the corridor. Generally, *street wall* height should not exceed ~~5~~ five stories or 60 feet in keeping with the character of existing nineteenth and early twentieth century commercial

and warehouse *structures*. *Tower* elements of the *street wall* which do not exceed 50 feet in width may exceed 60 feet in height so long as architectural fenestration, detailing and exterior materials create a podium appearance compatible with adjacent *structures* and visually break-up the appearance of the *street wall*. Any *development* with its highest occupiable *floor* level above 75 feet, which is greater than 50 feet wide, shall be stepped back by at least 50 feet.

(iv) through (xi) [No change in text.]

(B) through (D) [No change in text.]

~~(r) *Urban Open Space* Design Guidelines~~

~~These standards apply to any *urban open space* that is proposed as a public amenity for the purpose of obtaining an *FAR bonus*. For *development* proposing *urban open space* as an exception to the *street wall* requirements of this Division, the following criteria shall be evaluated during *Design Review*.~~

~~(1) The *urban open space* area may be a park or plaza area and shall be a minimum of 1,000 square feet in area. The open space area shall contain a minimum dimension of 40 feet parallel to a public sidewalk and 25 feet measured perpendicular to a public sidewalk.~~

~~(2) The *urban open space* must be located along the east, west, or southern block face and be designed to maximize exposure to the sun, especially from the southwest.~~

~~(3) At least 75 percent of the length of the *urban open space* adjacent to the sidewalk shall be open and free of walls, planters, or other obstructions (not including trees, lights, and steps). Along the remaining length of the frontage, the maximum height of any wall or planter shall not exceed 18 inches above the adjacent sidewalk.~~

~~(4) The *grade* of an *urban open space* shall not exceed 3 feet above or below the sidewalk *grade*. On sloping sites, the change in elevation between the sidewalk and adjacent *urban open space* must include gracious steps and landings, with features such as low risers and wide treads, and any planter boxes shall include seating ledges.~~

~~(5) Plaza lighting shall be provided to ensure adequate security and shall be coordinated in design with the lighting used in the *public right-of-way* and with the architectural lighting of the building.~~

~~(6) *Urban open space* landscaping should complement and extend the materials and design of the adjoining *public right-of-way*.~~

~~(A) At least one 36-inch box tree shall be planted in the *urban open space* for each 500 square feet of *urban open space*.~~

~~(B) At least one 36-inch box tree shall be planted in *the urban open space* for each 25 feet of *street* frontage for linear~~

~~open space and/ or 500 square feet of *urban open space*, whichever is greater.~~

~~(C) For planting located above an underground structure, the minimum planting area shall be as follows:~~

~~(i) Trees shall have a minimum planting area of 40 square feet with a minimum depth of 3 feet measured from *grade*; and~~

~~(ii) Lawn, groundcover, and shrubs shall have a minimum soil depth of 18 inches measured from grade.~~

~~(7) Seating. One linear foot of seating shall be provided for each 30 square feet of *urban open space*, as follows:~~

~~(A) Seating shall be between 12 and 24 inches above the level of the adjacent walking surface, and be 14 inches minimum horizontal surface.~~

~~(B) Movable seating or chairs (except open air café seating) may be credited as 30 inches of linear seating per chair. No more than 50 percent of the required linear seating may be in movable seats, which shall always be available to the general public but may be stored onsite between the hours of 10:00 p.m. and 6:00 a.m.~~

~~(8) Open Air Cafes. Open air cafes shall not occupy more than 25 percent of the total area of the *urban open space*. No *kitchen*~~

~~equipment shall be installed within the open air café. *Kitchen* equipment may be contained in a kiosk or *pushcart* adjoining the open air café.~~

~~(9) Kiosks and *Pushcarts*.~~

~~(A) All kiosks shall be free-standing, one-*story structures*, constructed predominantly of light materials such as metal, glass, or fabric and shall not exceed 100 square feet in area.~~

~~(B) Moveable *pushcarts* providing food products, fresh fruits or vegetables, fresh-cut flowers, or live plants shall comply with the *pushcart* regulations of Chapter 14, Article 1, Division 6 of the Land Development Code.~~

~~(C) There shall be a limit of one kiosk or *pushcart* for every 1,000 square feet of *urban open space area*.~~

(l)~~(s)~~ Mid-Block Walkways, Courts and Walls

[No change in text.]

§156.0313 Parking, Loading, Traffic and Transportation Demand Management Standards

(a) Residential *Off-Street Parking Space* and Loading Bay Requirements.

The parking require 0ements in Table 156-0313-A and ~~section~~ Section 156.0313(a) shall apply to residential uses. All parking spaces required by Table 156-0313-A shall be reserved for the exclusive use of residents of the *development*.

TABLE 156-0313-A
RESIDENTIAL OFF-STREET PARKING SPACE REQUIREMENTS

Use Category	Minimum		Notes
Dwelling units	1 space per *dwelling unit*		See Section 156.0314 (a)(1), (3) & (4) for Guest, Motorcycle & Bicycle Parking Requirements
Living Units	Market rate unit	0.5 spaces per unit	Parking shall be based on the occupancy/rent restriction applied to the specific unit.
	50% AMI	0.2 spaces per unit	
	At or below 40% AMI	None	
Group Living	0.1 spaces per room		
*Senior Housing**	Shall be determined through Conditional Use Permit review.		The intent of this provision is to accommodate requests for reduction in parking requirements.
Live/Work or *Shop Keeper Unit*	1 space per unit		
*Residential Care Facilities**	1 space per every ten (10) beds		
*Transitional Housing Facilities**	Shall be determined through Conditional Use Permit review.		The intent of this provision is to accommodate requests for reduction in parking requirements.

* *Reasonable accommodations* to these parking requirements shall be granted if necessary to afford *disabled persons* equal housing opportunities under state or federal law. Please refer to the *reasonable accommodations* provisions of the San Diego Municipal Code ~~section~~ Section 131.0466.

(1) through (4) [No change in text.]

(b) Non-Residential *Off-Street Parking Space* and Loading Bay Requirements. The parking requirements in Table 156-0313-B and ~~section~~ Section 156.0313(b) shall apply to non-residential uses.

TABLE 156-0313-B
NON-RESIDENTIAL OFF-STREET PARKING SPACE REQUIREMENTS

Use Category	Minimum		Notes
Office	1.5 spaces per 1,000 square feet		*Development* containing less than 50,000 square feet of office space is ~~are~~ exempt.
Commercial/Retail	1 space per 1,000 square feet		*Development* containing less than 30,000 square feet of commercial/retail space is ~~are~~ exempt.
Warehouse & Storage	1 space per 10,000 square feet		
Hotel	0.3 spaces per room		*Development* containing less than 25 guest rooms is ~~are~~ exempt.
Single Room Occupancy Units	Market rate unit	0.5 spaces per unit	Parking shall be based on the occupancy/rent restriction applied to the specific unit.
	50% AMI	0.1 spaces per unit	
	At or below 40% AMI	None	

(1) [No change in text.]

(2) Off-*Street* Loading.

(A) For *development* containing 30,000 to 100,000 square feet of commercial space, one off-*street* loading bay shall be provided that shall be a minimum of 30 feet deep, 14 feet wide, and 14 feet tall (measured from the inside walls). Small *lots* of 5,000 square feet or less in size shall be exempt.

(B) [No change in text.]

(c) North Embarcadero *Off-Street Parking Space* Requirements

The parking requirements in Table 156-0313-C shall apply to *developments* located west of California Street between Harbor Drive and West Laurel Street.

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TABLE 156-0313-C
NORTH EMBARCADERO OFF-STREET PARKING REQUIREMENTS

Use Category	**Minimum**		**Notes**
Dwelling units	1 space per ~~*bedroom*~~ *dwelling unit* plus 1 space for every 30 units for guests		~~To a maximum of two spaces per unit.~~
Living Units & Single Room Occupancy Hotel Rooms	Market rate unit	0.5 spaces per unit	Based on the occupancy or rent restriction applied to the specific unit.
	50% AMI	0.2 spaces per unit	
	At or below 40% AMI	None	
*Group Living**	0.1 spaces per room		
*Senior Housing**	Shall be determined through Conditional Use Permit review.		The intent of this provision is to accommodate requests for reduction in parking requirements.
Live/Work *or Shopkeeper Unit*	1 space per unit		
*Residential Care Facilities**	1 space per every ten (10) beds		
*Transitional Housing Facilities**	Shall be determined through Conditional Use Permit review.		The intent of this provision is to accommodate requests for reduction in parking requirements.
Office	2 spaces per 1,000 square feet		
Hotel	0.5 spaces per room		
Warehouse & Storage	1 space per 10,000 square feet		
Retail	2.5 spaces per 1,000 square feet		
Restaurant	5.0 spaces per 1,000 square feet		

**Reasonable accommodations* to these parking requirements shall be granted if necessary to afford *disabled persons* equal housing opportunities under state or federal law. Please refer to the *reasonable accommodations* provisions of the San Diego Municipal Code ~~section~~ Section 131.0466.

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

(f) Below-*Grade* Parking

At least three levels of below-*grade* parking shall be provided prior to the provision of any above-*grade* parking, with the following exceptions:

(1) through (4) [No change in text.]

(5) Only two levels of below-*grade* parking is required for *developments* in which any above-*grade* parking is encapsulated with habitable area along all *street frontages*.

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

(i) Surface Parking *Lot* Standards

Surface parking *lots* are interim land uses and shall be designed according to the following standards:

(1) For sites with an approved Centre City Development Permit or those designated for a *public park* in the Downtown Community Plan, temporary surface parking *lots* may be approved for a maximum period of two years. The parking *lots* shall be improved with appropriate paving, striping, and security lighting to City standards.

(2) For sites without an approved Centre City Development Permit or for parking *lots* improved and operated for a period of over two years, the following standards shall apply in addition to those listed above for temporary surface parking *lots:*

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(A) [No change in text.]

(B) One tree ~~Trees~~ shall be planted ~~according to City Landscape Standards~~ for every 12 parking stalls. ~~for surface parking *lots*, except that a~~All trees shall be planted in 36 inch containers.

(3) [No change in text.]

(j) Off-Site Parking Provisions

Developments may provide required *off-street parking spaces* at an off-site location. The off-site location shall be within 500 feet of the *development* served by the parking, measured *property line* to *property line*, and shall be secured by *CC&Rs* recorded on both properties in a form acceptable to the City Attorney's Office that ensure the parking facility's use without reduction in spaces in perpetuity (unless another off-site location is secured in compliance with this ~~section~~ Section).

(k) Parking Space Standards

All parking spaces required by this Division shall meet City standards in accordance with ~~section~~ Section 142.0560 of the Land Development Code. Parking spaces provided in excess of the number of spaces required may deviate from the standards, but the final and permanent size of any non-standard spaces for exclusive use by a *dwelling unit* in a residential *development* shall be disclosed to the resident prior to the execution of a sales or rental agreement.

(l) [No change in text.]

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(m) Driveway Slopes and Security Gates

Driveway slopes shall meet the requirements of ~~section~~ Section 142.0560(j)(9) of the Land Development Code. There shall be a transition behind the *public right-of-way* not to exceed a gradient of 5 percent for a distance of 10 feet. Security gates shall be located a minimum distance of 10 feet from the front *property line*, and the door swing of any security gate shall not encroach into the 10 foot required minimum distance from the front *property line.*

(n) [No change in text.]

(o) *Transportation Demand Management (TDM)*

To reduce single-occupant vehicle trips into the Centre City Planned District, *applicants* for proposed commercial and *hotel development* containing over 50,000 square feet of *gross floor area* shall achieve a minimum of twenty-~~four~~ five points by implementing *TDM* measures contained in Table 156-0313-D.

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TABLE 156-0313-D: *TRANSPORTATION DEMAND MANAGEMENT (TDM)*	
Points	Measure
20	Five-year, 50% subsidy for transit passes for employee occupants
15	Public accessible shuttle to all downtown and airport locations
15	"Shared Use Vehicles" - a minimum of 1 vehicle shall be provided for every 50,000 square feet of leasable *gross floor area.*
15	Electric, natural gas, fuel cells, fueling stations - a minimum of 1 space per 30,000 square feet of office space, a minimum of 1 space per 100 *hotel* rooms -a minimum of 50% of the stations shall be electric vehicle charging stations
~~10~~	~~On-site shower facilities available to all tenants/employees of a building~~
10	On-site day-care
~~10~~	~~Provision of, and preferential parking for, "shared use vehicles" for use by property tenants~~
~~6~~	~~Provision for upgraded transit stop adjacent to new *development*, including shelter, seating, lighting and ongoing maintenance.~~
5	Bicycle storage - a minimum of 1 space for every 10 parking spaces
5	Upgraded transit stop adjacent to new *development*, including shelter, seating, lighting and ongoing maintenance through an agreement with the appropriate transit agency
5	On-site shower facilities available to all tenants/employees of a building -a minimum of 1 space per 100,000 square feet of office space -a minimum of 1 space per 100 *hotel* rooms
5~~4~~	Participation by building management and tenants in carpool coordination, ridesharing and car-sharing programs.
5	Discounted parking rates for carpools containing three or more adults - minimum 25% discount
5~~4~~	Preferential parking for car-sharing, carpool and/or vanpool parking (minimum 5% of permitted parking ~~2 percent of permitted *off-street* parking space maximum~~)
5	Discounted parking rates for vehicles with CARB classifications ULEV, SULEV,PZEV, and ZEV - minimum 20% discount
~~2~~	~~Proximity to public transit stop/station (1,320 feet or fewer)~~
5	On-site transit-pass sale, maps and information.

§156.0314 Sign Regulations

(a) *Sign* Regulations

(1) through (2) [No change in text.]

(3) *Logos*

Logos may not be used on the *upper tower* of a building where more than 50 percent of the building is for residential use. *Logos* may be used on the *upper tower* of a non-residential building if the following criteria are met:

(A) through (B) [No change in text.]

(C) The maximum area of the *logo* is based on building height as described in Table 156-0314-A.

(D) [No change in text.]

(E) The maximum height of lettering is based on building height as described in Table 156-0314-A.

TABLE 156-0314-A: *LOGOS* AND LETTERING
[No change in text.]

(4) Ballpark Mixed-Use District *Signs*

All *development* proposals within the area bounded by J Street, Seventh Avenue, Tenth Avenue, Park Boulevard, and Harbor Drive (including *PETCO Park*, *Outfield Park*, and *mixed-use developments* directly adjacent thereto) shall include a comprehensive *sign* plan. All comprehensive *sign* plans for *PETCO Park*, *Outfield Park*, and *mixed-use developments* directly adjacent thereto shall be processed in accordance with Process Five.

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All other *signs* within the Ballpark Mixed-Use District shall comply with Land Development Code Chapter 14, Article 2, Division 12. *Signs* that do not comply with all the requirements of the Land Development Code may be approved with a comprehensive *sign* plan. All comprehensive *sign* plans (except *sign* plans for *PETCO Park*, *Outfield Park* and *mixed-use development* directly adjacent thereto) within the Ballpark Mixed-Use District, may be approved, conditionally approved, or denied by *CCDC* in accordance with Process Three and such *sign* plans shall be consistent with the following objectives:

(A) through (B) [No change in text.]

(C) *Signs* shall be designed and placed to be compatible with the theme, visual quality, and overall character of the Ballpark ~~Ball Park~~ Mixed-Use District and the image of San Diego; and

(D) [No change in text.]

§156.0315 Separately Regulated Uses

(a) Alcohol Beverage Sales

(1) through (2) [No change in text.]

(3) [No change in text.]

(A) All entertainment, as defined by ~~section~~ Section 33.1502 of the San Diego Municipal Code, must comply with all City

of San Diego permits and regulations. If applicable, San Diego Police Department Regulatory Permits shall be obtained;

(B) through (C) [No change in text.]

(4) [No change in text.]

(5) Establishments engaged in the sale of alcoholic beverages for off-site consumption shall be required to obtain a Conditional Use Permit in accordance with Process Three. The following conditions of approval for an off-site consumption Conditional Use Permit shall apply:

(A) [No change in text.]

(B) No malt beverage products shall be sold in less than six-pack quantities or 64 ounces per sale.

(C) through (E) [No change in text.]

(b) *Living Units*

Living unit developments are permitted in the zones indicated in Table 156-0308-A subject to the following regulations:

(1) Each *living unit* must have at least 150 square feet of net *floor* area. The average size of all *living units* may not exceed ~~300~~ 350 square feet. When a *living unit* exceeds 400 square feet in area, existing underlying zone density and parking standards for a one *bedroom* apartment unit apply.

(2) through (6) [No change in text.]

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(7) Each *living unit development* shall include common interior space at a ratio of 5~~0~~ square feet per *living unit*, with a minimum of 200 square feet per *development* or per individual common interior space if multiple spaces are provided with a single *development*. The indoor space shall be furnished to allow for meetings, indoor recreation (active or passive), or entertainment.

(8) through (12) [No change in text.]

(c) *Historical Resources*

All *development* proposals that may result in the alteration of an *historical resource*, or any site containing a structure over ~~forty-five~~ 45 years in age, shall be reviewed as provided in Chapters 11 through 14 of the Land Development Code.

(1) Minor Alterations

Minor alterations (as defined in ~~section~~ Section 143.0250 of the Land *Development* Code) to a *historical resource* shall be reviewed in accordance with Chapter 14, Article 3, Division 2 of the Land Development Code.

(2) Substantial Alterations

Substantial alterations (as defined in ~~section~~ Section 143.0250 of the Land Development Code) to a *historical resource* shall be reviewed in accordance with Chapter 14, Article 3, Divisions 2 and 3 of the Land Development Code and all other relevant provisions of the Municipal Code, and shall comply with all *historical*

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resources mitigation measures listed in Appendix A of the Downtown Community Plan.

(d) [No change in text.]

(e) *Social Services Institutions*, *Transitional Housing* or Homeless Facilities

Applicants for a Conditional Use Permit for a *social services institution*, *transitional housing* or homeless facility may request a modification to the standard *development* regulations, including separation requirements, found in Chapter 14 of the Land Development Code. Any such request may be granted by the decision maker if at least one of the following *findings* is made:

(1) The proposed institution or facility is relocating from another location within the Centre City Planned District and the previous site vacates any existing Conditional Use Permit or *previously conforming* use rights pursuant to Section 126.0110(b) of the Land Development Code.

(2) [No change in text.]

(f) *Reasonable Accommodations*

The requirements of this Article may be waived, modified, or excepted if necessary to afford *disabled persons* equal housing opportunities in accordance with San Diego Municipal Code ~~section~~ Section 131.0466.

~~(g) Revocation~~

~~A Conditional Use Permit may be revoked in accordance with the permit revocation provisions of Chapter 12, Article 1, Division 3 of the Land~~

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~~Development Code. The permit revocation hearing shall be held at the same decision-making process level as the original Conditional Use Permit.~~

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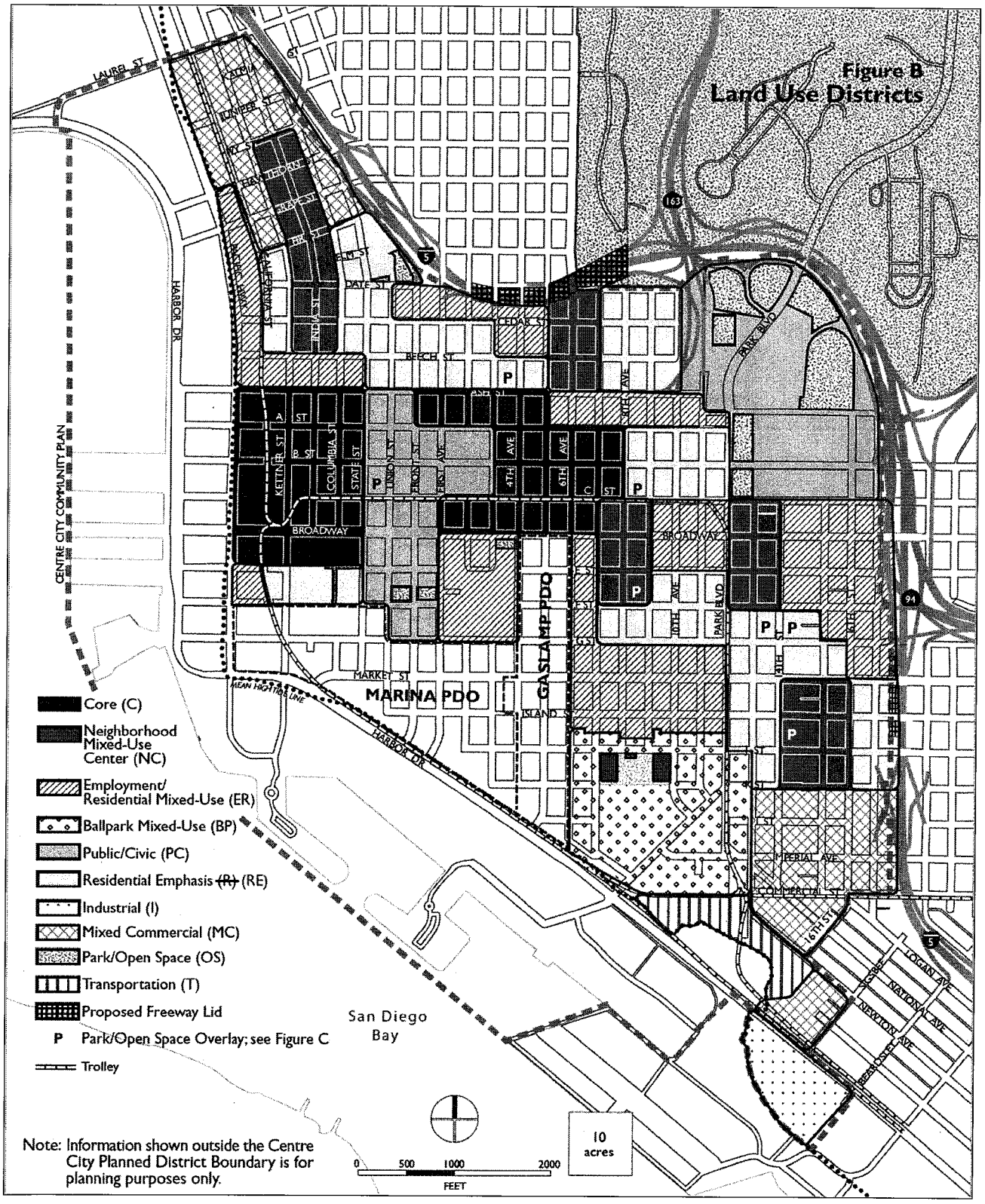
Figure B
Land Use Districts
Core (C)
Neighborhood Mixed-Use Center (NC)
Employment/ Residential Mixed-Use (ER)
Ballpark Mixed-Use (BP)
Public/Civic (PC)
Residential Emphasis ~~(R)~~ (RE)
Industrial (I)
Mixed Commercial (MC)
Park/Open Space (OS)
Transportation (T)
Proposed Freeway Lid
P Park/Open Space Overlay; see Figure C
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
San Diego Bay
MARINA PDO
GASLAMP PDO
CENTRE CITY COMMUNITY PLAN
HARBOR DR
BROADWAY
MARKET ST
ISLAND ST
IMPERIAL AVE
COMMERCIAL ST
PARK BLVD
MEAN HIGH TIDE LINE
0 500 1000 2000
FEET
10 acres

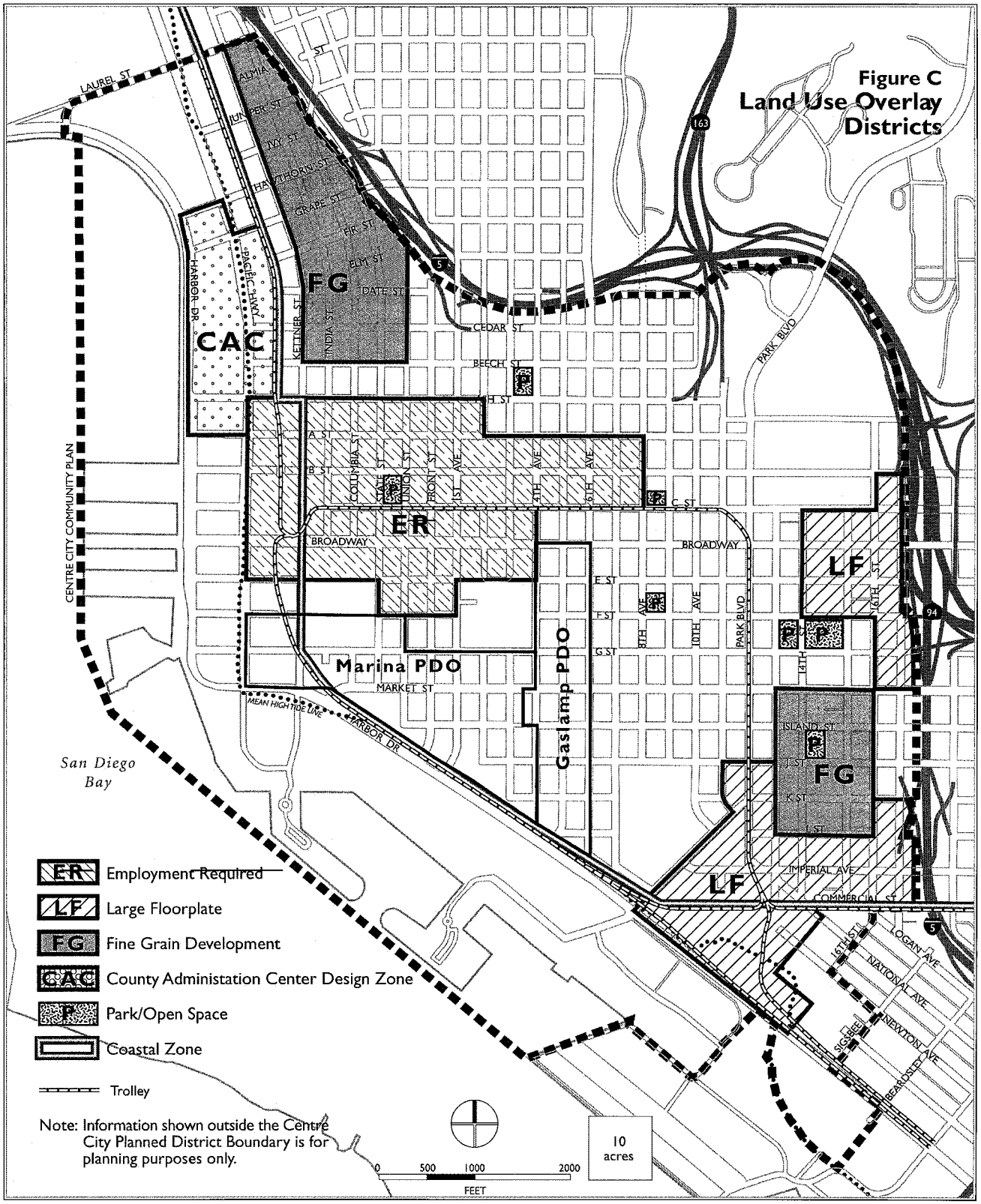
Figure C
Land Use Overlay Districts
LAUREL ST
ALDIA ST
JUNIPER ST
IVY ST
HAWTHORN ST
GRAPE ST
FIR ST
ELM ST
DATE ST
INDIA ST
KETTNER ST
HARBOR DR
PACIFIC HWY
CAC
FG
CEDAR ST
BEECH ST
H ST
A ST
B ST
COLUMBIA ST
STATE ST
UNION ST
FRONT ST
1ST AVE
4TH AVE
6TH AVE
C ST
ER
BROADWAY
E ST
F ST
G ST
8TH AVE
10TH AVE
PARK BLVD
LF
16TH ST
14TH ST
Marina PDO
MARKET ST
MEAN HIGH TIDE LINE
HARBOR DR
Gaslamp PDO
ISLAND ST
J ST
K ST
FG
IMPERIAL AVE
COMMERCIAL ST
LF
LOGAN AVE
NATIONAL AVE
NEWTON AVE
BEARDSLEY AVE
SIGSBEE
CENTRE CITY COMMUNITY PLAN
San Diego Bay
ER Employment Required
LF Large Floorplate
FG Fine Grain Development
CAC County Administation Center Design Zone
Park/Open Space
Coastal Zone
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
0 500 1000 2000
FEET
10 acres

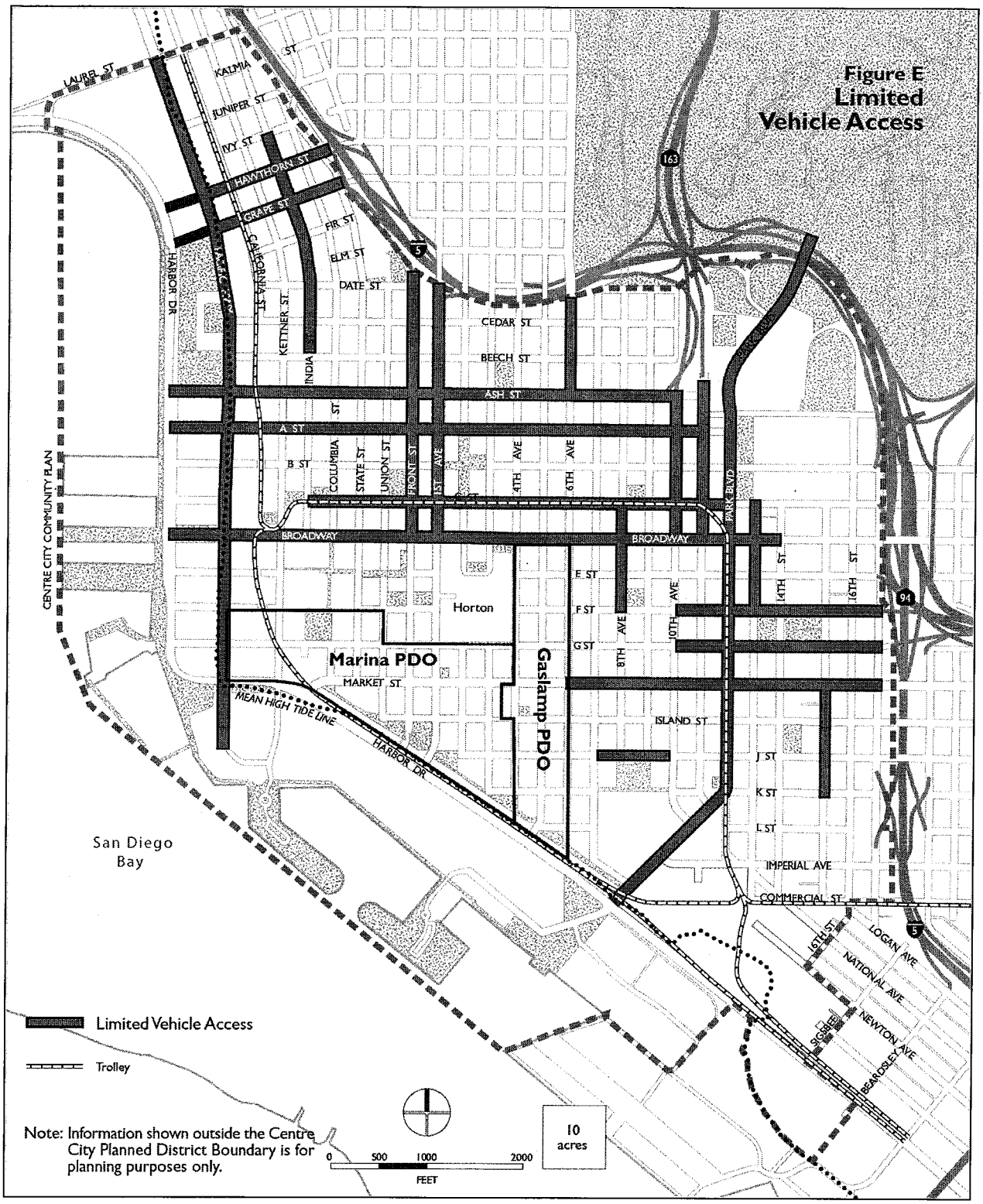
Figure E
Limited
Vehicle Access
LAUREL ST
KALMIA ST
JUNIPER ST
IVY ST
HAWTHORN ST
GRAPE ST
FIR ST
ELM ST
DATE ST
CEDAR ST
BEECH ST
ASH ST
A ST
B ST
HARBOR DR
PACIFIC HWY
CALIFORNIA ST
KETTNER ST
INDIA ST
COLUMBIA
STATE ST
UNION ST
FRONT ST
1ST AVE
4TH AVE
6TH AVE
PARK BLVD
BROADWAY
E ST
F ST
G ST
8TH AVE
10TH AVE
14TH ST
16TH ST
Horton
Marina PDO
Gaslamp PDO
MARKET ST
MEAN HIGH TIDE LINE
HARBOR DR
ISLAND ST
J ST
K ST
L ST
IMPERIAL AVE
COMMERCIAL ST
16TH ST
LOGAN AVE
NATIONAL AVE
NEWTON AVE
BEARDSLEY
CENTRE CITY COMMUNITY PLAN
San Diego
Bay
163
5
94
Limited Vehicle Access
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
0
500
1000
2000
FEET
10
acres

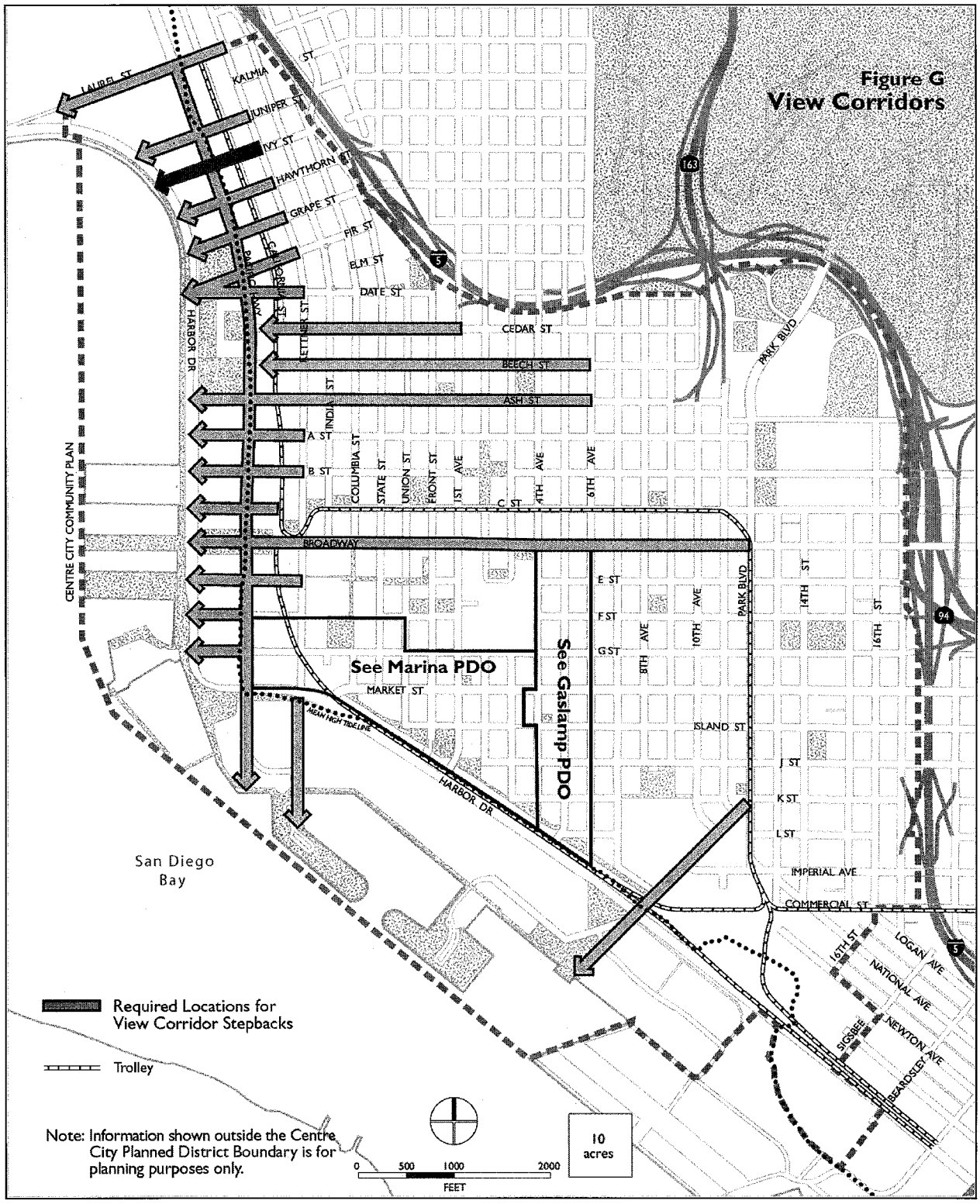
Figure G
View Corridors
LAUREL ST
KALMIA ST
JUNIPER ST
IVY ST
HAWTHORN ST
GRAPE ST
FIR ST
ELM ST
DATE ST
CEDAR ST
BEECH ST
ASH ST
A ST
B ST
C ST
BROADWAY
E ST
F ST
G ST
MARKET ST
ISLAND ST
J ST
K ST
L ST
IMPERIAL AVE
COMMERCIAL ST
HARBOR DR
CENTRE CITY COMMUNITY PLAN
COLUMBIA ST
STATE ST
UNION ST
FRONT ST
1ST AVE
4TH AVE
6TH AVE
8TH AVE
10TH AVE
14TH ST
16TH ST
PARK BLVD
LOGAN AVE
NATIONAL AVE
NEWTON AVE
SIGSBEE
BEARDSLEY
MEAN HIGH TIDE LINE
See Marina PDO
See Gaslamp PDO
San Diego Bay
Required Locations for View Corridor Stepbacks
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
0 500 1000 2000
FEET
10 acres

DLH:hm
9/29/2011
Or.Dept:CCDC

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