

## STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~

NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-21771 (NEW SERIES)

DATE OF FINAL PASSAGE MARCH 4, 2024

AN ORDINANCE AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 BY AMENDING SECTION 142.0528; AND AMENDING CHAPTER 14, ARTICLE 2, DIVISION 7 BY AMENDING SECTION 142.0740, RELATING TO THE 2021 SAN DIEGO LAND DEVELOPMENT CODE/MUNICIPAL CODE UPDATE.

### **§142.0528     Parking Standards Transit Priority Area Regulations**

The Parking Standards Transit Priority Area Regulations establish the parking requirements for *multiple dwelling unit* residential *development* where all or a portion of the *premises* is located within a Parking Standards Transit Priority Area. For purposes of this section, Parking Standards Transit Priority Area means the area defined in California Public Resources Code Section 21099, as may be amended, or an area within one-half mile of a *major transit stop* that is existing or planned, if the planned *major transit stop* is scheduled to be completed within the San Diego Association of Governments (SANDAG) Regional Transportation Improvement Program (RTIP). The RTIP covers five fiscal years and incrementally implements the long-range Regional Transportation Plan for the San Diego region. *Multiple dwelling unit* residential *development* that involves four or fewer *dwelling units*, or that includes at least 20 percent on-site housing that is affordable to persons with a household income equal to or less than 50 percent of the area median income as determined in accordance with California

Health and Safety Code section 50093 and is subject to an affordability restriction for a minimum of 55 years, is exempt from the *unbundled parking* requirement in subsection 142.0528(b)(1). Reasonable accommodations to parking requirements shall be granted if necessary to afford people with disabilities equal housing opportunities under state or federal law, in accordance with Section 131.0466.

*Multiple dwelling unit residential development* in the Centre City and Gaslamp Planned Districts is exempt from the transportation amenity requirement in subsection 142.0528(c).

(a) Parking Requirement. *Off-street parking spaces* are not required.

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

(3) A passenger drop-off and loading zone shall be provided along the *street frontage*, near the main accessible entrance unless there is an existing compliant passenger drop-off and loading zone within 200 feet from the main accessible entrance of the *development*. The passenger drop-off and loading zone shall comply with the City of San Diego Standard Drawings for Public Works Construction. An accessible route within the boundaries of the *premises* shall be provided, from the ~~accessible~~-main accessible entrance of the *development* to the passenger drop-off and loading zone, in accordance with the California Building Standards Code.

(4) [No change in text.]

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

**§142.0740 Outdoor Lighting Regulations**

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

(c) General regulations that apply to all outdoor lighting:

(1) [No change in text.]

(2) Shields and flat lenses shall be required to control and direct the light below an imaginary horizontal plane passing through the lowest point of the fixture, except for:

(A) [No change in text.]

(B) Outdoor lighting fixtures less than 6,200 initial luminaire lumens outside of the Coastal Overlay Zone and outdoor lighting fixtures less than 4,050 initial luminaire lumens within the Coastal Overlay Zone, including landscape lighting and decorative lighting;

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

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

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

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