

## Draft Strikeout/Underline Language for Minor Format and Reference Corrections

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### I. Minor Format and Reference Corrections

#### Issue 1a:

##### §127.0202 General Rules for Previously Conforming Signs

The following general rules apply to all *previously conforming signs*.

- (a) - (d) No change.
- (e) These *previously conforming sign* procedures do not apply to *signs* that have been designated as *historical resources*. A designated ~~*historical*~~ historical *sign* is subject to Chapter 14, Article 3, Division 2 (Historical Resources Regulations).
- (f) No change.

#### Issue 1b:

##### §128.0314 Erroneous Information in Environmental Documents

- (a) No change.
- (b) This section shall not apply if the information originally submitted was considered valid at the time of ~~*certification*~~ certification of the environmental document but later methodology establishes that the information is no longer valid.

#### Issue 1c:

##### §131.0112 Descriptions of Use Categories and Subcategories

- (a) The following are descriptions of each use category and subcategory found in the Use Regulations Tables of each base zone. These descriptions shall be used to classify specific uses into use subcategories for the purpose of determining applicable use regulations, in accordance with Section 131.0110. A description of separately regulated uses is located in Section 131.0112(b).
  - (1) No change.
  - (2) Agriculture Use Category

This category includes uses that involve the raising and harvesting of crops, the raising of animals, and the processing of plant and animal by-products. The agriculture subcategories are:

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(A)-(B) No change.

(C) Dairies -- Uses related to the milking of livestock and *processing*  
processing milk for consumption or transportation to markets.

(D)-(F) No change.

(3)-(11) No change.

**Issue 1d:**

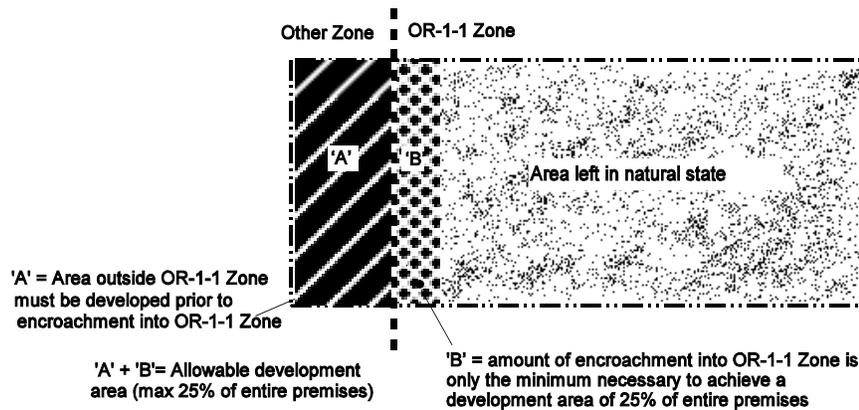
**§131.0250 Allowable Development Area in OR Zones**

- (a) Within the OR-1-1 zone, up to 25 percent of the *premises* may be developed subject to the following:
  - (1) No change.
  - (2) If the OR-1-1 zone applies only to a portion of a *premises*, the following regulations apply:
    - (A) If less than 25 percent of the *premises* is outside the OR-1-1 zone, the portion that is outside the OR-1-1 zone shall be developed before any *encroachment* into the OR-1-1 zoned portion. *Encroachment* into the OR-1-1 zone may be permitted to achieve a maximum development area of 25 percent of the entire site. See Diagram 131-02A.

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**Diagram 131-02A**  
**Allowable Development Area with Encroachment Into OR-1-1 Zone**



The text under the diagram has been amended as follows:

“B” = amount of encroachment into OR-1-1 Zone is only the minimum necessary to achieve a development area ~~or of 20% or~~ 25% of entire premises.

(B) No change.

(3) through (4) No change.

(b) No change.

**Issue 1e:**

**§131.0250 Allowable Development Area in OR Zones**

(a) No change.

(b) A *premises* within the OR-1-2 zone, within or partially within the *MHPA* is subject to the following regulations:

(1)-(5) No change.

(6) The portions of the *premises* within the *MHPA* that are not included in the allowable development area shall be maintained in their natural state and

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may be used only for passive uses consistent with the *Multiple Species Conservation Program Plan*.

(7)-(11) No change.

**Issue 1f:**

**§131.0461 Architectural Projections and Encroachments in Residential Zones**

- (a) The following are permitted *architectural projections* and *encroachments* into required *yards* for RS and RX zones and the RM-1-1, RM-1-2, and RM-1-3 zones. These projections and *encroachments* are not permitted in the required yards within view corridors that are designated by *land use plans* in the Coastal Overlay Zone and may not be located in a required *visibility area* or a required turning radius or vehicle back-up area except where development regulations may allow.

(1) - (3) No change.

- (4) Fireplace enclosures may encroach into required *yards* subject to the following requirements:

(A) No change.

(B) The fireplace and chimney are not ~~be~~ subject to the 45-degree sloped *building envelope* requirement and may extend to the maximum *structure height* at the required *setback*.

(C)-(D) No change.

(5)-(10) No change.

(b)-(c) No change.

**Issue 1g:**

**§131.0531 Development Regulations Tables of Commercial Zones**

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

(a) No change.

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

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**Table 131-05D - No change**

Footnotes For Table 131-05D

<sup>1</sup> through <sup>3</sup> No change.

<sup>4</sup> Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50 and the portion of the maximum allowed *gross floor area* ~~area~~ area that may be occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.

(c) No change.

**Issue 1h:**

**§141.0406 Correctional Placement Centers**

Correctional placement centers may be permitted with a Conditional Use Permit decided in accordance with Process Four in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(a) through (g) No change.

(h) Centers that have 99 or fewer residents shall provide an exercise area of at least 900 square feet, not including ~~required~~ required yards and required landscape areas. Centers that have 100 or more residents shall have an exercise area of at least 2,400 square feet, not including ~~required~~ required yards and required landscape areas. If an outdoor exercise area is provided, it shall be easily accessible to residents, protected from traffic, and *screened* by solid fencing from the *public right-of-way*.

(i) through (p) No change.

**Issue 1i:**

**§141.1004 Mining and Extractive Industries**

Mining and extractive industries may be permitted with a Conditional Use Permit decided in accordance with Process Four in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(a) through (l) No change.

(m) Deviations from the approved *reclamation* plan, including an IMP, are not permitted

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unless amendments to the *reclamation* plan, financial assurances and the Conditional Use Permit have been approved by the decision maker in accordance with Process Four ~~Process Four~~, or the Substantial Conformance Review process where applicable.

(n) through (o) No change.

### Issue 1j:

#### §141.1104 Community Identification Signs

Community identification *signs* may be permitted with a Neighborhood Use Permit in the zones indicated with an "N" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(a) Community Entry *Signs*

(1)- (4) No change.

(5) Community entry *signs* may be illuminated only with low intensity, ground-mounted ~~fl~~ood flood lights.

(b) Neighborhood Area Identification *Signs*

(1) - (4) No change.

(5) Neighborhood area identification *signs* may be illuminated only with low intensity ground-mounted ~~fl~~ood flood lights.

(6) No change.

### Issue 1k:

#### §141.1104 Community Identification Signs

Community identification *signs* may be permitted with a Neighborhood Use Permit in the zones indicated with an "N" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(a) No change.

(b) Neighborhood Area Identification *Signs*

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(1) through (2) No change.

(3) *Signs* shall be one of the following types:

(A) No change.

(B) *Signs* on freestanding ~~walls~~ walls not exceeding 6 feet in height and 20 square feet in *sign copy area*.

(4) through (6) No change.

**Issue 1l:**

**§142.0725 Electrical/~~Radioactivity~~ Radio-Activity Regulations**

Electrical and ~~radioactivity~~ radio-activity disturbance from any *premises* shall not unduly interfere with the normal operation of equipment or instruments on adjacent properties or in the community.

**Issue 1m:**

**§142.1206 Violations of Sign Regulations**

(a) No change.

(1) through (2) No change.

(3) Display any sign without the required Sign Permit Sticker; ~~and~~ or

(4) No change.

(b) No change.

**Issue 1n:**

**§143.0840 General Rules for Coastal Overlay Zone Affordable Housing Replacement Regulations**

(a) through (c) No change.

(d) The San Diego Housing Commission shall adopt, and ~~from time to time~~ annually update, a schedule for in-lieu fees.

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**Issue 1o:****§145.0401 Purpose of the Archaic Materials and Methods of Construction Regulations**

The purpose of this division is to promote public safety and welfare by identifying potential hazards associated with unreinforced masonry bearing wall buildings that meet the requirements as described by this division and by establishing a voluntary mitigation program with some mandatory aspects for these buildings . Buildings that have unreinforced ~~masonry~~ masonry bearing walls are widely recognized for sustaining life-hazardous damage as a result of partial or complete collapse during moderate to strong earthquakes.

The technical provisions of this division establish minimum standards for structural seismic resistance, primarily to reduce the risk of loss of life or injury, but which will not necessarily prevent loss of life or injury or prevent earthquake damage to an existing building that complies with these standards.

This division provides systematic procedures and standards for identification and classification of unreinforced masonry bearing wall buildings based on their present use.

**Issue 1p:****§145.0403 Exemptions from the Archaic Material and Methods of Construction Regulations**

This division shall not apply to the following:

- (a) No change.
- (b) Buildings that have been completely seismically retrofitted to comply with earlier editions of these regulations as provided in San Diego Municipal Code Chapter 9, Division 88, (Archaic Materials and Method of Construction), or equivalent, before January 1, ~~1994~~ 2000. Complete seismic retrofit shall be as determined by the Building Official.

**Issue 1q, 1r and 1s (all occur in the same section):****§145.0404 Definitions for this Division Only**

The following definitions apply to this division:

"Building" through "Building Maintenance" No change.

"Cumulative Value of Remodel or Renovation" means the "Value of Remodel or Renovation" accumulated from ~~January 1, 1994~~ January 1, 2001 to the date an event regulated by this

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division occurs. The Cumulative Value of Remodel or Renovation shall exclude the value of any nonstructural tenant improvements made or performed subsequent to the date a building owner provides floor-to-wall and roof-to-wall anchors under Section 145.0411.

“Date of Service” to “External Hazards” No change.

"Hazard Category" means the ranking assigned a use or occupancy as determined under Table ~~88-A~~ 145-05A of Section 145.0427 and based on degree of probable risk of loss of life or injury due to a seismic event.

"Hazardous Facility" through “Value of the Building” No change.

“Value of Remodel or Renovation” means the valuation of work, requiring a permit, that is obtained by using the building valuation schedule administered by the Building Official for tenant improvements, additions or alterations in effect at the time of permit issuance or other evidence satisfactory to the Building Official of the valuation of work, whichever is less. If unpermitted work, for which a permit was required, is discovered after ~~January 1, 1994~~ January 1, 2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official for tenant improvements, additions or alterations.

### Issue 1t:

#### §145.0405 General Regulations for Archaic Materials and Methods of Construction

- (a) When structural seismic upgrading is required or is being voluntarily provided, the building elements regulated by this division shall be those listed in Table No. A-1-~~F~~ A of the UCBC Appendix Chapter 1.
- (b) through (h) No change.

### Issue 1u:

#### §145.0406 Regulations for Essential or Hazardous Facilities

- (a) The regulations of this section apply to essential or hazardous facilities, described as any building or structure within the scope of this division and classified in Occupancy Category ~~F or H~~ 1 or 2 of Table 16-K of the 1998 California Building Code adopted by the City.
- (b) through (f) No change.

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**Issues 1v, 1w, 1x and 1y (all occur in the same section):**

**§145.0407 Regulations for Remodels Exceeding 100 Percent of Valuation**

- (a) The regulations of this section apply to buildings within the scope of this division that meet the following conditions:
  - (1) The buildings are not classified in Occupancy Category ~~For H 1 or 2~~ of Table 16-k of the 1998 California Building Code; and
  - (2) The Cumulative Value of Remodel or Renovation excluding the cost of seismic retrofit or the removal stabilization or bracing of External Hazards, exceeds 100 percent of the value of the building within any 5- year period after January 1, ~~1994~~ 2001.
    - (A) The ~~50~~ 100 percent value shall exclude the value of any nonstructural tenant improvements made or performed after the date a building owner provides floor-to-wall and roof-to-wall anchors under this section;
    - (B) No change.
    - (C) If unpermitted work, for which a permit was required, is discovered after January 1, ~~1994~~ 2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official.
- (b) through (f) No change.

**Issues 1z and 1aa (occur in same section):**

**§145.0408 Regulations for Change to a Higher Hazard Category**

- (a) The regulations of this section apply to buildings within the scope of this division that (1) are not classified in Occupancy Category ~~For H 1 or 2~~ of Table 16-k of the 1998 California Building Code, and (2) if more than 33 percent of the total floor area of the building changes from an Existing Use or Occupancy to a Higher Hazard category use or occupancy as determined by Table 145-05A of Section 145.0427, except as provided in 145.0408(b).
- (b) through (e) No change.
- (f) If the Structural Survey and Engineering Report shows that the building meets the

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requirements of the State Historical Building Code, if applicable, or the ~~1994~~  
~~Uniform~~ 1998 California Building Code as adopted by the City for new buildings of  
the same occupancy category, no further action is required.

(g) through (h) No change.

#### Issues 1bb, 1cc and 1dd (occur in same section):

##### §145.0410 Regulations for Buildings Not Classified as Essential or Hazardous Facilities

(a) The regulations of this section apply to buildings that are within the scope of this division and are not classified in Occupancy Category ~~I or H~~ 1 or 2 of Table 16-K of the 1998 California Building Code, and that contain any parapets and other exterior wall or roof appendages or objects attached to or located on the roof structure or forming the exterior facade of a building that meet both of the following criteria:

(1) No change.

(2) Relative Height. Where the parapets and other External Hazards or exterior wall or roof appendages that extend above the lower of either the level of the closest adjacent roof-to-wall anchors or the roof sheathing do not meet the requirements of Sections ~~A110(a)~~ A113.1 and ~~A110(f)~~ A113.6 of the 1997 UCBC Appendix Chapter 1.

(b) through (c) No change.

(d) The removal, stabilization, and bracing process shall include the provision of roof-to-wall anchors around the perimeter of the entire building. Existing roof-to-wall anchors must meet, or shall be upgraded to meet, the minimum requirements of Section ~~A110(a)~~ A113.1 of the 1997 UCBC Appendix Chapter 1, or new anchors meeting the minimum requirements of Section A110(a) shall be installed.

(e) through (f) No change.

#### Issue 1ee, 1ff and 1gg:

##### §145.0411 Regulations for Remodels over 50 Percent of Building Value

(a) The regulations of this section apply to buildings within the scope of this division that meet the following conditions:

(1) No change.

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- (2) The Cumulative Value of Remodel or Renovation accumulated since January 1, ~~1994~~2001, excluding the cost of seismic retrofit, or the removal, stabilization, or bracing of External Hazards, exceeds 50 percent of the value of the building within any 5-year period after January 1, ~~1994~~ 2001,
- (A) through (B) No change.
- (C) If unpermitted work, for which a permit was required, is discovered after January 1, ~~1994~~ 2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official.
- (b) The owner of a building regulated by this section shall, within 5 years after the Date of Service of an order to comply, provide floor-to-wall and roof-to-wall anchors around the perimeter of the entire building . Existing floor-to-wall and roof-to-wall anchors must meet, or shall be upgraded to meet, the minimum requirements of Section ~~A 110(a)~~ A113.1 of the 1997 UCBC Appendix Chapter 1, or new anchors meeting those requirements shall be installed.
- (c) through (d) No change.

#### Issue 1hh:

#### §145.0415 Contents of Order to Comply

The order shall ~~be accompanied by a copy of~~ reference this division ~~and a copy of which~~ references Sections A103 - A110 of Chapter 1 of the UCBC, which set forth the owner's alternatives and time limits for compliance. The order shall specify that the Building Official has determined that the building is within the scope of this division and one of the following conditions applies:

- (a) through (d) No change.

#### Issue 1ii:

Land Development Manual, Biology Guidelines, p. 26

First paragraph - No change.

In the Coastal Overlay Zone, a Coastal Development Permit will be required regardless of whether a SiteDevelopment Permit or Neighborhood Development Permit is required for all coastal development proposed within the Coastal Overlay Zone and which does not qualify for an exemption pursuant to Section ~~126.0407~~ 126.0704. Such coastal development is subject to the Environmentally

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Sensitive Lands Regulations as applicable within the Coastal Overlay Zone. The findings required in Section 126.0708 must be made to assure conformance with the land use plans and implementation program of the certified Local Coastal Program.

Third paragraph - No change.

**Issue 1jj:**

Italicize the phrase “Child Care Facilities” in Section 126.0303(a), Tables 131-02B, 131-04B (it appears twice in this table), 131-05B (it appears twice in this table as well), 131-06B, 141-05F and Section 131.0546(b).

**Issue 1kk:**

**§131.0222 - Use Regulations Table for Open Space Zones**

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

Legend for Table 131-02B - No change.

Portion of Table 131-02B

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones				
	1st & 2nd »	OP-	OC-	OR <sup>(1)</sup> -	OF <sup>(12)</sup> -	
	1-3rd »	1- 2		1-		1-
	14th »	1 1		1 2		1
<b>Wholesale, Distribution, Storage</b>						
Equipment & Materials Storage Yards	-	-				-
Moving & Storage <del>Facilities</del> <u>Facilities</u>	-	-				-
Warehouses	-	-				-
Wholesale Distribution	-	-				-

.Footnotes for Table 131-02B - No change.

**§131.0322 Use Regulations Table for Agricultural Zones**

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

Legend for Table 131-03B - No change

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Portion of Table 131-03B

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd »	AG	AR
3rd »	1-	1-	
4th »	2	1	2
<b>Wholesale, Distribution, Storage</b>			
Equipment & Materials Storage Yards	-	-	
Moving & Storage <del>Facilities</del> <u>Facilities</u>	-	-	
Warehouses	-	-	
Wholesale Distribution	-	-	

Footnotes for Table 131-03B - No change.