

Draft Language: MINOR CORRECTIONS

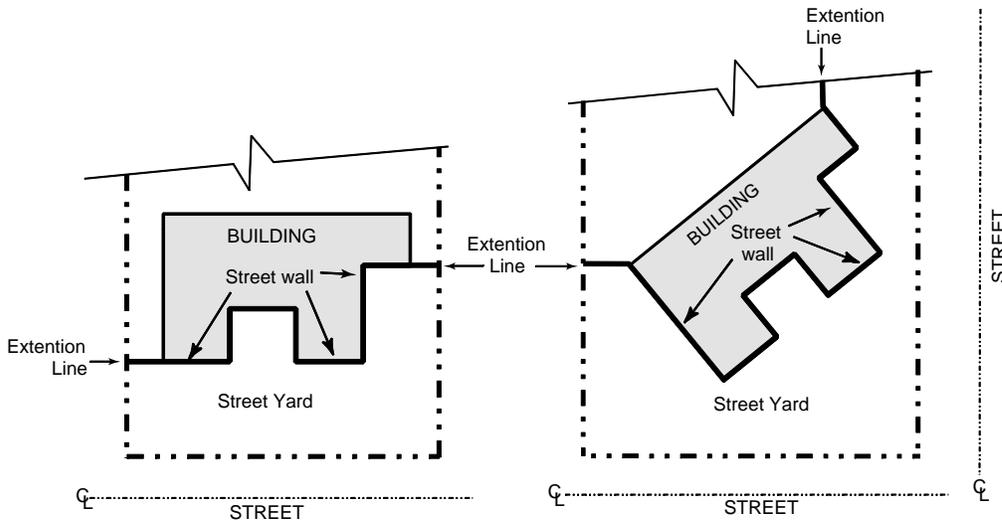
Incorrect Terms/Spelling Errors

Issue #26

§113.0267 Determining Street Wall Line

The *street wall line* is used to delineate the *street yard*. The *street wall line* includes the *street wall* plus a line extending outward from the limits of the *street wall*, as shown in Diagram 113-02HH. The extension lines shall be parallel to the *street* or single plane used to determine the *building facade*. Porches more than 3 feet above *grade* and site walls that are integral in material, design, and placement with the building and which maintain a minimum height of 4 feet may be included in determining the *street wall line*. For a corner lot, the street wall line includes the street walls for both frontages.

Diagram 113-02HH Street Wall Line



*** Change all references in Diagram 113-02HH from “extention” to “extension”.***

Issue #27

§126.0303 When a Conditional Use Permit Is Required

- (a) Conditional Use Permits Decided by Process Three

Agricultural equipment repair shops to Boarding kennels No Change.

Child care facilities **Child Care Centers**

Churches and places of religious assembly to Veterinary clinics and hospitals

No Change.

Issue #28

§131.0443 Setback Requirements in Residential Zones

- (a)(3)(E) For irregularly shaped *lots*, such as pie shaped *lots*, the *setbacks* **are** is based on the average lot width for the first 50 feet of lot depth.

Issue #29

§131.0322 Use Regulations Table for Agricultural Zones

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

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

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>		AG		AR
3rd >>		1-		1-	
4th >>		1	2	1	2

Footnotes for Table 131-03B
No Change Footnotes 1 to 9.

- 10 Not permitted within the following Special Flood Hazard Areas in the Coastal Overlay Zone: San Dieguito River, Carmel Creek, Los Penasquitos Lagoon, Los Penasquitos Creek, the Otay River and the **Tijuana** ~~Tia Juana~~ River.

Incorrect Numerical References

Issue #30

§131.0443 Setback Requirements in Residential Zones

- (b)(1)(B) No more than 40 percent of the total number of dwelling units are permitted to have front *setbacks* in any one category (i.e. 10 feet, **15** ~~13~~ feet, or **20** ~~16~~ feet) described in 131.0443(**b**)~~(12)~~(A); and

Issue #31

§142.0820 Refuse and Recyclable Materials Storage Regulations for Multiple Unit Residential Development

- (a) Interior Refuse and *Recyclable Material* Storage. Each dwelling unit shall be equipped with an interior refuse and *recyclable material* storage area of

at least 5 cubic feet. The storage area shall consist of at least **2.5** ~~2-1/2~~ cubic feet for *recyclable material* and at least **2.5** ~~2-1/2~~ cubic feet for non-recyclable material.

Issue #32

§142.1270 Signs in Multiple Dwelling Unit Residential Zones

- (a)(1) *Street* address numbers are permitted, provided that the numbers do not exceed **5** ~~1/2~~ square foot each. Address numbers may be either internally or externally illuminated.

Italicization Errors

Issue #33

§132.0306 Supplemental Regulations of the Comprehensive Land Use Plans

- (b)(1) **For residential** ~~For residential~~ development within the 60dB CNEL contour, the applicant must demonstrate that indoor noise levels that are attributable to airport operations shall not exceed 45db. For uses not specifically identified, the City Manager shall determine the standard based upon applicable City and State statutory and regulatory requirements. The applicant will be required to spend no more than 10% of construction costs to meet noise attenuation requirements.

Issue #34

§142.1250 Permanent Secondary Signs in Commercial and Industrial Zones

- (h)(2) The open **side** ~~side~~ of the lobby does not front a *public right-of-way*; or

Issue #35

§121.0505 Sign Permit Violations

- (b) It is unlawful to erect or maintain a *sign* subject to Chapter 14, Article 2, Division 12 (Sign Regulations) without a Sign Permit Sticker as required by the **Sign** ~~Sign~~ Regulations.

§142.1291 Ocean Beach Sign Enhancement District

- (a) Purpose of the Ocean Beach Sign Enhancement District

It is the purpose of the Ocean Beach **Sign** ~~Sign~~-Enhancement District to maintain, preserve, and promote the distinctive commercial signage of the Ocean Beach area and to regulate identification of commercial enterprises within the Ocean Beach community's Newport Avenue commercial core

area. *Signs* in the commercial core area shall reflect the goals of the Ocean Beach Community Plan and Commercial Improvement Program. It is the intent of the Ocean Beach ~~Sign~~ ~~Sign~~ Enhancement District to acknowledge and preserve design elements of the area's initial major period of *development* during the decades of the 1920's to 1940's. Neon tubing and other design elements that reference this era are encouraged, if feasible, as elements in new or renovated *signs*. In addition to those types of *signs* currently permitted by the ~~Sign~~ ~~Sign~~ Regulations, Category C, as set forth in Chapter 14, Article 2, Division 12, certain additional types of *signs* are specifically permitted and other additional types of *signs* are specifically prohibited in the Ocean Beach ~~Sign~~ ~~Sign~~ Enhancement District, as set forth in this section.

(b) Boundaries

The boundaries of the Ocean Beach ~~Sign~~ ~~Sign~~ Enhancement District are designated as those boundaries set forth for the Pedestrian Commercial Overlay Zone in Ocean Beach on that certain Map No.C-747; and that certain Map No. C-772, Maps "A" and "B"; and on file in the office of City Clerk under Document No. 769627 and Document No. 272788, respectively.

(c) *Signs*

The following types of *signs* are permitted in addition to those types of *signs* permitted by Chapter 14, Article 2, Division 12, ~~Sign~~ ~~Sign~~ Regulations Category C. Permitted *signs* shall be maintained or erected in conformance with all applicable building regulations in Municipal Code Chapter 9, Article 1, and the regulations concerning total permitted *sign* area as determined by the applicable sections of the ~~Sign~~ ~~Sign~~ Regulations. Those existing *signs* permitted by subsection (1) of this section are hereby exempted from the total permitted *sign* area regulations noted in subsections (2), (3) and (4) of this section and from the total permitted signage area regulations permitted by the ~~Sign~~ ~~Sign~~ Regulations.

- (1) Existing *projecting signs* that extend above the *roof line* are permitted, if installed before the adoption to the City-Wide ~~Sign~~ ~~Sign~~ Ordinance on March 6, 1973. Retention of one such *sign* per 50 feet of *street frontage* is permitted, subject to all applicable regulations set forth in Chapter 14, Article 2, Division 12. No other *projecting signs* (those provided by subsections (2), (3), and (4) following) are permitted with the retention of an existing *projecting sign* extending above the *roof line*.
- (2) *Projecting signs* not extending above the *roof line* and located between 9 feet above sidewalk to 15 feet above sidewalk, limited

to one such *projecting sign* per 50 feet *street frontage*, and may not exceed a maximum of four square feet per *sign face*.

- (3) Individual letter *signs*, free-standing on a ledge or canopy, located between 9 feet above sidewalk to 15 feet above sidewalk, and limited to eight square feet in area, and shall not exceed a maximum of 12 inches projected from the building wall.
- (4) Three-dimensional iconographical *signs*, such as barber poles, limited to one such iconographical *sign* per 50 feet frontage and shall not exceed a maximum of 18 inches projected from the building wall and a maximum of four square feet in cross-section. The term “iconographical,” as used in this section, shall refer to incidental *signs* not containing text.

(d) Design Requirements

The use of backlighted or indirectly illuminated faces for those *signs* permitted by subsections (c)(2), (c)(3), and (c)(4) of this section and for all permanent freestanding *signs*, shall be prohibited, with the exception of those *signs* which incorporate one or both of the following elements in their design: exposed neon tubing; or backlighted opaque-facing.

(e) Abatement

All *signs* are subject to the abatement procedures as set forth in Chapter 12, Article 1, Division 5, (Sign Violations and Enforcement Procedures), except that those *signs* specifically prohibited in this district and typically allowed in the **Sign** ~~Sign~~ Regulations, which are not in compliance with this section shall not be subject to abatement.

Capitalization Errors

Issue #36

§124.0106 Recordation of Development Agreements

The City Clerk shall forward a copy of the Development Agreement, and an ordinance that describes the land subject to the agreement, to the County Recorder for recordation no later than 10 *business days* after receipt of a fully executed **D**development Agreement. The agreement shall be binding upon, and the benefits of the agreement shall inure, to the parties and all successors in interest to the parties to the agreement.

Issue #37

§129.0102 When Construction Permit Procedures Apply

The following permits require construction review, and the procedures for *construction permits* apply to these permits unless stated otherwise in this article: Building Permits, Electrical Permits, Plumbing or Mechanical Permits, Demolition/Removal Permits, Grading Permits, **P**ublic **R**ight-of-**W**ay Permits, and Sign Permits.

Issue #38

§141.1004 Mining and Extractive Industries

- (j)(4)(D) Other security which the State Mining and Geology Board determines are reasonably available and adequate to ensure reclamation in accordance with the California Surface Mining and **R**eclamation Action of 1975.

Issue #39

§142.0505 When Parking Regulations Apply

**Table 142-05A
Parking Regulations Applicability**

Type of <i>Development Proposal</i>	Applicable Regulations	Required Permit Type/ Decision Process
Any <i>single dwelling unit residential development</i>	Sections 142.0510 , 142.0520 and 142.0560	No permit required by this division
Any <i>multiple dwelling unit residential development</i>	Sections 142.0510, 142.0525 and 142.0560	No permit required by this division
Any <i>nonresidential development</i>	Sections 142.0510, 142.0530, and 142.0560	No permit required by this division
<i>Multiple dwelling unit projects in planned urbanizing communities that are processing a Planned Development Permit.</i>	Section 142.0525(c)	No permit required by this division

Issue #40

§143.0101 Purpose of Environmentally Sensitive Lands Regulations

The purpose of these regulations is to protect, preserve and, where damaged restore, the *environmentally sensitive lands* of San Diego and the viability of the species supported by those lands. These regulations are intended to assure that *development*, including, but not limited to *coastal development* in the Coastal Overlay Zone, occurs in a manner that protects the overall quality of the resources and the natural and topographic character of the area, encourages a sensitive form of *development*, retains biodiversity and interconnected habitats, maximizes physical and visual public access to and along the shoreline, and reduces hazards due to *flooding* in specific areas while minimizing the need for construction of *flood control* facilities. These regulations are intended to protect the

public health, safety, and welfare while employing regulations that are consistent with sound resource conservation principles and the rights of private property owners.

It is further intended for the Development Regulations for Environmentally Sensitive Lands and accompanying Biology, Steep Hillside, and Coastal Bluffs and Beaches Guidelines to serve as standards for the determination of impacts and mitigation under the California Environmental Quality Act and the California Coastal Act. These standards will also serve to implement the Multiple Species Conservation Program by placing priority on the preservation of biological resources within the Multiple Habitat Planning Area, as identified in the City of San Diego Subarea Plan. The habitat based level of protection which will result through implementation of the Multiple **H**abitat Planning Area is intended to meet the mitigation obligations of the Covered Species addressed. In certain circumstances, this level of protection may satisfy mitigation obligations for other species not covered under the Multiple Species Conservation Program but determined to be sensitive pursuant to the CEQA review process. This determination will be addressed in the environmental documentation.

Incorrect Section or Table References

Issue #41

§131.0322 Use Regulations Table for Agricultural Zones

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

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
Residential					
Group Living Accommodations		-		-	
<i>Mobilehome Parks</i>		-		-	
<i>Multiple Dwelling Units</i>		-		-	
<i>Single Dwelling Units</i>		P ⁽¹⁾		P	
Separately Regulated Residential Uses					
<i>Boarder & Lodger Accommodations</i>		L		L	
Companion Units		-		L [€]	
Employee Housing:					
6 or fewer employees		L ⁽⁷⁾		L ⁽⁷⁾	

Issue #42

§131.0422 Use Regulations Table for Residential Zones

**Table 131-04B
Use Regulations Table of Residential Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones												
	1st & 2nd >>		RM-												
	3rd >>		1-			2-			3-			4-		5-	
	4th >>		1	2	3	4	5	6	7	8	9	10	11	12	
Residential															
Group Living Accommodations		P ⁽⁷⁾			P ⁽⁷⁾			P ⁽⁷⁾			P ⁽⁷⁾		P ⁽⁷⁾		
Mobilehome Parks		P ⁽²⁾			P ⁽²⁾			P ⁽²⁾			P ⁽²⁾		-		
Multiple Dwelling Units		P ⁽⁵⁾			P ⁽⁵⁾			P ⁽⁵⁾			P ⁽⁵⁾		P		
Single Dwelling Units		P			P			P			P		-		
Separately Regulated Residential Uses															
Boarder & Lodger Accommodations		L			L			L			L		L		
Companion Units		L-			L-			L-			L-		L-		

Issue #43

§142.0530 Nonresidential Uses — Parking Ratios

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

Zone	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces			Required Bicycle Parking Spaces ⁽²⁾
	Minimum Required Outside a Transit Area	Minimum Required Within a Transit Area ⁽¹⁾	Maximum Permitted	Minimum Required
Planned Districts				
Barrio Logan: Subdistrict B	1.0 ⁽⁶⁾	1.0 ⁽⁶⁾	5.5	0.1
Barrio Logan: Except Subdistrict B	2.5	2.1	6.5	0.1
Carmel Valley	5.0	4.3	6.5	0.1

Draft Language: Minor Corrections

Cass Street	2.0	2.0	6.5	0.1
Central Urbanized	2.5	2.1	6.5	0.1
Golden Hill	1.25	1.25	5.5	0.1
La Jolla	1.7	1.7	5.5	0.1
La Jolla Shores	1.0	1.0 ⁽⁶⁾	5.5	0.1
Mid-City: CN-3 and CV-3	1.25	1.25	5.5	0.1
Mid-City: Except CN-3, CV-3	2.5	2.1	6.5	0.1
Mount Hope	3.3	2.8	6.5	0.1
Mission Valley: CV	2.5	2.1	6.5	0.1
Mission Valley: Except CV	5.0	4.3	6.5	0.1
Otay Mesa	5.0	4.3	6.5	0.1
Old Town	4.0	3.4	6.5	0.1
Southeast San Diego	2.5	2.1	6.5	0.1
San Ysidro	2.5	2.1	6.5	0.1
West Lewis Street	1.0 ⁽⁶⁾	1.0 ⁽⁶⁾	5.5	0.1

Table 142-05E
Parking Ratios for Eating and Drinking Establishments

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment ⁽³⁾ Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces			Required Bicycle Parking Spaces ⁽²⁾
	Minimum Required Outside a Transit Area	Minimum Required Within a Transit Area ⁽¹⁾	Maximum Permitted	Minimum Required
Planned Districts				
Barrio Logan: Subdistrict B	1.0 ⁽⁶⁾	1.0 ⁽⁶⁾	20.0	0.1
Barrio Logan: Except Subdistrict B	2.5	2.1	20.0	0.1
Carmel Valley	15.0	12.8	25.0	0.1
Cass Street	5.0	4.3	25.0	0.1
Central Urbanized	2.5	2.1	6.5	0.1
Golden Hill	1.25	1.25	20.0	0.1
La Jolla	5.0	4.3	20.0	0.1
La Jolla Shores	1.0	1.0 ⁽⁶⁾	20.0	0.1
Mid-City: CN-3 and CV-3	1.25	1.25	20.0	0.1
Mid-City: Except CN-3, CV-3	2.5	2.1	25.0	0.1

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment ⁽³⁾ Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces			Required Bicycle Parking Spaces ⁽²⁾
	Minimum Required Outside a Transit Area	Minimum Required Within a Transit Area ⁽¹⁾	Maximum Permitted	Minimum Required
Mount Hope	3.3	2.8	25.0	0.1
Mission Valley: CV	5.0	4.3	25.0	0.1
Mission Valley: Except CV	15.0	12.8	25.0	0.1
Otay Mesa	15.0	12.8	25.0	0.1
Old Town	4.0	3.4	25.0	0.1
Southeast San Diego	5.0	4.3	25.0	0.1
San Ysidro	5.0	4.3	25.0	0.1
West Lewis Street	1.0 ⁽⁶⁾	1.0 ⁽⁶⁾	20.0	0.1

Issue #44

§142.0530 Nonresidential Uses — Parking Ratios

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

Zone	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces			Required Bicycle Parking Spaces ⁽²⁾
	Minimum Required Outside a Transit Area	Minimum Required Within a Transit Area ⁽¹⁾	Maximum Permitted	Minimum Required
Commercial Zones				
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	2.1	6.5	0.1
CC-1-2 CC-2-2 CC-4-2 CC-5-2	2.5	2.1	6.5	0.1
CC-1-3 CC-2-3 CC-4-3 CC-5-3	5.0 ⁽³⁾	4.3	6.5	0.1
CC-3-4 CC-4-4 CC-5-4	2.5	2.1	6.5	0.1

Draft Language: Minor Corrections

CC-3-5	1.0 (6) (5)	1.0 (6) (5)	5.5	0.1
CC-3-5/Beach impact area ⁽⁵⁾	2.5	2.1	6.5	
CC-4-5	1.0 (6) (5)	1.0 (6) (5)	5.5	
CC-5-5	1.25	1.25	5.5	0.1
CN-1-1	1.0 (6) (5)	1.0 (6) (5)	5.5	0.1
CN-1-2	5.0	4.3	6.5	0.1
CN-1-3	2.5	2.1	6.5	0.1
CR-1-1 CR-2-1	5.0 ⁽³⁾	4.3	6.5	0.1
CO-1-1 CO-1-2	5.0	4.3	6.5	0.1
CV-1-1	5.0	4.3	6.5	0.1
CV-1-2	2.5	2.1	6.5	0.1
Industrial Zones				
IH-1-1 IH-2-1	5.0	4.3	6.5	0.1
IL-1-1 IL-2-1 IL-3-1	5.0	4.3	6.5	0.1
IP-1-1 IP-2-1	5.0	4.3	6.5	0.1
IS-1-1	1.0 (6) (5)	1.0 (6) (5)	5.5	0.1
Planned Districts				
Barrio Logan: Subdistrict B	1.0 (6) (5)	1.0 (6) (5)	5.5	0.1
Barrio Logan: Except Subdistrict B	2.5	2.1	6.5	0.1
Carmel Valley	5.0	4.3	6.5	0.1
Cass Street	2.0	2.0	6.5	0.1
Golden Hill	1.25	1.25	5.5	0.1
La Jolla	1.7	1.7	5.5	0.1
La Jolla Shores	1.0	1.0 (6) (5)	5.5	0.1
Mid-City: CN-3 and CV-3	1.25	1.25	5.5	0.1
Mid-City: Except CN-3, CV-3	2.5	2.1	6.5	0.1
Mount Hope	3.3	2.8	6.5	0.1
Mission Valley: CV	2.5	2.1	6.5	0.1
Mission Valley: Except CV	5.0	4.3	6.5	0.1
Otay Mesa	5.0	4.3	6.5	0.1
Old Town	4.0	3.4	6.5	0.1

Draft Language: Minor Corrections

Southeast San Diego	2.5	2.1	6.5	0.1
San Ysidro	2.5	2.1	6.5	0.1
West Lewis Street	1.0 ⁽⁶⁾ (5)	1.0 ⁽⁶⁾ (5)	5.5	0.1

Footnotes For Table 142-05D

- 1 *Transit Area.* The *transit area* minimum parking ratios apply in the *Transit Area Overlay Zone* (Chapter 13, Article 2, Division 10) and in the *Urban Village Overlay Zone* (Chapter 13, Article 2, Division 11).
- 2 *Bicycle Parking.* See Section 142.0530(e).
- 3 *Uses Located above Ground Floor.* The minimum parking ratio for retail sales and commercial services uses above the ground *floor* is 4.0 spaces per 1,000 square feet of *gross floor* area.
- 4 *Beach impact area.* For area of applicability, see Chapter 13, Article 2, Division 8 (*Parking Impact Overlay Zone*).
- 5 *Alley Access.* For properties with *alley* access, one parking space per 10 linear feet of *alley* frontage may be provided instead of the parking ratio shown in Table 142-05D. Within the beach impact area of the *Parking Impact Overlay Zone*, application of this policy shall not result in a reduction of required on-site parking.

**Table 142-05E
Parking Ratios for Eating and Drinking Establishments**

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment ⁽³⁾ Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces			Required Bicycle Parking Spaces ⁽²⁾
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit Area</i> ⁽¹⁾	Maximum Permitted	Minimum Required
Commercial Zones				
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	2.1	25.0	0.1
CC-1-2 CC-2-2 CC-4-2	2.5	2.1	25.0	0.1
CC-5-2	2.5	2.1	25.0	0.1
CC-4-2/Coastal Overlay Zone ⁽⁴⁾	5.0	4.3	25.0	0.1
CC-1-3 CC-2-3 CC-4-3 CC-5-3	15.0	12.8	25.0	0.1
CC-3-4 CC-4-4	2.5	2.1	25.0	0.1

Draft Language: Minor Corrections

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment ⁽³⁾ Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces			Required Bicycle Parking Spaces ⁽²⁾
	Minimum Required Outside a Transit Area	Minimum Required Within a Transit Area ⁽¹⁾	Maximum Permitted	Minimum Required
CC-4-4/Coastal Overlay Zone ⁽⁴⁾	5.0	4.3	25.0	0.1
CC-5-4	2.5	2.1	25.0	0.1
CC-3-5	1.0 (6) (5)	1.0 (6) (5)	20.0	0.1
CC-3-5/Coastal Overlay Zone ⁽⁴⁾	5.0	4.3	25.0	0.1
CC-4-5	1.0 (6) (5)	1.0 (6) (5)	20.0	
CC-5-5	1.25	1.25	20.0	0.1
CN-1-1	1.0 (6) (5)	1.0 (6) (5)	20.0	0.1
CN-1-2	15.0	12.8	25.0	0.1
CN-1-3	2.5	2.1	25.0	0.1

CR-1-1 CR-2-1	15.0	12.8	25.0	0.1
CO-1-1 CO-1-2	15.0	12.8	25.0	0.1
CV-1-1	15.0	2.1	25.0	0.1
CV-1-2	5.0	4.3	25.0	0.1
Industrial Zones				
IH-1-1 IH-2-1	15.0	12.8	25.0	0.1
IL-1-1 IL-2-1 IL-3-1	15.0	12.8	25.0	0.1
IP-1-1 IP-2-1	15.0	12.8	25.0	0.1
IS-1-1	1.0 (6) (5)	1.0 (6) (5)	20.0	0.1
Planned Districts				
Barrio Logan: Subdistrict B	1.0 (6) (5)	1.0 (6) (5)	20.0	0.1
Barrio Logan: Except Subdistrict B	2.5	2.1	20.0	0.1
Carmel Valley	15.0	12.8	25.0	0.1
Cass Street	5.0	4.3	25.0	0.1
Golden Hill	1.25	1.25	20.0	0.1
La Jolla	5.0	4.3	20.0	0.1

Draft Language: Minor Corrections

La Jolla Shores	1.0	1.0 (6) (5)	20.0	0.1
Mid-City: CN-3 and CV-3	1.25	1.25	20.0	0.1
Mid-City: Except CN-3, CV-3	2.5	2.1	25.0	0.1
Mount Hope	3.3	2.8	25.0	0.1
Mission Valley: CV	5.0	4.3	25.0	0.1
Mission Valley: Except CV	15.0	12.8	25.0	0.1
Otay Mesa	15.0	12.8	25.0	0.1
Old Town	4.0	3.4	25.0	0.1
Southeast San Diego	5.0	4.3	25.0	0.1
San Ysidro	5.0	4.3	25.0	0.1
West Lewis Street	1.0 (6) (5)	1.0 (6) (5)	20.0	0.1

Footnotes For Table 142-05E

- 1 *Transit Area.* The *transit area* minimum parking ratios apply in the *Transit Area Overlay Zone* (Chapter 13, Article 2, Division 10) and in the *Urban Village Overlay Zone* (Chapter 13, Article 2, Division 11).
- 2 *Bicycle Parking.* See Section 142.0530(e)
- 3 *Eating and Drinking Establishments.* The minimum parking ratios apply to eating and drinking establishments that do not have a common parking area with any other uses. There is no minimum parking requirement or maximum permitted parking for outdoor dining. Within the *Coastal Overlay Zone*, outdoor dining areas such as decks, patios, terraces, etc., are considered part of the establishment's *gross floor area* and included in calculating parking requirements.
- 4 *Coastal Overlay Zone.* For area of applicability, see Chapter 13, Article 2, Division 4.
- 5 *Alley Access.* For properties with *alley* access, one parking space per 10 linear feet of *alley* frontage may be provided instead of the parking ratio shown in Table 142-05E. Within the beach impact area of the *Parking Impact Overlay Zone*, application of this policy shall not result in a reduction of required on-site parking.

Issue #45

§142.0545 Shared Parking Requirements

- (b)(2) Table 142-05G **H** contains the peak parking demand for selected uses, expressed as a ratio of parking spaces to *floor* area.

Issue #46

§142.0545 Shared Parking Requirements

- (b)(3) Table 142-05H **I** contains the percentage of peak parking demand that selected uses generate for each hour of the day (hourly accumulation curve), in some cases separated into weekdays and Saturdays. The period

during which a use is expected to generate its peak parking demand is indicated as 100 percent, and the period during which no parking demand is expected is indicated with “-”.

Issue #47

§143.0140 General Development Regulations for all Environmentally Sensitive Lands

- (a) *Environmentally sensitive lands* that are outside of the allowable development area on a *premises* shall be left in a natural state and used only for those passive activities allowed as a condition of permit approval. The landowner may elect to offer to dedicate in fee the undeveloped remainder portion of the *premises* to the City to relieve the land owner of management and liability obligations associated with that portion of the *premises*. Otherwise, the passive activities allowed on the undeveloped remainder of the *premises* and any other conditions of the permit shall be incorporated into a covenant of easement that shall be recorded against title to the property, in accordance with procedures set forth in Section **143.0152** ~~143.0151~~.

Issue #48

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

- (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 A113.1 of the 1997 UCBC Appendix Chapter 1, or new anchors meeting the minimum requirements of Section **A113.1** ~~A110(a)~~ shall be installed.

Issue #49

§145.0425 Regulations for Buildings of Archaic Unreinforced Masonry

- (a) A building or structure of archaic unreinforced masonry shall comply with the provisions set forth in this section.
- (b) A qualified Historical Building may comply with the State Historical Building Code in order to fulfill the requirements of this section.
- (c) Existing or re-erected walls of adobe or stone shall conform to the following:

- (1) Exterior bearing walls of unreinforced stone masonry shall not exceed the height-to-thickness or length-to-thickness ratio, and exterior walls of unreinforced adobe masonry shall not exceed the length-to-thickness ratio, specified in Table No. A-1- B of the UCBC Appendix Chapter 1. Exterior walls of unreinforced adobe masonry shall not exceed a height-to-thickness ratio of 6 to 1 for Seismic Zone No. 3, or a ratio of 5 to 1 for Seismic Zone No. 4. The walls shall be provided with a reinforced concrete bond beam at the top that interconnects all walls. The bond beam shall have a minimum depth of 6 inches. The bond beam may have a width equal to the width of the wall less 8 inches, provided the resulting width is not less than 8 inches. Bond beams of other materials or seismic retrofit designs may be used with the approval of the Building Official.

Exterior bearing walls shall have a minimum wall thickness of 18 inches in Seismic Zone Nos. 3 and 4. Interior adobe partitions shall be a minimum of 10 inches in thickness. No adobe or stone structure may exceed one story in height unless the historic evidence, satisfactory to the Building Official, indicates a two-story height . In such cases, the height-to-thickness ratio shall be as above for the first floor based on the total two-story height and the second floor wall thickness shall not exceed a ratio of 6 to 1. Bond beams shall be provided at the roof and second floor levels.

- (2) Foundations shall be reinforced concrete under newly reconstructed walls and shall be 50 percent wider than the wall above, soil conditions permitting, except that the foundation wall may be 4 inches less in width than the wall if a rock, burned brick, or stabilized adobe facing is necessary to provide authenticity.
- (3) New or existing unstabilized brick and adobe brick masonry shall test to 75 percent of the compressive strength required of new materials by the ~~1998~~ 2001 California Building Code, as adopted by the City. Unstabilized brick shall only be used where existing brick is unstabilized and where the building is not susceptible to flooding conditions or direct exposure . Adobe may be allowed a maximum value of 3 pounds per square inch for shear with no increase of lateral forces.
- (4) Mortar may be of the same soil composition and stabilization as the brick, in lieu of cement mortar, if

cement mortar is required for new materials under the ~~1998~~ 2001 California Building Code.

- (5) Nominal tension forces due to seismic forces that are normal to the wall may be neglected if the wall meets thickness requirements and shear values allowed by this Section.

- (d) Allowable stresses for archaic materials not specified in the ~~1998~~ 2001 California Building Code, as adopted by the City or in this division shall be based on substantiating research data or engineering judgement with the approval of the Building Official.