

ORDINANCE NUMBER O- 18524 (NEW SERIES)

ADOPTED ON JUN 08 1998

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3,
DIVISION 19, OF THE SAN DIEGO MUNICIPAL CODE BY
AMENDING SECTIONS 103.1915 AND 103.1925 RELATING
TO THE CENTRE CITY PLANNED DISTRICT.

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That Chapter X, Article 3, Division 19, of the San Diego Municipal Code is amended by amending Sections 103.1915 and 103.1925, to read as follows:

SEC. 103.1915 Property Development Regulations

A. through J. [No change.]

K. Parking

1. Project Parking

a. and b. [No change.]

c. At least fifty percent (50%) of the street wall of any project parking or structured parking, excluding vehicular access areas, shall include street level uses, except as provided herein.

When the President determines that there is not sufficient pedestrian traffic at the time the permit is issued to support street level uses, he or she may grant an exception to this requirement if the parking

structure is designed to accommodate street level uses in the future. The space shall be designed in accordance with these street level parking structure criteria: (1) Ground floor retail space shall have a minimum depth of twenty-five (25) feet; (2) Ground floor retail/commercial space shall have a minimum finished ceiling height of ten (10) feet; (3) Ground floor finished floor elevations shall match the sidewalk elevations at least every one hundred (100) feet; (4) At least one (1) shaft for hood vents for every one hundred (100) linear feet of frontage shall be provided; (5) Provisions for loading and trash enclosures shall be provided.

d. Subject to making the findings in Section 103.1915(K)(1)(d)(1) and (2), the President may grant an exception to the requirement for street uses:

(1) The location for proposed project parking or structured parking is not suitable for street level uses due to environmental, topographic or other site conditions unique to the subject property.

(2) The construction of street level uses conflicts with other applicable requirements of law.

e. If the President grants an exception, then the use of enhanced architectural elements, landscaping or other design features under Section 103.1915(K)(1)(d) may be required.

f. To the extent possible, vehicles, structural elements, interior lights and mechanical equipment shall be screened from view from the public right-of-way.

g. Lighting levels shall meet the requirements of the Illuminating Engineers Society's Manual, as may be amended from time to time.

2. Structured Parking

a. Structured parking shall include all parking structures that are a primary use, or are off-site and incidental and associated with a project.

b. Structured parking shall be permitted throughout the Planning Area as a conditional use subject to the criteria of Section 103.1915(K)(4).

c. Structured parking shall meet all Project Parking criteria of Section 103.1915(K)(1).

d. For every vehicular access point to any public structured parking, there shall be at least one four-by-four foot, internally illuminated, cabinet sign, clearly visible to pedestrians and motorists with the international parking symbol: a white letter "P" on a green background. Additional space may be added to the sign to indicate whether the lot is full, or to provide information on prices, ownership, management, hours of operation, and whether it

is for private or public parking. The four-by-four foot square parking sign shall not be reduced or encroached upon by this additional information. The four-by-four foot square parking sign shall not be included in calculations regarding other signage for the structure.

3. Surface Parking

a. Surface parking shall include all non-structured parking lots and may be permitted throughout the planning area as a conditional use:

b. A thirty-six inch (36") high barrier shall be provided along the property line adjacent to any public right of way. Gaps in the barrier may be provided for vehicular and pedestrian access.

Each barrier shall consist of:

(1) A solid concrete or masonry wall on all streets designated as "gateway streets" in the Centre City Streetscape Manual. A solid concrete or masonry wall is allowed by permit only on all other streets. The wall shall be configured to provide a twelve-inch (12") square planting pocket at least every twelve and one half feet (12'-6") on the sidewalk side of the wall. Climbing vines or shrubs shall be planted so that the sidewalk side of the wall is fully covered by the vines or shrubs within three (3) years of being

planted. An automatic irrigation system shall be installed to water the vines or shrubs. Curb or wheel stops shall be placed at least two and one half feet (2'-6") inside the wall; or

(2) A black, vinyl-coated chain-link fence is permitted on all streets other than those designated as "gateway streets" in the Centre City Streetscape Manual. The fence shall be placed directly against the sidewalk property line(s) with at least one twelve-inch (12") square planting pocket every twelve and one half feet (12'-6") on the parking side of the fence. Climbing vines or shrubs shall be planted so that the sidewalk side of the fence is fully covered by the vines or shrubs within three (3) years of being planted. An automatic irrigation system shall be installed to water the vines or shrubs. Curb or wheel stops shall be placed at least two and one half feet (2'-6") inside the wall.

(3) All surface parking lots shall meet the requirements of the Centre City Streetscape Manual for the improvement of the public right-of-way. A heavy timber or tubular steel trellis shall be erected directly behind each sidewalk property line in such a manner that the trellis does

not overhang the public right-of-way. The underside of the horizontal elements shall be at least eight (8) feet above grade.

c. At least one (1) tree per five thousand (5,000) square feet of lot area shall be provided for lots greater than thirty thousand (30,000) square feet. Trees shall be grouped or spaced within the interior of the lot.

d. [No change.]

e. An irrigation system for each tree shall be provided as required for proper irrigation, development and maintenance of the vegetation.

f. Wheel stops shall be placed at the edge of all barriers and landscape areas to protect them from damage.

g. Lighting shall be provided to maintain security and safety within the lot. The Developer shall submit lighting level diagrams with the application for a conditional use permit. All lighting shall be shielded from surrounding uses.

h. For every vehicular access point, there shall be at least one four-by-four foot square, internally illuminated, cabinet sign clearly visible to pedestrians and motorists with the international parking symbol: a white letter "P" letter on a green background. Additional space may be added to the sign to indicate

whether the lot is full, or to provide information on prices, ownership, management, hours of operation, and whether it is for private or public parking. The four-by-four foot square parking sign shall not be reduced or encroached upon by this additional information.

4. In addition to the criteria of this Division, the President may require any additional measures to ensure land use, circulation and urban design compatibility with all structured, project and surface parking. Such measures additional include:

a. Mitigation against negative views into parking lots and garages of the vehicles, sloping floors, roof tops, and the light and glare from vehicles and security lighting.

b. Mitigation against unusual levels of odors, vibrations, and noise.

c. Adequate operational and security measures to mitigate potential negative impacts on the surrounding neighborhood.

In requiring such additional measures, the President shall give special consideration to the street level design of vehicular entrances, pedestrian entrances, streetscape, utilities and mechanical equipment, facade recesses, and other features of the streetwall. Should the President

find that below-grade public parking is infeasible or impractical to provide, he or she may waive below grade parking requirements.

L. [No change.]

SEC. 103.1925 Land Use Classifications

[No change in text of first paragraph.]

A. through G. [No change.]

H. Parking

1. Surface Parking: Parking that is not enclosed in a structure.

Surface parking is considered an interim use and is permitted through a conditional use permit (CUP) process.

2. Structured Parking: Free standing parking structures that are not associated with a specific project and that provide parking to the general public.

3. Project Parking: Free standing parking structures that are associated with a specific project and that are constructed on- or off-site to the project.

I. [No change.]

Section 2. That TABLE 4, LAND USE CLASSIFICATIONS PERMITTED BY LAND USE DISTRICTS is amended to read as shown on TABLE 4, a copy of which is attached hereto and incorporated by reference.

Section 3. That the Land Use Map, Figure 2, is amended and replaced by the Land Use Map, Revised Figure 2, dated 2/5/98, a copy of which is attached hereto and incorporated by reference.

Section 4. This ordinance shall take effect on the thirtieth day after the date the California Coastal Commission unconditionally certifies this ordinance as a local coastal program amendment.

APPROVED: CASEY GWINN, City Attorney

By  _____
Allisyn L. Thomas
Deputy City Attorney

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LAND USE CLASSIFICATIONS PERMITTED BY LAND USE DISTRICTS

LAND USE DISTRICTS

LAND USE CLASSIFICATION (As defined in section 103.1925)	Commercial Office A	Rec/Visitor/ Marine B	Mixed Use/ Res. Emph. C	Mixed Use D	Commercial Services E	Institutional F	Hotel/ Residential G
A. RESIDENTIAL							
Group Residential	X	X	X	X	X	X	X
Live/Work Quarters (Loft)	X	X	X	X	X	-	X
Living Units	CUP	CUP	CUP	CUP	CUP	-	CUP
Multifamily Residential	X	X	X	X	X	X	X
Senior Citizen Housing	CUP	CUP	CUP	CUP	CUP	-	CUP
B. COMMERCIAL/ PROFESSIONAL OFFICE							
Professional & Business Offices	X	X	X	X	X	-	X
Governmental Offices	X	X	X	X	X	-	X
C. COMMERCIAL RETAIL							
Food/Grocery Sales	X	X	X	X	X	-	X
Retail Sales	X	X	X	X	X	-	X
Wholesale/Retail Sales	X	X	X	X	X	-	X
D. COMMERCIAL SERVICES							
Ambulance Services	X	-	-	X	X	-	-
Animal Hospitals	X	-	-	X	X	-	-
Artist's Studios	X	X	X	X	X	-	X
Banks, Credit Unions, and Savings & Loan Associations	X	-	X	X	X	-	X
Banquet Facilities, Clubs and Lodges	X	X	X	X	X	-	X
Building Materials & Services	X	-	-	X	X	-	-
Business & Home Services	X	-	X	X	X	-	X
Catering Services	X	-	X	X	X	-	X
Commercial Recreation & Entertainment	X	X	X	X	X	-	X
Commercial Communications Facilities	X	-	-	X	X	-	-
Eating & Drinking Establishments	X	X	X	X	X	-	X
With Alcoholic Beverage Svc.	CUP	CUP	CUP	CUP	CUP	-	CUP
With Live Entertainment	X	X	CUP	X	X	-	X
Laboratories	X	-	X	X	X	-	X
Mortuaries	X	-	X	X	X	-	X
Nurseries, Plant	X	-	X	X	X	-	X
Personal Improvement Svcs	X	-	X	X	X	-	X
Personal & Convenience Svcs	X	X	X	X	X	-	X

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X: Permitted

CUP: Conditional Use Permit required

-: Not Permitted

LAND USE CLASSIFICATIONS PERMITTED BY LAND USE DISTRICTS

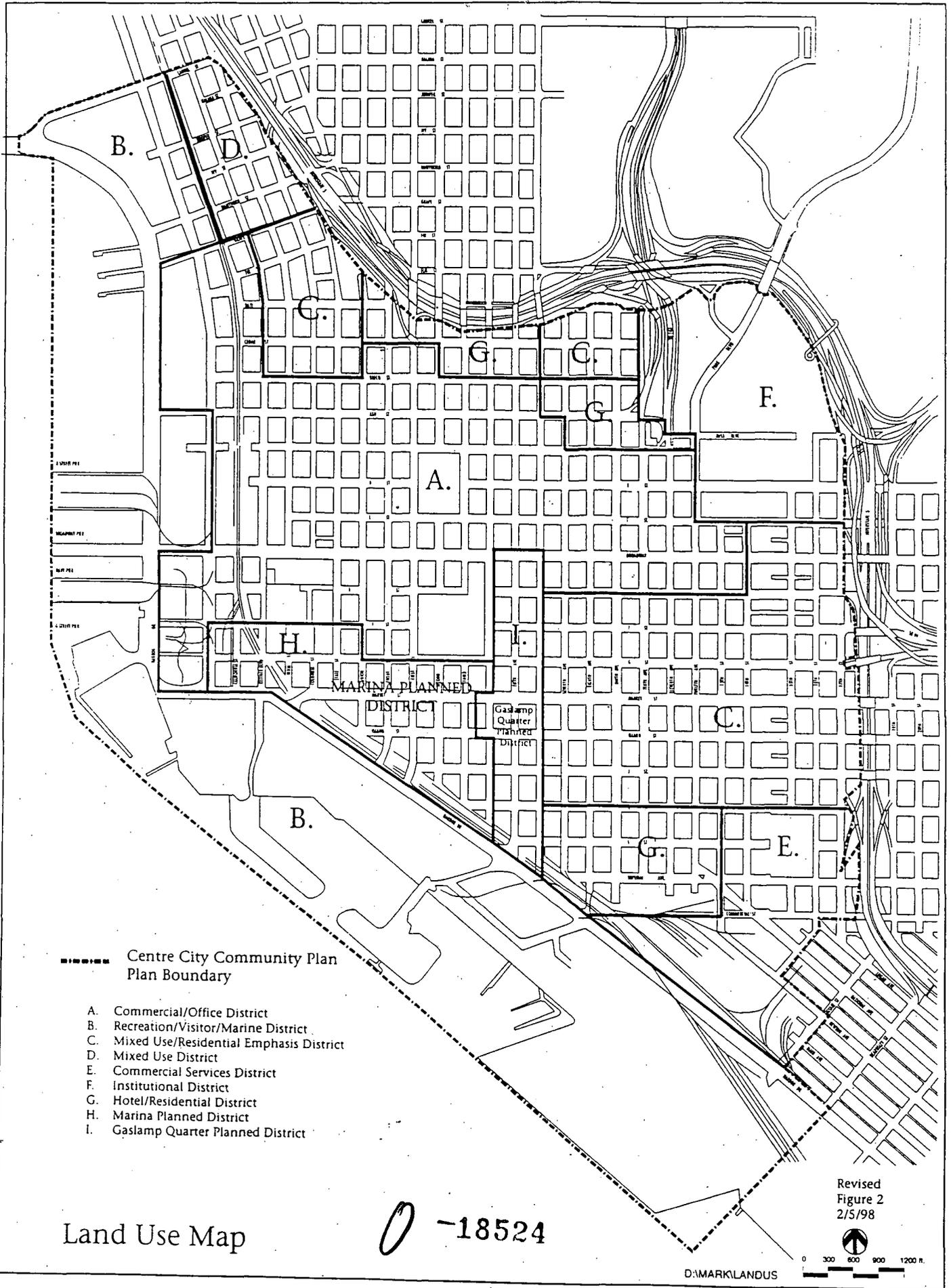
D. COMMERCIAL SERVICES (Continued)							
Research & Development Svcs	X	-	-	X	X	-	-
Visitor Accommodations	X						
Bed & Breakfast Inns	X	X	X	X	X	-	X
Hotels & Motels	X	X	X	-	X	-	X
Single Room Occupancy	X	X	X	X	X	-	X
E. PUBLIC AND SEMIPUBLIC							
Colleges & Universities	X	-	X	X	X	X	X
Communities & Human Care Facilities	CUP	-	-	CUP	CUP	-	-
Correctional Placement Cntrs	CUP	-	-	CUP	CUP	-	-
Cultural Institutions	X	X	X	X	X	X	X
Hospitals/Clinics	X	-	-	X	X	-	-
Park & Recreation Facilities	X	X	X	X	X	X	X
Performing Arts/Theatres	X	X	X	X	X	X	X
Religious Assembly	X	-	X	X	X	-	X
Schools, Public or Private	X	X	X	X	X	X	X
Transportation Facilities							
General	X	X	-	X	X	-	-
Limited	X	X	X	X	X	X	X
F. VEHICLE/EQUIPMENT SALES & SERVICES							
Automobile Rentals	X	X	-	X	X	-	-
Automobile Washing & Detailing	X	X	-	X	X	-	-
Service Stations	CUP	CUP	CUP	CUP	CUP	-	CUP
Vehicle/Equipment Sale & Rentals	X	-	-	X	X	-	-
Vehicle/Equipment Repair, Limited	X	-	-	X	X	-	-
G. INDUSTRIAL							
Industry							
General	CUP	CUP	-	CUP	CUP	-	-
Limited	X	X	-	X	X	-	-
Maintenance & Service Fac.	-	X	-	-	X	-	-
Marine Industry	-	X	-	-	-	-	-
Trucking Terminals	-	-	-	-	X	-	-
Utilities							
Major	-	-	-	-	X	-	-
Limited	X	X	-	X	X	X	X
Wholesaling, Distribution & Storage	-	-	-	X	X	-	-
H. PARKING							
Surface Parking	CUP						
Structured Parking	CUP						
I. ACCESSORY USES	X	X	X	X	X	X	X

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X: Permitted

CUP: Conditional Use Permit required

-: Not Permitted



B.

D.

C.

A.

F.

H.

MARINA PLANNED DISTRICT

Gaslamp Quarter Planned District

B.

G.

E.

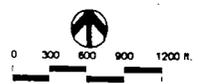
----- Centre City Community Plan Plan Boundary

- A. Commercial/Office District
- B. Recreation/Visitor/Marine District
- C. Mixed Use/Residential Emphasis District
- D. Mixed Use District
- E. Commercial Services District
- F. Institutional District
- G. Hotel/Residential District
- H. Marina Planned District
- I. Gaslamp Quarter Planned District

Land Use Map

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Revised Figure 2 2/5/98



D:MARKILANDUS