AGENDA
Land Development Code
Code Monitoring Team (CMT) Meeting
Wednesday · August 10, 2011 · 2:00 pm to 4:00 pm

Development Services Center (DSD) · Conference Room 5C
1222 First Avenue, San Diego, CA 92101

CMT MEMBERS:

- ❒ John Ziebarth — American Inst. of Architecture
- ❒ Claude-Anthony Marengo — Community Member At-Large
- ❒ Michael D'Alessandro — Assoc. of Environmental Planners
- ❒ Dan Wery — American Planning Assoc.
- ❒ Steve Silverman — Council of Design Professionals
- ❒ Vacant — American Society of Landscape Architects
- ❒ John Leppert — American Society of Civil Engineers
- ❒ Sean Cardenas — Historic Resources
- ❒ Vacant — Business Owner at-Large
- ❒ Matt Adams — Building Industry Assoc.
- ❒ Scott Molloy — S.D. Assoc. of Realtors
- ❒ Vacant — League of Women Voters
- ❒ Neil Hyytinen — Chamber of Commerce
- ❒ Rebecca Michael — S.D. Bar Association
- ❒ Vacant — Sierra Club
- ❒ Guy Preuss — Community Member – CPC
- ❒ Alan Pentico — SD County Apartment Assoc.
- ❒ Vacant — Small Business

ITEMS:

1. Non Agenda Public Comment
2. Centre City Planned District Ordinance Amendments- Lucy Contreras
3. Amendments to the Central Urbanized Planned District Ordinance to implement 7th Update – Amanda Lee
4. Urban Agriculture Amendments – Dan Joyce

Next Meeting: September 14, 2011, 2:00 - 4:00 DSD Conference Room 5C

Centre City Development Corporation

DATE ISSUED: July 13, 2011

ATTENTION: Code Monitoring Team
Meeting of August 10, 2011

SUBJECT: Proposed Amendments to the Centre City Planned District Ordinance

STAFF CONTACT: Lucy Contreras, Associate Planner

REQUESTED ACTION: That the Code Monitoring Team (CMT) considers the proposed amendments to the Centre City Planned District Ordinance (CCPDO) and makes a recommendation to the City of San Diego Planning Commission ("Commission")

STAFF RECOMMENDATION: That the CMT recommend that the Commission recommends that the City Council ("Council"):

- Introduce and adopt an Ordinance amending the CCPDO (San Diego Municipal Code Chapter 15, Article 6, Division 3).

CENTRE CITY DEVELOPMENT CORPORATION (CCDC) BOARD RECOMMENDATION: This item was reviewed by the CCDC Board ("Board") at the July 27, 2011 meeting. The Board voted six in favor, none opposed to approve the staff recommendation.

SUMMARY: Following up on previous amendments to the CCPDO adopted in 2007 and 2010, staff is preparing a series of amendments including, but not limited to, amendments implementing the Downtown Design Guidelines (Design Guidelines), Centre City Green (CCG), downtown's sustainability plan, as well as a variety of "clean-up" and refinement amendments.

BACKGROUND

In 2006, the Council adopted the Downtown Community Plan (DCP), amendments to the Redevelopment Plan for the Centre City Redevelopment Project, and major amendments to the CCPDO, the regulatory framework for downtown land development. To further enhance the physical character and livability of downtown, the Corporation initiated the process to develop the Design Guidelines and CCG.

The Design Guidelines and CCG build on work that has already been completed to establish new baseline goals for urban design and sustainability, and will update policies and vision for downtown by supplementing the DCP and CCPDO. To avoid duplication between documents and further downtown's sustainability goals, staff has prepared a series of amendments to the CCPDO including, but not limited to, amendments resulting from the Design

Guidelines and CCG. In addition, following up on previous amendments adopted in 2007 and 2010 to further refine and enhance the CCPDO, Corporation staff has prepared additional refinement amendments to better implement the goals and policies of the DCP. The proposed amendments will create consistency, avoid duplication between documents, further downtown's sustainability goals and enhance the legibility of the CCPDO.

SUMMARY OF PROPOSED AMENDMENTS TO THE CCPDO

The proposed amendments to the CCPDO include the following:

1. **Definitions** (*Section 156.0302)* - This section has been revised to include definitions resulting from CCG as well as from the addition of land uses to the CCPDO, such as community gardens, mobile food facilities, and outdoor activities.

2. **Administration and Permits** (*Section 156.0304)* - Based on input from the various stakeholders, a process has been established whereby a PDP, allowing deviations to the development regulations of the CCPDO and Design Guidelines, may be approved by the Corporation in lieu of the City of San Diego Planning Commission as part of the design review approval process. A reference to the Design Guidelines and procedures for their use in the review of projects, as well as the procedures for amending them has been included. In addition, permit revocation procedures have been added.

3. **Land Use Districts** (*Section 156.0307)* - To allow greater flexibility for small infill projects, language has been added to the Residential Emphasis District allowing small lots of 5,000 square feet or less within the district to apply for deviations from the minimum 80 percent residential/maximum 20 percent non-residential land use mix requirements through a Conditional Use Permit (CUP) process.

4. **Base District Use Regulations** (*Section 156.0308)* - Land Use Table 0308-A,

   has been updated to allow Mobile Food Facilities, temporary Outdoor Activities and temporary surface parking lots within the Neighborhood Mixed-Use, Main Streets, and Commercial Overlay Zones.

5. **Floor Area Ratio (FAR) Regulations and Transfer of Development Rights (TDR)** (*Section 156.0309)* - This section has been revised to: 1) further clarify language and increase the percentage of FAR Bonus achievable by a development utilizing the affordable housing density bonus provisions beyond that of what the City allows for the inclusion of affordable housing within a development. The density bonus requirements are consistent with State density bonus law and Redevelopment Law; 2) include a FAR bonus for developments that exceed California Building Code for energy and water conservation; and, (3) modify the Eco-Roof FAR bonus program to allow a development to achieve an additional .50 FAR provided the Eco-Roof is accessible to building occupants and allowing the total additional FAR not to exceed 1.0 FAR. It is also proposed to eliminate the cumulative Average Daily Traffic (ADT) threshold for new development within the Ballpark Mixed-Use District that was established by the 1999 SEIR associated with the Ballpark. This traffic generation limit was superseded by the 2006 Community Plan update and the

traffic analysis of the 2006 FEIR; its deletion was an oversight at that time and a traffic technical memo is being prepared to confirm that this cap is outdated and unnecessary.

6. **Development Regulations** (*Section 156.0310)* - Generally, the development regulations will remain as currently written with the exception of the minimum setback requirements for projects within the Residential Emphasis District and for ground-level units (minimum 3-10 feet), which are proposed for elimination. The implementation of this setback (which results in a 0-5 foot consistent setback throughout downtown) has become problematic on numerous recent development proposals on infill sites. In addition, an individual personal storage requirement (240 cubic feet) has been added for developments containing 50 or more dwelling units consistent with City standards for storage.

7. **Urban Design Regulations** (*Section 156.0311)* - As previously mentioned, this section contains principles and guidelines which have been included in the Draft Design Guidelines and are proposed to be removed from the CCPDO. Only those requirements which are more objective and regulatory will remain in this section of the CCPDO.

8. **Parking, Loading, Traffic and Transportation Demand Management (TDM) Standards** (*Section 156.0313)* - The requirement to provide three levels of below-grade parking prior to allowing any above-grade parking is proposed to be decreased to two levels of below-grade parking if all above-grade parking is encapsulated along street frontages. In addition, revisions to the off-street loading requirements have been made to allow an exemption for small lots of 5,000 square feet or less. The existing TDM menu of options has been revised to provide for alignment with new standards and green building rating systems.

9. **Separately Regulated Uses** (*Section 156.0315)* - In an effort to continue the on-going implementation of affordable housing development downtown, the maximum living unit size has been increased from an average of 300 square feet to 350 square feet to align with the State affordable housing guidelines. The section which allows developments to request modifications to the standard development regulations of the San Diego Municipal Code (SDMC) through the Conditional Use Permit process has been revised to include Transitional Housing developments in addition to Social Services and Homeless Facilities.

   This section has also been revised to revise the ability for Transitional Housing and Homeless Facilities to request an exemption to the ¼ mile separation requirements of the SDMC as originally supported by CCAC and the Corporation, but inadvertently deleted by the City Attorney's office during previous amendments. This provision was previously under the 2006 CCPDO but was inadvertently removed from the text during the 2007 CCPDO amendments. The ability to request this exemption exists under the current CCPDO, however, needs to be explicitly stated.

Centre City Development Corporation

10. **Clean up and Organization -** A variety of minor edits throughout the text of the document have been made to enhance the organization and clarify language. Minor edits have also been made to Figures B, C, E, and G for consistency.

Proposed Project Schedule

Date of Approval	**Action or Approval**
June/July 2011	CCAC and Corporation Board consideration
September/October 2011	Planning Commission, Land Use and Housing Committee and Council consideration

CONCLUSION

The proposed amendments to the CCPDO will create consistency, avoid duplication between documents, further downtown's sustainability goals and enhance the legibility of the CCPDO. Staff is recommending the CMT review and provides a recommendation to the Commission on the proposed CCPDO amendments.

Respectfully submitted,

Lucy Contreras

Lucy Contreras
Associate Planner

Attachment(s): Proposed CCPDO Amendments, July 19, 2011

Draft July 19, 2011

Article 6: Planned Districts

~~*(Added 4-3-2006 by O-19471 N.S.)*~~

Division 3: The Centre City Planned District

~~*(Added 4-3-2006 by O-19471 N.S.)*~~

§156.0301 Purpose and Applicability

(a) Purpose

The purpose of the Centre City Planned District is to establish land use regulations and design and *development* criteria to implement the Downtown Community Plan. This Division is intended to establish regulations that will:

(1) Result in a distinctive world-class downtown, drawing on the City's magnificent waterfront setting, its outstanding climate, and its location as a transportation hub.

(2) Establish downtown San Diego as the physical and symbolic heart of metropolitan San Diego, and the regional administrative, commercial, and cultural center.

(3) Create an intense yet livable downtown that contributes to the area's vitality and its economic success, and allows residents to live close to work, transit, and culture.

(4) Reinforce transit, with a pedestrian emphasis, while accommodating vehicles.

(5) Link together a collection of unique, diverse, and memorable neighborhoods within downtown, with a full complement of uses, distinctive streetscapes, character, and scale.

(6) Reconnect downtown's neighborhoods to the waterfront, Balboa Park, and the surrounding neighborhoods.

(b) Boundaries and Applicability

This Division applies to all property located in the Centre City Planned District shown in Figure A. Where lands are subject to the jurisdiction of other agencies and organizations, including the United States Government, State of California, San Diego Unified Port District, or

County of San Diego, any superseding land use authority of those agencies shall apply.

(Added 4-3-2006 by O-19471 N.S; effective 5-3-2006)
(Renumbered from 151.0301 to 156.0301 by SDMC 11.0207 effective 4-26-2007.)

§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 mean commercial uses that are accessible to the general public, that generate walk-in clientele, and that contribute to a high level of pedestrian activity. *Active commercial uses* include retail shops, restaurants, bars, theaters and the performing arts, commercial recreation and entertainment, personal and convenience services, *hotel* lobbies, banks, travel agencies, airline ticket agencies, child care services, libraries, museums, and galleries.

Base floor area ratio (*Base FAR*) means the minimum and maximum *development* potential permitted for a site, which is expressed as a ratio of the amount of *gross floor area* to the size of the parcel. The minimum *base FAR* is the minimum *floor* area which must be built on a site in a new *development*. Maximum *base FAR* is the maximum *floor* area permitted to be built without bonuses or transfers.

Bed and breakfast means a visitor-serving establishment with up to ~~twenty~~ 20 rooms for overnight stays that serves breakfast every morning.

Blank wall means any *street wall* area that is not transparent, including solid doors and mechanical area wall(s).

Bona-fide eating establishment means a place that is primarily used for serving individually prepared meals to guests for compensation. A *bona-fide eating establishment* contains suitable *kitchen* facilities on the *premises* and adequate seating for patrons.

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 means the lower portion of a building located immediately above *grade*.

Building materials mean all materials visible from the exterior of a *development*, including materials used for walls, roofs, windows, doors, and architectural or decorative features applied to the *building façade*.

CCAC means the Centre City Advisory Committee, the official community planning group for the Centre City Planned District.

CCDC means the Centre City Development Corporation.

CCDC Board means the Board of Directors of the Centre City Development Corporation.

CCDC President means the President of the Centre City Development Corporation or the President's designees.

Certificate of Transfer means a document prepared in a form acceptable to *CCDC* and the City Attorney that is recorded to certify the *transfer of development rights* between sites.

Commercial streets mean certain *streets* in the Centre City Planned District that are subject to a land use overlay as illustrated in Figure D of this Division.

Common indoor open space means a usable indoor area commonly accessible to all residents and users of the building for passive or active recreation.

Common outdoor open space means usable outdoor areas commonly accessible to all residents and users of the building for passive or active recreation.

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) mean recorded documents specifying rights and restrictions on a site.

Courtyard means an open space unobstructed to the sky, located at or above-*grade* level and bounded on two or more sides by building walls.

Cultural institution or *Cultural use* means a non-profit institution recognized as a 501(c), displaying or preserving objects of interest in the arts or sciences. *Cultural uses* include libraries, museums, non-profit art galleries, and interpretive centers.

Design Review means the formal review of a proposed *development* through the established process relevant to the size and nature of the proposed *development*.

Disposition and Development Agreement (DDA) means an agreement between the *Redevelopment Agency* and a developer in which the *Redevelopment Agency* conveys property to said developer to implement the *Redevelopment Plan* pursuant to a specified scope of *development*.

Employment uses mean those non-residential uses which provide employment opportunities and include those uses specifically designated in Table 156-0308A.

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 (FAR bonus). See *Bonus Floor Area Ratio*.

Floor plate means the amount of *gross floor area* located on a single *floor* in the *tower* of a building.

Group living means residential or institutional uses licensed by the State of California that provide supportive residential facilities to specified sections of the population.

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 means an enclosed space of between 150 and 400 net square feet which is used as a primary residence for a minimum period of one month at a time.

Living unit development means a *development* containing more than ~~twelve~~ 12 *living units*.

Logo means an identifying symbol using graphics, color schemes, figures, hieroglyphics, numerals, letters, or words.

Main streets mean certain *streets* in the Centre City Planned District that are subject to a land use overlay as illustrated in Figure D of this Division.

Mass and scale means the visual perception of the organization of the *GFA* of the *structure* compared to adjoining *development*.

Mid-zone means the portion of a building above the *building base* and below the *tower*.

Mixed-use development means *development* that includes two or more land uses.

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

Owner Participation Agreement (*OPA*) means an agreement between the *Redevelopment Agency* and a property owner specifying terms of a redevelopment action as it affects the owner's property.

Pedestrian entrance means a functional entrance or door that is accessible to the general public from an enclosed occupied space. This does not include entrances to mechanical equipment or storage areas, emergency exits, or decorative non-functional doors and entrances.

Performance Path means a way to demonstrate that a *development* project has exceeded the CAl~~L~~Green code 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 to demonstrate that a *development* project has exceeded the CalGreen code by implementing one or more *Sustainability Indicators* from a list of eligible program *Sustainability Indicators*.

Private open space means an area connected or immediately adjacent to a *dwelling unit*. *Private open space* may include a balcony, porch, ground or above-*grade* patio or *roof deck* used exclusively by the occupants of the *dwelling unit* and their guests.

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

Redevelopment Agency means the *Redevelopment Agency* of the City of San Diego that exercises governmental functions prescribed by the Community Redevelopment Law of the California Health and Safety Code pursuant to Resolution No. 147378. *Redevelopment Plan* means the plan for the Centre City Redevelopment Project, which was adopted on May 11, 1992, by the City Council pursuant to Ordinance No. O-17767, and any subsequent amendments thereto. *Receiving site* refers to a site where *GFA* is transferred from a *sending site* in accordance with the *Transfer of Development Rights* procedures in ~~Section~~Section 156.0309(g).

Reflective glass means a glazing material which obscures vision, reflects surroundings, and has zero or minimal transparent qualities to the exterior.

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

Screen or *screening* means partial or full enclosure of a space or area by solid materials that are compatible with the materials and architectural design of the *development* in order to block views of the area from nearby *development* or *public rights-of-way*.

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).

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

Setback is the horizontal distance between the *property line* and the nearest front, side, or rear building wall.

Shopkeeper unit means a unit with both living quarters and commercial space that meets all occupancy separation requirements of the Building Code.

Stepback means the distance measured from a *property line* to the building walls of the upper *floor*s of a building above a specified height.

Street wall means the *building façade* along a *property line* adjacent to any public *street*. The *street wall* may include arcades, colonnades, recessed entrances, *private open space*, or *urban open space*.

Structured parking means all parking facilities that serve a primary use or that are open to the general public.

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

Tenant improvements mean interior or minor exterior improvements to an existing building. *Tenant improvements* may include finishing or remodeling of interior space to accommodate a new tenant or occupant, the installation of ancillary mechanical equipment, or the installation of replacement doors or windows to serve a specified use.

Tower means that portion of a building located above the *building base* or the *mid-zone*, if applicable, to the top of the building.

Transfer of development rights (*TDR*) means the program whereby *gross floor area* may be transferred between sites for the purpose of establishing *public parks* or preserving *designated historical resources*.

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

Transportation demand management (*TDM*) means a series of measures that encourage use of alternative forms of transportation to alleviate traffic demand on area roadways.

Upper tower means the upper 20 percent of a *tower*, measured above the *building base* or *mid-zone* to the top of the building, including mechanical *penthouses*.

Urban open space means any usable space accessible to the general public which is 1,000 square feet or greater in size and includes plazas or parks.

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)
(Renumbered from former Section156.0304 and amended 5-6-2010 by O-19947 N.S.; effective 6-5-2010.)

§156.0303 Centre City Land Development Manual

(a) *CCDC* may establish and adopt application submittal requirements, review procedures, and guidelines to implement this Article. These implementation documents shall be known collectively as the Centre City Land Development Manual (*CCDC* Land Development Manual).

(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) A copy of the *CCDC* Land Development Manual shall be on file in the *CCDC* offices.

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

(1) User's Guide;

(2) Centre City Development Permit Application Submittal Requirements;

(3) Centre City Streetscape Manual;

(4) Centre City Trip Generation Rates; and,

(5) Presentation Requirements for *Design Review* Meetings

(Renumbered from former Section156.0302 and amended 5-6-2010 by O-19947 N.S.; effective 6-5-2010.)

[**Editors Note**: Amendments as adopted by O-19947 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.]

§156.0304 Administration and Permits

(a) Administration

CCDC is responsible for the administration of planning and zoning for the City of San Diego within the Centre City Planned District. The *CCDC President* shall administer this Article to ensure compliance with the regulations and procedures of this Article, the Downtown Community Plan, *CCDC* Land Development Manual, Centre City Streetscape Manual, and any policies or guidelines adopted by the City of San Diego or *Redevelopment Agency* to implement the Downtown Community Plan. The City ~~Manager~~ shall administer the issuance of Zoning Use Certificates (ZUCs) in compliance with the land use classifications permitted in Table 156-0308A of this Division.

(b) Permit Required

The following permits are subject to the *development* review and permit procedures in this Article: Centre City Development Permits, Neighborhood Use Permits, Conditional Use Permits, Coastal Development Permits, Site Development Permits, Planned Development Permits, and Variances.

(1) Centre City Development Permit

A Centre City Development Permit shall be required for construction with 1,000 square feet or more of *gross floor area* not within an existing *structure*. Construction with less than 1,000 square feet of *gross floor area*, or within an existing *structure*, shall obtain all required building permits from the City of San Diego and comply with the provisions of this Article.

(2) A permit is not required for modifications, repairs, or other alterations that do not require any permit issued by the City of San Diego.

(3) *Tenant improvements* exceeding $250,000 in value shall install *public improvements* consistent with the Centre City Streetscape Manual.

(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) Process One

An application for a permit or approval processed in accordance with Process One may be approved or denied by the *CCDC President* based upon criteria outlined in this Article, the Downtown Community Plan, *CCDC* Land Development Manual, Centre City Streetscape Manual, and any requirements of the City of San Diego or *Redevelopment Agency* to implement the Downtown Community Plan. A public hearing will not be held.

(2) Process Two

An application for a permit or approval processed in accordance with Process Two may be approved, conditionally approved, or 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, whose decision shall be final. *Applicants* or *interested persons* may appeal Process Three decisions in accordance with ~~section~~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

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 approved under a previous version of Chapter 15, Article 6, Division 3 ~~prior to June 5, 2010~~, shall remain valid under the approved permit terms and conditions unless the approved permits expire pursuant to ~~section~~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.

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 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 (ii) below based upon finding that the project site is an important location. Examples 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) *Development* with at least 100,000 square feet of *gross floor area* or at least 50 *dwelling units* shall be reviewed and approved by the *CCDC Board*. The *CCAC*, or other recognized community planning group, shall also review the *development* and make a recommendation to the *CCDC Board.*

(iii) *Development* requiring *Redevelopment Agency* review and approval for any form of agreement or financial assistance shall also be reviewed and approved by the *Redevelopment Agency*, which shall have the final *Design Review* approval authority for such *development*.

(iv) The *CCDC Board* and *CCAC*, or other recognized community planning group, may establish advisory committees to make recommendations for consideration in the *Design Review* process.

(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:

(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) Required *Findings*. A Centre City Development Permit may be granted if the decision-maker finds that the *development*, as submitted or modified, is consistent with the Downtown Community Plan, Centre City *Redevelopment Plan*, Centre City Planned District Ordinance, *CCDC* Land Development Manual, San Diego Municipal Code, and all other adopted plans or policies of the City of San Diego or *Redevelopment Agency* pertaining to the Centre City Planned District.

(E) Permit Issuance. If the *CCDC President* approves a Centre City Development Permit, the application shall be referred to the Development Services Department for any other action as necessary. Denial of any Centre City Development Permit requires the *CCDC President* to issue written findings of non-conformance with the provisions of this Article, the

Downtown Community Plan, Centre City *Redevelopment Plan*, or other applicable plans, policies, or guidelines adopted to implement the Community Plan.

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

(2) *Development* Review Progression

The preparation, submittal, and review of *development* proposals in the Centre City Planned District shall proceed as follows:

(A) Basic Concept Drawings. This submittal shall illustrate the basic organization of the site and shall identify *historical resources* on the site and any adjoining *historical resources*. Plans shall be reviewed for two- and three-dimensional considerations such as the relationship of land uses within the *development*, relationship of the *development* to proposed and existing land uses adjoining the site, including *historical resources*, siting considerations such as vehicular and pedestrian circulation, provision for *urban open space*, architectural composition, quality of proposed materials, and three-dimensional images of the *development*. A narrative explanation of the design concept shall be provided. These drawings shall be the basis for obtaining a Centre City Development Permit and *Design Review* approval under this Division. A three-dimensional building massing computer file (compatible with *CCDC*'s computer modeling software) shall also be provided.

(B) Design Development Drawings. This submittal shall be a refinement of, and resolve issues identified at, the Basic Concept Drawings stage. Drawings shall include accurate site surveys, floor plans, elevations, sections, design details, and a palette of exterior colors and materials. Additional submittal requirements, such as pedestrian and vehicular circulation, landscape plans, provision for servicing, off-site improvement drawings, utility infrastructure, exterior architectural features, or urban design features, shall also be provided upon request by the *CCDC President*.

(C) 100 Percent Construction Drawings. These represent the final plans, specifications, and other documentation as appropriate for the proposed *development*. These drawings shall illustrate how the conditions for approval of the previous submissions have been met. These drawings shall be in sufficient detail to obtain a building permit.

(f) Planned Development Permit Process

The purpose of a 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. Planned development permits shall be processed in accordance with Chapter 12, Article 6, Division 6 of the Land Development Code, with the following modifications:

(1) Decision Process. 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 planned development permits. The decision of the *CCDC Board* may be appealed to the City of San Diego 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 the Land Development Code including; any proposed deviations pursuant to Section 126.0602(b)(1) of the Land Development Code that 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 Article, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

(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.

(~~fg~~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.

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)
(Renumbered from former Section 156.0303 and amended 5-6-2010 by O-19947 N.S.; effective 6-5-2010.)

[**Editors Note:** Amendments as adopted by O-19947 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.]

§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) Underground parking *structures* count as *gross floor area* where, at any point, the vertical distance from final proposed *grade* to the finished *floor* elevation immediately above is more than ~~3~~ three feet, ~~6~~ six inches.

(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~~ six feet in height for non-transparent materials or ~~8~~ eight 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) The addition consists of a mezzanine that is within the *structural envelope* of a building and is less than one-third of the *floor* area immediately below.

(e) Mechanical *penthouses* do not count against *gross floor area* when architecturally integrated into the overall building design.

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)
(Amended 5-6-2010 by O-19947 N.S; effective 6-5-2010.)

[**Editors Note:** Amendments as adopted by O-19947 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.]

§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
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). Where there is a conflict between the Downtown Design Guidelines and this Article, the regulations of this Article shall govern.

(a) The Downtown Design Guidelines filed in the office of the City Clerk as Document No. _____ .Amendments to the Downtown Design Guidelines may be approved in the following ways:

(1) 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._____. Minor amendments shall include changes to clarify language or concepts, to reformat or reorganize language, or to reflect new technology or techniques.

(2) 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.

(Amended 5-6-2010 by O-19947 N.S; effective 6-5-2010.)

[**Editors Note:** Amendments as adopted by O-19947 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.]

§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~~ 12 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 156-0308A. 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) Core (C). This district serves as a high-intensity office and employment center. The district operates as a center of regional importance and as a primary hub for businesses, communications, offices, and *hotels* with fewer restrictions on building bulk and *tower* separation than in other districts. *Mixed-use development* shall be accommodated as an important component of the area's vitality. Retail, educational, entertainment, residential, civic, governmental, and *cultural uses* are permitted. Within the C District a minimum of 40 percent of the ground-*floor street frontage* shall contain *active commercial uses.*

(2) Neighborhood Mixed-Use Center (NC). This district ensures *development* of distinctive centers around plazas, parks, and *main streets* that provide a focus to the neighborhoods by supporting a mix of residential and non-residential *developments* that contain *active commercial uses* on the ground *floor*.

A broad array of compatible uses, including retail, eating and drinking establishments, residential, office, educational, indoor recreation, and *cultural uses* are permitted. Building volume restrictions apply to allow sunlight to reach *streets* and public spaces, and design standards seek to establish pedestrian-oriented *development*. Within the NC District, a minimum of 40 percent of the ground-*floor street frontage* shall contain *active commercial uses*. A minimum of 80 percent of the ground-*floor street frontage* along *main streets* shall contain *active commercial uses.*

(3) Employment/Residential Mixed-Use (ER). This district provides synergies between educational institutions and residential neighborhoods, or transition between the C District and residential neighborhoods. The ER district also encompasses Horton Plaza. A variety of uses are permitted in this district, including office, residential, *hotel*, research and development, educational, and medical facilities.

(4) Ballpark Mixed-Use (BP). This district accommodates *mixed-use developments* that support major sporting facilities and visitor attractions. A broad array of other uses are also permitted, including eating and drinking establishments, *hotels*, offices, research and development facilities, *cultural institutions*, residential uses, live/work spaces, and parking facilities. Within the BP District, a minimum of 40 percent of the ground-*floor street frontage* shall contain *active commercial uses.*

(5) Waterfront/Marine (WM). This district permits a range of maritime-related uses, including ocean related industry, major tourist and local visitor attractions, trade, office, eating and drinking establishments, retail, parking facilities, *cultural institutions*, and *hotels*. Within the WM District, a minimum of 20 percent and a maximum of 50 percent of the ground-*floor street frontage* shall contain *active commercial uses.*

(6) Mixed Commercial (MC). This district accommodates a diverse array of uses, including residential, artist studios, live/work spaces, *hotels*, offices, research and development, and retail. Commercial and service uses, including light industrial and repair, warehousing and

distribution, transportation, and communication services that are essential for the livelihood of businesses and residents of the downtown area are also permitted. Within the MC District, up to 100 percent of the ground-*floor street frontage* may be *active commercial uses.*

(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) Industrial (I). This district permits a range of industrial uses, including light manufacturing, transportation services, repair and storage, and energy-generation facilities. Within the I District, no more than 20 percent of the ground-*floor street frontage* may be *active commercial uses.*

(9) Transportation (T). This district accommodates uses related to trolley, passenger and freight rail operations, maintenance and repair, and associated activities. Within the T District, no more than 20 percent of the ground-*floor street frontage* may be *active commercial uses*.

(10) Convention Center/Visitor (CC). This district provides an area for convention centers, *hotels*, and parks and open spaces for visitor uses. Within the CC District, a minimum of 20 percent and a maximum of 40 percent of the ground-*floor street frontage* shall contain *active commercial uses*.

(11) Public/Civic (PC). This district provides a center for government, civic uses, *cultural institutions*, educational facilities, and public and support services, and it accommodates residential uses. Within the PC District, a minimum of 40 percent of the ground-*floor street frontage* shall contain *active commercial uses*.

(12) Park/Open Space (OS). This district provides areas for *public park*s 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) Airport Environs Overlay Zone (AEOZ). This overlay district provides supplemental regulations for the property surrounding San Diego International Airport (SDIA) at Lindbergh Field consistent with the Airport Land Use Compatibility Plan (ALUCP) adopted by the San Diego County Regional Airport Authority. The compatibility of specific land uses with the operations of SDIA is regulated pursuant to Chapter 13, Article 2 of the Land Development Code. Within the Centre City Planned District, the most recently adopted ALUCP shall determine land use compatibility.

(2) Airport Approach Overlay Zone (AAOZ). This overlay district provides supplemental regulations for the properties surrounding the approach path for San Diego International Airport (SDIA) at Lindbergh Field, consistent with the Airport Land Use Compatibility Plan (ALUCP) most recently adopted by the San Diego County Regional Airport Authority. The heights of buildings in this overlay zone are regulated by Chapter 13, Article 2 of the Land Development Code. *Applicants* for *development* proposals that meet the Notice Criteria for the Federal Aviation Administration (FAA) Obstruction Evaluation shall submit a Determination of No Hazard to Air Navigation to the *CCDC President* and the City ~~Manager~~ prior to issuance of a building permit.

(3) Coastal Zone Overlay (CZ). This overlay district applies to lands near San Diego Bay in order to protect and enhance the quality of public access and coastal resources. *Development* within this overlay District requires a Process Two Coastal Development Permit in accordance with Chapter 12, Article 6, Division 7 of the Land Development Code.

(4) Commercial Street Overlay (CS). On *commercial streets*, a minimum of 60 percent of the ground-*floor street frontage* shall contain *active commercial uses*. Along the west side of Park Boulevard, a minimum of 40 percent of the ground-*floor street frontage* shall contain *active commercial uses*. Uses appropriate for *commercial streets* are identified in Table 156-0308A, under Main Street/Commercial Street overlays.

(5) County Administration Center Design Zone Overlay (CAC). This overlay district ensures that new *development* surrounding the historic County Administration Center on Pacific Highway is sympathetic in scale, character, and height to this important landmark. New *development* shall conform to the Design Guidelines for the Pacific Highway–County Administration Center Design Zone on file in the *CCDC* offices.

(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 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, under Employment Overlay.

(7) Fine Grain Development Overlay (FG). The FG District requires that *development* incorporate design standards that exhibit architectural form and variety at a less than full-block scale to ensure a pedestrian scale and diverse building designs.

(8) Large Floorplate Overlay (LF). The LF District allows larger *floor plates* and bulkier buildings at upper levels to accommodate *employment uses*. The *development* regulations within this overlay district accommodate these larger *floor plates*.

(9) Little Italy Sun Access Overlay (LISA). The LISA District maintains adequate sunlight and air to sidewalks and residential areas of Little Italy, as designated in Figure F, during the winter solstice (on or about December 21) between 10:30 a.m. and 1:30 p.m. The LISA Overlay establishes a *building envelope*, as illustrated in Figure N, which applies to the whole block.

(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 156-0308A, under Main Street/Commercial Street overlays.

(11) Park/Open Space Overlay (P). This overlay district identifies locations of future park sites designated in the Downtown Community Plan.

(12) Park Sun Access Overlay (PSA). This overlay district ensures adequate sunlight to future park sites designated in the Downtown Community Plan by controlling the height of new *development* to the south and west as illustrated in Figure M.

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)
(Amended 5-6-2010 by O-19947 N.S; effective 6-5-2010.)

[**Editors Note:** Amendments as adopted by O-19947 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.]

§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 156-0308A, 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 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[9]~~ WM[8]	MC	RE	~~I[9]~~ I[8]	~~T[9]~~ T[8]	PC	OS	~~CC[9]~~ C C[8]	Additional Regulations	~~*Main Street/ Commercial Street/Employment Required Overlays*~~ *MS /CS & E Overlays*
Public Park/ Plaza/Open Space	P	P	P	P	P	P	P	P	P	P	P	P		
Agriculture	--	--	--	--	--	--	--	--	--	--	--	--		
Separately Regulated Agricultural Uses														
Community Gardens	P	P	P	P	--	P	P	--	--	P	P	--		
Residential [2]														
Group Living	L	L	L	L	--	L	L	--	--	L	--	--		
Multiple Dwelling Units	P	P	P	P	--	P	P	--	--	P	--	--		
Shopkeeper Units	P	P	P	P	--	P	P[3]	--	--	P	--	--		
Live/Work Quarters	P	P	P	P	--	P	P	--	--	P	--	--	§141.0311	
Separately Regulated Residential Uses														
Fraternities, Sororities and Dormitories	N	N	N	N	--	N	N	--	--	N	--	--	§141.0304 (c)-(e)	
Home Occupations	P	P	P	P	--	P	P	--	--	P	--	--	§141.0308	
Senior Housing~~s~~	C	C	C	C	--	C	C	--	--	C	--	--	§141.0310 §156.0309(e)(1)	
Living Units	P	P	P	P	--	P	P	--	--	P	--	--	§156.0315 (b)	
Residential Care Facilities	C	C	C	C	--	C	C	--	--	C	--	--	§141.0312	
Transitional Housing	C	C	C	C	--	C	C	--	--	C	--	--	§141.0313	
Institutional														
Separately Regulated Institutional Uses														
Churches & Places of Religious Assembly	P	P	P	P	--	P	C~~[12]~~	--	--	P	--	--		CS
Communication Antennas														
Minor Telecommunication Facility	L	L	L	L	L	L	N	L	L	L	C	L	§141.0420	

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Use Categories/ Subcategories	C	NC	ER	BP	~~WM[9]~~ WM[8]	MC	RE	~~I[9]~~ I[8]	~~T[9]~~ T[8]	PC	OS	~~CC[9]~~ C C[8]	Additional Regulations	~~Main Street/ Commercial Street/Employment Required Overlays~~ MS /CS & E Overlays
Major Telecommunication Facility	C	C	C	C	C	C	C	C	C	C	C	C	§141.0420	
Satellite Antennas	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	§141.0405	
Correctional Placement Centers	C	--	--	--	--	C	--	--	--	C	--	--	§141.0406	
Cultural Institutions	P	P	P	P	P	P	~~C[12]~~ C[10] --	--	--	P	~~P[10]~~ P	P		MS, CS, E
Educational Facilities	P	P	P	P	P	P	C[10] ~~[12]~~	--	--	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	--	--	--	--	--	C	--	C	C	C	--	P		E
Historical Buildings Occupied by Uses Not Otherwise Allowed	C	C	C	C	C	C	C	C	C	C	C	C	§156.0315(d)	
Homeless Facilities ~~[8]~~ [7]	C	--	C	C	--	C	--	--	--	C	--	--	§141.0412 §156.0315(e)	
Hospitals, 24-hour Emergency Clinics, Intermediate Care Facilities, and Nursing Facilities	P	C	P	P	--	P	--	--	--	P	--	P		CS, E
Major Transmission, Relay or Communication Switching Station	C	--	C	C	--	C	--	C	C	--	--	--	§141.0416	
Social Service Institutions	C	--	C	C	--	C	--	--	--	C	--	--	§156.0315(e)	CS
Retail Sales	P	P	P	P	P	P	P	P	--	P	--	P	§156.0307 (a), (b) & Figure C	MS, CS, E
Commercial Services														
Animal Grooming & Veterinary Offices	P	P	P	P	P	P	P	--	--	P	--	--		CS, E
Assembly & Entertainment	P	P	P	P	P	P	--	--	--	P	~~P[10]~~ P	P		CS, E
With Outdoor Use Area	N	N	N	N	N	N	--	--	--	N	~~N[10]~~ N	N		

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Use Categories/ Subcategories	C	NC	ER	BP	~~WM[9]~~ WM[8]	MC	RE	~~I[9]~~ I[8]	~~T[9]~~ T[8]	PC	OS	~~CC[9]~~ C C[8]	Additional Regulations	~~*Main Street/ Commercial Street/Employment Required Overlays*~~ *MS /CS & E Overlays*
Building Services	P	P	P	P	P	P	--	--	--	P	--	--		CS, E
Business Support	P	P	P	P	P	P	P	--	--	P	--	P		CS, E
Eating & Drinking Establishments														
Bona Fide Eating Establishments	P	P	P	P	P	P	P	--	--	P	P	P	§156.0315 (a)	MS, CS, E
Non-*Bona Fide Eating Establishments* w/Alcohol	C	C	C	C	C	C	--	--	--	C	--	C	§156.0315 (a)	MS, CS, E
With Outdoor Use Area	N	N	N	N	N	N	N	--	--	N	P	N		MS, CS, E
With Live Entertainment & Dancing	C	C	C	C	C	C	--	--	--	C	--	C	§156.0315 (a)	MS, CS, E
Mobile Food Facilities	C	C	C	C	C	C	C	--	--	C	C	--		
Financial Institutions	P	P	P	P	P	P	P	--	--	P	--	P		MS, CS, E
Funeral & Mortuary Services	P	--	P	--	--	P	--	--	--	--	--	--		CS, E
Maintenance & Repair	P	P	P	P	P	P	P	P	P	P	--	P		CS, E
Off-Site Services	P	P	P	P	P	P	--	P	--	--	--	P		
Personal Services	P	P	P	P	P	P	P	--	--	P	--	P		MS, CS, E
Radio & Television Studios	P	P	P	P	P	P	P	--	--	P	--	P		CS, E
Visitor Accommodations														
Hotels and *Motels*	P	P ~~5~~4	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	P	P	P	P	--	P	P	--	--	P	--	--		CS
Child Care Facilities	P	P	P	P	P	P	P	--	--	P	--	P		CS, E
Instructional Studios	P	P	P	P	P	P	P	--	--	P	--	P		MS, CS,E

Table 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[9]~~ WM[8]	MC	RE	~~I[9]~~ I[8]	~~T[9]~~ T[8]	PC	OS	~~CC[9]~~ C C[8]	Additional Regulations	~~*Main Street/ Commercial Street/Employment Required Overlays*~~ *MS /CS & E Overlays*
Parking Facilities (*structure* or surface)	C	C	C	C	C	C	C	C	C	C	C	C	§156.0313	MS[4], CS [4]
Private Clubs, Lodges and Fraternal Organizations	P	P	P	P	P	P	P	--	--	P	--	P		
Pushcarts	L/N	L/N	L/N	L/N	L/N	L/N	--	--	L/N	L/N	L/N	L/N	§141.0619	
Recycling Facilities														
Drop-Off Facilities	L	L	L	L	L	L	L	L	L	L	--	L	§141.0620 (b)	
Reverse Vending Machines	L	L	L	L	L	L	L	L	L	L	--	L	§141.0620 (c)	
Large Collection Facilities and Processing Facilities	--	--	--	--	--	C	--	C	C	--	--	--	§141.0620 (e)	
Small Collection Facilities	L	L	L	L	L	L	L	L	L	L	--	L	§141.0620 (d)	
Small and Large Processing Facilities	--	--	--	--	--	C	--	C	C	--	--	--	§141.0620 (f)	
Sidewalk Cafes	N	N	N	N	N	N	N	--	--	N	N	N	§141.0621	
SRO Hotels	P	P ~~5~~4	P	P	--	P	P	--	--	--	--	--	§143.0510 - §143.0590	
Offices	P	P	P	P	P	P	P	--	--	P	--	P		E
Vehicle & Vehicular Equipment Sales & Service														
Personal Vehicle Sales & Rental Offices	P	P	P	P	P	P	--	P	--	P	--	P		CS, E
All Other Vehicle & Vehicular Equipment Sales & Services	--	--	--	--	--	C	--	C	C	--	--	--		
Separately Regulated Vehicle & Vehicle Equipment & Service Uses														
Automobile Service Stations	--	--	C	C	C	C	--	C	C	--	--	--	§141.0801	

Table 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[9]~~ WM[8]	MC	RE	~~I[9]~~ I[8]	~~T[9]~~ T[8]	PC	OS	~~CC[9]~~ C C[8]	Additional Regulations	~~*Main Street/ Commercial Street/Employment Required Overlays*~~ *MS /CS & E Overlays*
Wholesale, Distribution & Storage														
Moving & Storage Facilities	L ~~6~~5	--	L ~~6~~5	L ~~5~~6	P	P	--	P	P	--	--	--		
Warehouses & Wholesale Distribution	L ~~6~~5	--	L ~~6~~5	L ~~6~~5	P	P	--	P	P	--	--	--		
Separately Regulated Wholesale, Distribution & Storage Uses														
Temporary Construction Yards	N	N	N	N	N	N	N	N	N	N	--	N		
Industrial														
Heavy Manufacturing	--	--	--	--	--	--	--	C	--	--	--	--		
Light Manufacturing	P	--	P	P	P	P	--	P	P	--	--	--		
Marine Industry	--	--	--	--	--	C	--	C	--	--	--	--		
Research & Development	P	--	P	P	--	P	--	P	P	--	--	--		E
Trucking and Transportation Terminals	--	--	--	--	--	C	--	C	C	--	--	--		
Signs														
Allowable *Signs*	P	P	P	P	P	P	P	P	P	P	P	P	§142.1201 §142.1292 §156.0314	
Separately Regulated *Sign* Uses														
Community Entry or Neighborhood Identification Signs	N	N	N	C	N	N	N	N	N	N	N	N	§141.1101 §141.1104	
Reallocation of *Sign* Area Allowance	N	N	N	C	N	N	N	N	N	N	N	N	§141.1103	
Revolving Projecting *Signs*	N	N	N	C	N	N	N	N	N	N	N	N	§141.1104	
Automatic Changing Copy	N	N	N	C	N	N	N	N	N	N	N	N	§141.1105	
Theater Marquees	N	N	N	C	N	N	N	--	--	N	N	N	§141.1106	

Table 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[9]~~ WM[8]	MC	RE	~~I[9]~~ I[8]	~~T[9]~~ T[8]	PC	OS	~~CC[9]~~ C C[8]	Additional Regulations	~~*Main Street/ Commercial Street/Employment Required Overlays*~~ *MS /CS & E Overlays*
Other Use Requirements														
~~Temporary Uses~~	~~Temporary Uses 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 156-0308A

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

2 Not permitted on state or federal tidelands.

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~~

~~5~~4 Up to 200 rooms permitted. Requires active ground-*floor* uses along *street frontage*s.

~~6~~ 5 Limited to 20 percent *gross floor area* above *grade*.

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

~~8~~7 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*.

~~9~~8 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.~~

~~11~~9 Structured parking facilities incorporated into a *development* as an *accessory use* shall be permitted by right and do not require a Conditional Use Permit.

~~12~~10 Educational facilities and cultural institutions are not permitted within the Airport Approach Zone as delineated in the Airport Land use Compatibility Plan for the San Diego International Airport.

TABLE 156-0308B: 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.

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)
(Amended 5-6-2010 by O-19947 N.S. and O-19949 N.S.; effective 6-5-2010.)

[**Editors Note:** Amendments as adopted by O-19947 N. S. and O-19949 N.S will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.]

§156.0309 *FAR* Regulations and *TDRs*

(a) Base Minimum and Maximum *FAR*s

The minimum and maximum *base FAR*s for each site within the Centre City Planned District are illustrated in Figure H; these *FAR*s set parameters for the general bulk and intensity of *development.* All *development* proposals must meet the minimum *FAR* specified in Figure H.

(b) Airport Approach Overlay Zone

Within the Little Italy and Cortez neighborhoods of the Downtown Community Plan, which lie within the approach path as shown in the Airport Land Use Compatibility Plan (ALUCP) for San Diego International Airport (SDIA) at Lindbergh Field, adopted by the San Diego County Regional Airport Authority, new *development* may not intensify human occupancy of the site to greater than 110 percent of the average intensity of existing uses (exclusive of large assemblies) within a quarter mile radius of the *development* site. However, no increase in *density* is allowed within the runway protection zone. As an alternative to the above density criterion, a compatible land use within these neighborhoods may be limited to a maximum *FAR* of 2.0 and a maximum building height of 36 feet. Properties that are intersected by the airport approach/departure zone boundary shall be exempt from this density criterion.

(c) *Development Permit FAR*

The approval and recordation of a *development permit* establishes the distribution of *gross floor area* within the *development*. The developer may subdivide the property into individual ownerships, but the permitted *FAR* for any subdivided units remain subject to the *FAR* limits within the *development* boundaries as defined by the *development permit*.

(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 *development* amenities. Table 156-0309A 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 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 156-0309A: *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~~.~~

~~I~~in compliance with the State Density Bonus Law (California Government Code ~~section~~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 156.0309B shall also be subject to the following requirements in addition to those in Chapter 14, Article 3, Division 7:

~~(A)~~ (i) *Development* providing affordable housing may receive a *FAR bonus* according to the percentages in Table 156-0309B and as calculated in ~~section~~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)~~ (ii) 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)~~ (iii) 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 156-0309B, 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 open space*, *eco-roofs*, public parking, or *FAR* Payment Program.

(iv) 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).

(v) 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.

(vi) 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).

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

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

TABLE 156.0309B: FAR BONUSES (%)				
%Restricted Units in Base (Pre-Bonus) FAR	***Very Low-Income* Rental** (0~~O~~ – 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~~for at least 45 years)** ~~**Perpetuity)**~~
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* and/or plaza) may ~~earn~~ qualify for a *FAR bonus* of 0.5 or 1.0, as specified in Table 156-0309A, subject to the following criteria:

(A) The *urban open space* shall be designed to meet the criteria listed in ~~section 156.0311(r) of this Division~~ Section 4.6.1 of 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)~~ everyday. 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) There shall be at least five three-*bedroom dwelling units* within the *development*;

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

(C) Each *bedroom* in the *dwelling unit* used to earn the *FAR bonus* shall contain a minimum of 70 square feet, with additional area for an enclosed closet;

(D) *CC&Rs* shall be recorded on the property ensuring the number of *bedrooms* in the units used to earn the *FAR bonus* shall not be reduced;

(E) *Development* providing at least 50 percent of the *gross floor area* for residential use may earn a *FAR bonus* of 0.5; and

(F) *Development* providing at least 80 percent of the *gross floor area* for residential use may earn a *FAR bonus* of 1.0.

(4) *Eco-Roof*s. *Eco-roof*s reduce storm water run-off, lower energy consumption, counter the increased heat of urban areas, and provide visual interest. To encourage landscaped and ecologically designed roof tops, a *FAR bonus* may be earned based on the amount of *eco-roof* area. *Eco-roof* area only includes the planted or landscaped area that is designed to sustain and support vegetation. Documentation, drawings, and specifications must be provided to the *CCDC President* prior to the issuance of a building permit that describes all plant varieties, soil depths, soil content, water retention systems, and supporting structural systems.

(A) The amount of *FAR bonus* allowed for a given *development* depends on the amount of *eco-roof* coverage in relation to the building's footprint above 30 feet from *grade* as follows:

(i) If the total landscaped area of *eco-roof* is 10 to 30 percent of the building's footprint, then each square foot of the *eco-roof* earns ~~1~~ one square foot of additional *floor* area.

(ii) If the total landscaped area of *eco-roof* is 31 to 60 percent of the building's footprint, then each square foot of the *eco-roof* earns ~~2~~ two square feet of additional *floor* area.

(iii) If the total area of *eco-roof* exceeds 60 percent of the building's footprint, then each square foot of the *eco-roof* earns ~~3~~ three square feet of additional *floor* area.

(iv) The maximum *FAR* which may be earned for an *eco-roof* is 0.5 *FAR*, unless the *eco-roof* area is designed to be, and remains, accessible to the building occupants. The maximum additional FAR which may be earned for ~~Total additional *floor* area earned by~~ an *eco-roof* ~~shall not exceed~~ is 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.

(C) All vegetation must be maintained 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 *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) Public Parking. One square foot of *FAR bonus* may be earned for every square foot of parking area made permanently available for public use. A public parking easement shall be executed for such facilities, with restrictions and covenants acceptable to *CCDC* and the City of San Diego.

(7) *FAR* Payment Bonus Program. The *Redevelopment Agency* has established a *FAR* Payment Bonus Program 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 Code (CALGreen).

Two different paths to earn *development* incentives are available to *applicants* as follows:

(A) *Performance Path*. The *Performance Path* allows *applicants* to demonstrate a high level of whole 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 *Sustainability Measures* 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 by Resolution No. ____ 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* or *Prescriptive Path*. The *FAR Bonus* for both the *Prescriptive* and *Performance Paths* are summarized in Table 156.0309C.

Table 156.0309C: GREEN BUILDING INCENTIVES

Performance Level	***Prescriptive Path* Requirements**	***Performance Path* Requirements**	**New Construction Incentives**
High Performance Green	45-59 CCG Points	CalGreen Tier 2 or *LEED*® Silver	1.0 FAR Bonus
Signature Green	60+ CCG Points	*LEED*® Gold or higher	2.0 FAR Bonus

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

(D) CC&R's 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 for the life of the *development*.

(F) Any *development* qualifying for a Green Building *FAR Bonus* shall be required to utilize the approved Development Permit per Section 156.0304(d)(1)(F). Any *development* requesting an extension of time under Section 156.0304(d)(1)(F) shall be required to demonstrate compliance with Section 156.0309(e)(8) in effect at the time a request for extension is filed.

(f) Exemptions from *FAR* Calculations

The following exemptions apply to the calculations for *FAR*:

(1) *Historical Buildings*. Any *floor* area within the *building envelope* of any *designated historical resource* shall not be counted as *gross floor area* for the purposes of calculating the *FAR* for the *development*, if the *designated historical resource* is preserved, rehabilitated, restored, or reconstructed and the *development* results in no more than minor alterations to the *designated historical resource* consistent with the Secretary of the Interior's Standards and Guidelines, or the *development* is approved through the Site Development Permit or Neighborhood Development Permit procedures, in accordance with Chapters 11 through 14 of the Land Development Code.

(2) Public Uses. If a *development* incorporates a building or portion of a building that is owned by the City of San Diego, the *Redevelopment Agency*, or a public *school* district, and it is utilized for a public purpose such as a community recreation center, fire station, public *school*, or other similar public use as determined by the *CCDC President*, the *floor* area of that public use shall not be counted as *gross floor area* for the purposes of calculating the *FAR* for the *development*.

(3) Public Parking. Above-*grade* parking areas permanently available for public use shall not be counted as *gross floor area* for the purposes of calculating the *FAR* for the *development*. A public parking easement shall be executed for such facilities with restrictions and covenants acceptable to *CCDC* and the City of San Diego.

(4) *Main/Commercial Streets*. All *floor* area located on the ground *floor* or ground-*floor* mezzanine that is directly accessible to the *street* and is dedicated to *active commercial uses* on *main streets* or *commercial streets* shall not be counted as *gross floor area* for the purposes of calculating the *FAR* for the *development*.

(5) *Cultural Uses*. Any *floor* area provided within a *development* that is dedicated to a *cultural use* or other similar use as approved by the *CCDC President*, shall not be counted as *gross floor area* for the purposes of calculating the *FAR* for the *development*. *CC&Rs* shall be recorded on the property ensuring the use of such space for similar *cultural uses* in perpetuity.

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

(1) Purpose. The purpose of the *TDR* program is to promote the creation of additional *public park* land downtown to meet the needs of residents, workers, and visitors within the Centre City Planned District and to encourage the preservation, restoration, and rehabilitation of *designated historical resources*. The City finds that the growing concentration of *development* in downtown requires the creation of new park land areas for the recreational and aesthetic benefit and enjoyment of the public, and that *historical resources* contribute to the quality of the urban environment.

(2) Eligible Sites. Eligible *receiving sites* are those sites identified in Figure K. Eligible park *TDR sending sites* are those sites identified as future *public park* sites in the Downtown Community Plan and in Figure C. Eligible *historical resource TDR sending sites* must contain a *designated historical resource* and qualify under either (A) or (B) below:

(A) The *sending site* is located on the same block as the *receiving site*; or

(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 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) Preservation Agreement. *Applicants* or owners of *sending sites* taking part in the *historical resources TDR* program shall enter into a Preservation, Rehabilitation, Restoration and Maintenance Agreement or similar agreement with the City, which guarantees the treatment of the *historical resource* consistent with the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties. The agreement shall also require the reconstruction of the *historical resource* according to the Secretary of the Interior's Standards for Historic Properties if the *historical resource* is destroyed by fire, natural disaster, or act of a public enemy.

(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*.

(5) Permitted Transferable *Gross Floor Area*. The *gross floor area* that may be transferred shall be calculated as the permitted *gross floor area* based on the *sending site's* size and permitted maximum *base FAR*, as illustrated in Figure H. For transfers involving *sending site*s containing *designated historical resources*, the *gross floor area* of

any non-designated *structure* remaining on the *sending site* shall be deducted from the permitted transferable *gross floor area*.

(6) Example Calculations:

Park Example: *Sending Site* = 10,000 square feet

Maximum base *FAR* = 6

Permitted Transferable *gross floor area* = 60,000 square feet

Historical Resource example:

Sending Site = 10,000 square feet

Maximum base *FAR* = 6

Gross floor area of Non-Historical *Structure* = 20,000 square feet

Gross floor area of *Historical Structure* (exempt from *FAR* calculations) = 20,000 square feet

Permitted Transferable *gross floor area* = 40,000 square feet.

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

(A) *Certificate of Transfer*. The owner of a *sending site* wishing to transfer permitted *gross floor area* from the *sending site* shall execute a *certificate of transfer*. The *certificate of transfer* shall contain all of the following:

(i) The names and mailing addresses of the transferor (original owner of the *sending site*) and transferees (owner(s) of the *receiving site(s)* or the *TDR* bank) of the *gross floor area*.

(ii) Execution and acknowledgement of the transfer of the *gross floor area* by the transferor of the *gross floor area*, all parties with record title interest in the real property of the *sending site*, the transferees of the *gross floor area*, and the *CCDC President*.

(iii) The amount of *gross floor area* transferred (in square feet); and

(iv) The addresses, legal descriptions, assessor's parcel numbers, and land use districts of the *sending site* and *receiving site*.

(B) Approval by *CCDC President*. The *CCDC President* shall not execute the *certificate of transfer* if a transfer of the *gross floor area* would be prohibited by any provision of the San Diego Municipal Code.

(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) Property Deed. In addition to a *certificate of transfer*, the owner(s) of a *sending site* involving a *TDR* for *public park* land shall execute a deed transferring ownership of the site to the *Redevelopment Agency*.

(E) Approval for *Development*. When the use of *TDR* is necessary for the approval of a building permit for a *development* on a *receiving site*, the City shall not issue any building permits for that site unless the *CCDC President* has issued a written verification that the owner of the *receiving site* is entitled to the amount of *gross floor area* for the *development* based on a recorded *certificate of transfer*.

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)
(Amended 5-6-2010 by O-19947 N.S; effective 6-5-2010.)

[**Editors Note:** Amendments as adopted by O-19947 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.]

§156.0310 Development Regulations

(a) Minimum *Lot* Size and *Lot Coverage*. Minimum *lot* size or *lot coverage* requirements of the Land Development Code shall not apply in the Centre City Planned District.

(b) Minimum Building *Setback*s. The *CCDC President* may require up to a 10-foot interior *property line setback* where a *development* is adjoining an existing residential *development* to maintain minimum provisions for light and air.

(c) Building Height. The overall height of a building shall be measured from the average of the highest and lowest *grades* of the site to the top of the parapet of the highest habitable *floor*. Uninhabited roof *structures* up to 30 feet high that conceal mechanical equipment and elevator and stair overruns are not included in the measurement of the building height if they do not project above a 45-degree plane inclined inward from the top of the parapet(s) of the nearest building wall(s). The maximum heights of buildings are illustrated in Figure F, with the following additional restrictions:

(1) Within the Little Italy Sun Access Overlay, *building height* shall not exceed 150 feet. A maximum *building envelope* height shall be further defined as follows and as illustrated in Figure N:

(A) On blocks north of Cedar Street, all *street frontages* shall be defined by a maximum 50-foot *street wall*. Above the 50-foot *street wall*, the maximum *building envelope* shall be defined by:

(i) a 45-degree angle up to a maximum height of 150 feet on the east and west frontages of a block facing onto a *street*; and

(ii) a 15-foot *stepback* above the 50-foot *street wall* on the north and south frontages of a block facing onto a *street*.

(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 envelope*s described in ~~section~~Sections 156.0310(c)(1)(A)-(B).

(2) For sites within the Park Sun Access Overlay, building heights shall be determined by Figure M.

(3) For sites within the Airport Approach Overlay Zone, maximum building heights shall be determined by the most recently adopted Airport Land Use Compatibility Plan. Building heights shall not be limited by the former approach path for the decommissioned Runway 13-31.

(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 156-0310A

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~~[3]~~/85[3]	85	85	50/85[5]	85
Mid-Zone						
Maximum	N/A	N/A	N/A	180	125	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* 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 156~~1~~.0310(d~~)(~~) (1~~)(~~) (D~~)(~~) (iii).
2 See ~~section~~Section 156~~1~~.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 151.0310 (d) () (3) () (E) for exemptions.
5 See ~~Section~~Section 156.0310(c)(1)(A) for sites located north of Cedar Street

(1) *Building Base*

(A) Maximum *Lot Coverage*. The maximum *lot coverage* for the *building base* shall be 100 percent.

(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 Section 4.6.1 of 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) Recessed entrances a maximum of 25 feet wide and a maximum of 15 feet deep;

(iv) Internal entry courts, auto courts, or auto drop-offs may be allowed behind the required *street wall*;

(v) Patios and balconies in front of habitable space may qualify as *street wall* through the Centre City Development Permit review process; or

(vi) Portions of *development* sites associated with documented active faults or no-build easements may be exempted from the *street wall* requirements.

(C) *Street Wall Setback*. The *street wall* shall be located within ~~5~~five 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 156-0310A with the following exceptions:

(i) For *development* involving a *designated historical resource*, a lower *street wall* height may be approved as part of the *Design Review* process. *Street wall* height and design will also be subject to the review and approval processes pertaining to *historical resources* contained within Chapters 11 through 14 of the Land Development Code.

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

(iii) Within the Little Italy neighborhood, the minimum *street wall* height may be reduced to 40 feet north of Beech Street and 30 feet north of Ivy Street.

(iv) In residential *development*, an exception to this minimum height may be approved for roof-top open space if the area is located over 30 feet above the sidewalk *grade* and measures no more than 50 feet along the *street wall*.

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

(i) For buildings with the highest habitable *floor* line at or below 75 feet, up to 50 percent of the *street wall* may be increased to 95 feet to accommodate taller top-*floor* units.

(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~~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) For *development* within Neighborhood Mixed-Use Centers, a maximum *street wall* height of 65 feet

applies along *main streets* with a north/south orientation. However, if the *development* does not have frontage on any other public *street*, the *street wall* height may be increased to 85 feet if determined necessary for Fire Department access.

(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 156-0310B. 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 156-0310B: 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 156-0310A, and may be provided only within the Large Floorplate or Employment ~~Required~~ Overlay Districts, subject to the following regulations:

(A) Maximum *Lot Coverage*. The maximum *lot coverage* for the *mid-zone* shall be 80 percent of the *lot* area.

(B) Maximum Height. The maximum height of the *mid-zone* of a building is 180 feet.

(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 156-0310A.

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

(C) *Tower* Separation. Within a single *development*, *towers* shall be separated by a minimum of 60 feet for sites of 50,000 square feet or more or located west of Kettner Boulevard or in the Little Italy Sun Access Overlay District. For sites containing less than 50,000 square feet, except for those sites located west of Kettner Boulevard or in the Little Italy Sun Access Overlay District, *tower*s shall be separated by a minimum of 40 feet.

(D) *Tower Setback* from Public Streets. *Tower*s shall be set back from any *property line* adjoining a public *street* by a minimum of 15 feet, with the following exceptions:

(i) One side of any *tower* shall be exempt from this *setback* requirement, except within the Little Italy Sun Access Overlay District.

(ii) Two sides of a *tower* may be exempted from this *setback* requirement when it is determined through the *Design Review* process that the resulting design is improved and does not result in massing inconsistent with the neighborhood. This provision does not apply within the Little Italy Sun Access Overlay District.

(iii) In Neighborhood Mixed-Use Centers, the *tower* shall always be set back a minimum of 25 feet from any *property line* along a designated *main street* with a general north/south orientation.

(E) *Tower Setback* from Interior *Property Lines*. *Tower*s shall avoid blank walls, allow glazing, and be set back from interior *property lines* adjoining another parcel by a minimum of 20 feet, subject to the following two exceptions:

(i) If the *applicant* can demonstrate that construction techniques permit glazing with views into, and out from, habitable areas within the *tower*, this *setback* may be reduced to 10 feet if any existing *tower* on an adjacent parcel is located a minimum of 40 feet from the proposed *tower*; or

(ii) If an existing *tower* on an adjoining parcel contains a blank, solid wall with less than a 20-foot *setback* from the common *property line*, then the proposed *tower* may reduce or eliminate its *setback* along that portion of the common *property line* that aligns with the *tower* on the adjoining parcel (creating a *blank wall* to *blank wall* condition).

(F) *Upper Tower*

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 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 feet~~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:

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

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

(3) ~~Fifteen feet~~ 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~~ 50 or more *dwelling units*:

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

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) *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) *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~~ six feet. Balconies should be proportionately distributed throughout the *development* in relationship to *floor* levels and sizes of units. *Living unit developments* are exempt from this requirement.

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

~~(2)~~ (E) 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).

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)
(Amended 5-6-2010 by O-19947 N.S; effective 6-5-2010.)
[Editors Note: Amendments as adopted by O-19947 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.]

§156.0311 Urban Design Regulations

Focusing on how buildings and the spaces between them are consciously designed and integrated, the following urban design standards are intended to create a distinct urban character for the Centre City Planned District, ensure that *development* is designed with a pedestrian orientation, and foster a vital and active street life.

(a) Downtown Design Guidelines. The City Council has adopted the Downtown Design Guidelines which 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.~~

~~(6) 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~~ one inch of the finished sidewalk *grade*, and these materials shall wrap corners of exposed interior *property line* walls a minimum of ~~3~~three 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~~ six feet back from the *street* curb, except that a minimum width access hatch may be located less than ~~6~~six 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*.~~

(~~e~~d) Transparency

(1) A minimum of 60 percent of the *street*-facing *building façade* containing non-residential uses between ~~3~~ three 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 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 three and 12 feet above the sidewalk shall be comprised of clear, non-reflective windows. Windowsills may be no higher than five feet above the sidewalk level.

(~~f~~e) *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 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, must employ deep reveal scoring, texture or material changes to break up large surfaces, and have a maximum horizontal dimension of 15 feet.

~~(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 morethan 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.~~

(~~i~~f) 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.

(~~j~~g) 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.

~~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.~~

(~~3~~2) 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.

~~(2) 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.~~

(~~k~~h) *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.

(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~~ six feet. Oriel windows may extend vertically no more than 50 feet continuously.

(C) 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.

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

(E) 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.

(F) Oriel windows may contain bench seating or *floor* area, but shall not contain *floor* area for bathrooms, *kitchens*, 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 two feet into the *public right-of-way*.

(~~3~~4) 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.

(~~4~~5) 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~~ eight feet below the top of the sidewalk shall not be located within ~~6~~ six 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 continuous clear zone for such planting for a depth of ~~8~~eight feet.

(~~l~~i) Building Identification

Development constructed on sites larger than 5,000 square feet shall install building identification located between ~~3~~ three and ~~5~~five 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~~ one to ~~4~~ four square feet in area;

(3) The letters shall be at least ~~1~~ one 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.

(~~m~~j) *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 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.~~

~~(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 doors 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.~~

(~~c~~k) 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) Goals. The *development* of the Ballpark Mixed-Use District is meant to achieve the:

(A) Realization of the Bay-to-Park Link;

(B) Revitalization of the East Village; and

(C) Reinforcement of the South Embarcadero.

(3) Character. The following strategies form the basis of the design of buildings, streetscapes, plazas, and open spaces within the district:

(A) Scale and Feeling of Public Space. Maintain and reinforce the existing pedestrian scale appropriate to small numbers of people as well as larger crowds.

(B) Language and Vocabulary of the District. Employ elements to reinforce the spatial *structure* of the district, to convey the symbolism of the Ballpark Mixed-Use District, and to provide information and directions.

(C) Territoriality of Public Space. All spaces should have a sense of ownership.

(D) Composition and Juxtaposition of Elements. Buildings, streetscape improvements, and landscaping should be designed to create a memorable experience.

(E) Two sub-areas within the Ballpark Mixed-Use District should receive particular attention:

(i) The J Street Corridor. The J Street corridor (between Sixth and Eleventh Avenues) should be developed as an active commercial mixed-use district with a strong pedestrian orientation. The character of late ~~nineteenth~~

19th and early ~~twentieth~~ 20th century commercial buildings should be extended eastward from the Gaslamp Quarter. The *development* of new buildings shall be compatible in scale and material~~.~~

(ii) The Sixth/Seventh Avenue Transition Zone. Located immediately west of *PETCO Park* between L Street and the J Street Corridor, this area should create links between the Gaslamp Quarter and *PETCO Park* along K and L Streets.

(4) Design Guidelines

(A) Along the J Street Corridor

(i) Built-to Lines: With the exception of where plazas are planned, a *street wall* should be built within ~~5~~ five feet of the *public right-of-way* along 100 percent of the building frontage.

(ii) *Street Wall* Façade*:* The *street wall* façade should be architecturally modulated to create visual interest and diversity, and to reinforce the pedestrian scale and character of the *street.*

(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~~ 19th and early ~~twentieth~~ 20th 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) Building *mass and scale* should complement the incremental parcelization of the *street*, introducing changes in building plane, fenestration rhythm, materials, or other elements at intervals of approximately 50 to 100 feet.

(v) The design of *building façades* should provide a well-composed treatment of recessed and large punctured openings within a solid wall. Large expanses of curtain wall are discouraged in this area.

(vi) Vertical and horizontal articulation of the facade utilizing cornices, belt courses and banding, plane changes, variation in window openings, and other architectural elements are encouraged.

(vii) *Building facades* should be visually terminated through the use of cornices, parapets, hip and stepped terraces, and other forms of multi-faceted tops.

(viii) Facades should introduce special treatments at major entrances, building corners, *street* corners, and *street*-end view termini.

(ix) Use of building materials that extend and complement the character of existing ~~nineteenth~~ 19th and ~~twentieth~~ 20th century commercial and warehouse *structures* (e.g., brick, metal, stucco, ornamental cement, terra cotta, wood, or steel sash) is encouraged.

(x) Large well-composed punctured window openings, in the spirit of existing commercial and warehouse *structures* should be provided on the *building façades* to extend the character and scale of these ~~nineteenth~~ 19th and early ~~twentieth~~ 20th century buildings. To further these objectives, buildings along this corridor should introduce high *floor*-to-*floor* dimensions (e.g., greater than 12 feet on upper *floors* and greater than 15 feet on the ground *floor*).

(xi) Vehicular Access: Curb cuts are strongly discouraged along J Street. The number and size of curb cuts for all *development* should be minimized.

(B) Within the Sixth/Seventh Avenue Transition Zone:

(i) Built-to Lines: With the exception of where plazas are planned, a *street wall* should be built within ~~5~~ five feet of the *public right-of-way* along 100 percent of the building frontage.

(ii) *Street Wall* Façade: The *street wall* façade should be architecturally modulated to create visual interest and diversity, and to reinforce the pedestrian scale and character of the *street*.

(iii) Buildings should be built to a maximum height of six *floor*s or 80 feet to complement and transition the scale of the ballpark to the Gaslamp District. *Development* above this height should be stepped back by 10 feet, or introduce a clear material delineation that achieves the same visual effect.

(C) *Street* Level Treatment and *Pedestrian Entrances*. All *development*s should provide *active commercial uses* along a majority of each *street frontage* in order to provide an active pedestrian-oriented experience. These *active commercial uses* should include clear, or lightly tinted, glass storefronts and windows and *pedestrian entrances*. Extended areas of solid walls should be minimized and mitigated through architectural articulation.

(D) Parking Garages. Parking garages should comply with the Centre City Planned District requirements for *street* level uses. The garages should be set back behind multi-*story* residential or commercial uses where appropriate and feasible to buffer the garages from facing residential or commercial uses. The façade treatment of freestanding parking garages should create an integrated and complementary architectural expression with adjacent or attached buildings along a *public right-of-way*, such that parked cars are predominantly *screened* from public view; sloped *floors* are not expressed; and a visually composed façade of openings, plane changes, belt courses, cornice treatments, and other architectural devices are developed.

~~(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*.~~

~~(4) 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~~.

~~(5) 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.~~

~~(6) 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*.~~

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

Where site constraints, such as *public utility* easements or documented earthquake faults, prohibit the construction of building area on a portion of a site, *development* should incorporate semi-public, through-block walkways, courts, or *urban open space* to support ground-*floor* commercial activities or provide alternate circulation paths. These areas shall be designed to ensure public safety and promote maximum visibility and surveillance from adjacent uses and shall be maintained by the *record owner(s)*.

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)
(Amended 5-6-2010 by O-19947 N.S; effective 6-5-2010.)

[**Editors Note:** Amendments as adopted by O-19947 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.]

§156.0312 Performance Standards

(a) General Standards

The following performance standards apply to all land use classifications including the use of existing *structure*s, expansion of *previously conforming* land uses and proposed land uses.

(1) No use, activity, or process shall produce continuous noise, vibrations, or noxious odors that are perceptible without instruments by the average person at the *property line*s of a site or above the site.

(2) No use, activity, or process shall produce continual loading or unloading of heavy trucks at the site, exclusive of permitted industrial uses.

(3) All outdoor lighting shall be shielded or directed away so that direct light or glare does not adversely impact adjacent land uses or the *public right-of-way*.

(4) All storage and mechanical equipment shall be enclosed in a *structure* and completely *screen*ed from view.

(5) No use shall be operated in a manner that produces off-site impacts such as noise, litter, or disruptive conduct from its tenants or patrons.

(b) Building Reflectance

In order to maximize daylight on *street*s and open spaces and reduce heat-island build up, materials with high light reflectance shall be used, without producing glare. Above a height of 75 feet, exterior building finishes shall be predominantly lighter colors and materials.

(c) Wind Acceleration

Wind acceleration studies may be required as part of the *development* review process to evaluate potential adverse impacts of wind acceleration onto *public rights-of-way*, *urban open space* areas, and other public spaces. Vertical wall surfaces 100 feet and taller shall employ changes in the

horizontal canopy or volumetric step to break wind shear before reaching the ground level.

(d) Ballpark Mixed-Use District

The following standards apply to all *development* in this district:

(1) Light, Glare and Shadow Impacts. All *development* proposals exceeding 75 feet in height shall include a light, glare and shadow study evaluating adverse impacts from *development* on the ballpark operations. No *development* will be allowed to produce light, glare, or shadows that will interfere with any sports activity occurring within the ballpark or enjoyment of such activities by members of the public observing from the viewing stands.

(2) Noise Impacts. All *development* proposals shall include an acoustical analysis specifying construction standards necessary to meet the noise abatement and control requirements of San Diego Municipal Code Chapter 5, Article 9.5. The analysis also shall include anticipated or actual noise impacts from *PETCO Park*.

(Amended 5-6-2010 by O-19947 N.S; effective 6-5-2010.)

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

(a) Residential *Off-Street Parking Space* and Loading Bay Requirements. The parking requirements in Table 156-0313A and ~~section~~Section 156.0313(a) shall apply to residential uses. All parking spaces required by Table 156-0313A shall be reserved for the exclusive use of residents of the *development*.

TABLE 156-0313A
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) Guest or Service Parking. Multi-family residential *development* shall provide additional off-*street* parking spaces at a ratio of one space for every ~~thirty~~ 30 units. These spaces shall be permanently reserved and clearly marked for visitor or service use only. *Development* containing fewer than fifty *dwelling unit*s shall be exempt from this requirement.

(2) Off-*Street* Loading. The following standards shall apply for multi-family residential *development*:

(A) *Development* containing 100 or more *dwelling units* shall provide at least one off-*street* loading bay that shall be at least 35 feet deep, 13 feet wide, and 13 feet tall (measured from the inside walls);

(B) Loading bays shall have direct access into the internal circulation system of the *development* and elevators;

(C) Loading bays shall share the parking access driveway, unless separate driveways better facilitate access to the loading bay and parking areas and decrease potential conflicts; and

(D) Loading bay location shall not create traffic conflicts.

(E) All interior surfaces of a loading bay visible from the *public right-of-way* shall contain upgraded surfaces or be painted.

(3) Motorcycle Parking. One motorcycle parking space shall be provided for every ~~twenty~~ 20 *dwelling unit*s.

(4) Bicycle Storage. Secured bicycle storage shall be provided at a ratio of one area reasonably sized to accommodate one bicycle for every five *dwelling unit*s. Bicycle storage areas shall be enclosed with access restricted to authorized persons. Any common storage area to serve more than one *dwelling unit* shall provide racks or fixtures on which to lock individual bicycles.

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

TABLE 156-0313B
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 are exempt.
Commercial/Retail	1 space per 1,000 square feet		*Development* containing less than 30,000 square feet of commercial/retail space are exempt.
Warehouse & Storage	1 space per 10,000 square feet		
Hotel	0.3 spaces per room		*Development* containing less than 25 guest rooms 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) Motorcycle and Bicycle Parking. One motorcycle parking space and one bicycle parking space shall be provided for every ~~twenty~~20 required vehicle spaces.

(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) For *development*s containing over 100,000 square feet of commercial space:

(i) One off-*street* loading bay shall be provided, with the bay measuring a minimum of 35 feet deep, 14 feet wide, and 14 feet tall;

(ii) Loading bays shall provide direct access into the internal circulation system of the *development*;

(iii) Loading bays shall share the parking access driveway, unless separate driveways better facilitate access to the loading and parking areas and decrease potential traffic conflicts; and

(iv) Loading bay location shall not create traffic conflicts.

(v) All interior surfaces of a loading bay visible from the *public right-of-way* shall contain upgraded surfaces or be painted.

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

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

TABLE 156-0313C
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) Small *Lot* Reduction

For *lot*s of 5,000 square feet or less, the minimum number of parking spaces required is reduced by 50 percent.

(e) Enclosed Parking

All parking provided within a *development* shall be enclosed and architecturally integrated into, or on top of, a *structure*.

(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) Below-*grade* parking is not required for parcels less than 10,000 square feet in area.

(2) For *development* on sites that contain *designated historical resources*, the *CCDC President* may approve an exception to the below-*grade* parking requirements upon finding that below-*grade* parking is infeasible due to the location or characteristics of the *historical resources*.

(3) For *development* on sites proven to be significantly impacted by the underground water table, the *CCDC President* may approve an exception to the below-*grade* parking requirements upon finding that it would create exceptional financial hardship to the property owner or *applicant*.

(4) Public parking garages and *development* located within the Ballpark Mixed-Use District are only required to provide two levels of below-*grade* parking prior to the provision of any above-*grade* parking.

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

(g) Existing Buildings

Buildings may be converted from one land use to another without providing additional parking spaces, unless the conversion is from commercial to residential use. The proposed conversion of a building to a residential use or the expansion of any building that cannot meet the parking requirements may be granted a deviation from the parking requirements by the *CCDC President* upon approval of a Neighborhood

Use Permit in accordance with Chapter 12, Article 6, Division 2 of the Land Development Code.

(h) *Structured Parking* Facility Standards

The following standards apply to all above-*grade* parking facilities:

(1) All enclosed ground level parking areas shall be separated from the public sidewalk by habitable residential or non-residential space or utility rooms. The minimum depth of residential space, measured from the exterior building wall to the interior wall separating the habitable space from the parking area, shall be 10 feet.

The minimum depth of commercial space, measured from the exterior building wall to the interior wall separating the commercial space from the parking area, shall be 20 feet.

(2) All parking located above the ground level shall meet the following standards:

(C) *Development* located on a site of less than 30,000 square feet does not require encapsulated parking;

(D) *Development* located on a site of 30,000 square feet or more shall encapsulate 50 percent of the cumulative *building façades* directly abutting *street frontage*s with habitable residential or non-residential uses.

(E) Roof-top parking is allowed if all parking spaces, excluding drive aisles, are covered with a roof or trellis *structure*.

(F) Parking levels located above the ground level shall be shielded from view by a solid wall or headlight-obscuring *screen* a minimum height of 42 inches, measured from the finished *floor* of the adjoining parking space.

(G) Any open areas in the exterior *building façade* of the *structure* shall be designed as an integral component of the overall architecture of the *development*.

(3) All interior surfaces of a parking *structure* visible from the exterior of the garage shall contain upgraded surfaces or be painted.

(4) All duct work or utility functions serving above-*grade* parking facilities shall be *screened* from view.

(5) All interior lighting fixtures shall be designed so that the light source is not directly visible from the exterior of the garage. Lighting for any roof-top parking levels shall either be wall-mounted or on poles. Any poles shall be a maximum height of 15 feet, located at least 40 feet from any *property line*, and designed so that the light source is shielded from view from any *property line*. Lighting levels shall meet the requirements of the Illuminating Engineers Society's Manual, as amended.

(6) All parking *structure*s open to the sky shall be engineered and circulation designed to accommodate vertical expansion of three additional parking levels or the maximum amount permitted under the *FAR* limits applicable to the site, whichever is less.

(7) Every vehicular access point to public *structured parking* shall have at least one ~~4~~four by ~~4~~four-foot, internally illuminated, cabinet *sign*, clearly visible to pedestrians and motorists with a parking symbol consisting of 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 private or *public parking*. The ~~4~~ four by ~~4~~ four- foot area shall not be reduced or encroached upon by this additional information. The ~~4~~ four by ~~4~~ four-foot area shall not be included in calculations regarding other *signs* for the *structure*.

(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:*

(A) Along all public *street frontage*s, a 36 inch high black or green vinyl-coated chain link *fence* is required. The *fence* shall provide pedestrian gaps at intervals of no more than 100 feet

(B) One t~~T~~ree~~s~~ shall be planted for every 12 parking stalls ~~according to City Landscape Standards~~ for surface parking

lots.~~,~~ ~~except that~~ A~~a~~ll trees shall be planted in 36 inch containers.

(3) Every vehicular access point to a public parking *structure* shall have at least one ~~4~~ four by ~~4~~four- foot, internally illuminated, cabinet *sign*, clearly visible to pedestrians and motorists with a parking symbol consisting of a white letter "P" on a green background. Additional space may be added to the cabinet *sign* to indicate whether the *lot* is full, or provide information on prices, ownership, management, hours of operation, and whether it is for private or *public parking*. The ~~4~~ four by ~~4~~ four-foot area shall not be reduced or encroached upon by this additional information. The ~~4~~ four by ~~4~~ four- foot area shall not be included in calculations regarding other *signs* for the parking *lot*.

(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) Vehicular Access

(1) All driveways shall be perpendicular to the public sidewalk.

(2) The maximum linear feet of curb cut for vehicular access shall be calculated at a ratio of ~~1~~ one linear foot per 500 square feet of site area. Parcels containing 10,000 square feet and less may double this ratio (~~2~~ two linear feet of curb cut per 500 feet of site area). Curb cuts that serve up to ~~ten~~ 10 parking spaces shall be between 12 and 20 feet wide. Curb cuts that serve over ~~ten~~10 parking spaces shall be between 20 and 30 feet wide.

(3) All vehicular access curb cuts shall be located at least 65 feet from the curb line of the closest intersection. Curb cuts on the same parcel must be separated by at least 80 feet, with the exception of a curb cut to provide access to an off-*street* loading bay, which may be closer than 80 feet if the widths of both curb cuts are minimized to the extent possible. Curb cuts shall be located to minimize conflicts and maximize on-*street* parking. On parcels of 5,000 square feet or less, the dimensions listed above shall be reduced in half.

(4) No curb cuts are permitted on the *streets* designated on Figure E unless driveway access is not feasible on adjacent *streets* due to *lot* size, *lot* configuration, or other significant factors.

(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~~ five 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) *Centre City* Cumulative Trip Generation Rates

Centre City Trip Generation Rates are as specified in the *CCDC* Land Development Manual and City of San Diego Land Development Manual, Appendix N.

(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~~25 points by implementing *TDM* measures contained in Table 156-0313D.

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 day-care ~~On-site shower facilities available to all tenants/employees of a building~~
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.
~~10~~5	~~On site day-care~~ 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
~~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.~~
~~4~~5	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
~~4~~	~~Preferential parking for car-sharing vehicles (at least one space)~~
~~4~~5	Preferential parking for car-sharing, carpool and/or vanpool parking (minimum five percent 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
5~~2~~	On-site transit-pass sale, maps and information.~~Proximity to public transit stop/station (1,320 feet or fewer)~~
~~2~~	~~On-site transit-pass sale, maps and information.~~

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)

(Amended 5-6-2010 by O-19947 N.S; effective 6-5-2010.
[**Editors Note:** Amendments as adopted by O-19947 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment

§156.0314 Sign Regulations

(a) *Sign* Regulations

(1) Application

Initial application for a *sign* permit shall be made to *CCDC* in accordance with the requirements of the Land Development Code Chapter 12, Article 9, Division 8 and Chapter 14, Article 2, Division 12.

(2) Provisions

In addition to the requirements of the Land Development Code Chapter 12, Article 9, Division 8 and Chapter 14, Article 2, Division 12, the following provisions apply:

(A) *Signs*, inflatable displays, or banners shall not be placed on the roof of any *structure.*

(B) *Signs* (or any part of a *sign*) shall not be located more than 65 feet above the sidewalk, measured from the *street property line* closest to the *sign.*

(C) Exceptions to the *sign* regulations for a new *sign* on a *historical resource* may be granted through approval of a Neighborhood Use Permit in accordance with Chapter 12, Article 6, Division 2 of the Land Development Code. The *design* and size of such a *sign* shall be consistent with the Secretary of Interior's Standards and Guidelines for the Preservation, Rehabilitation, Restoration, and Reconstruction of Historic Buildings based on its period of historical significance, as recommended by the Historical Resources Board. Alterations to *signs* that may impact one or more *historical resources* shall be reviewed and approved according to the regulations for *historical resources* contained in Chapters 11 through 14 of the Land Development Code and may require a Neighborhood Development Permit or Site Development Permit in addition to a Neighborhood Use Permit.

(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) The logo must be designed as an integral part of the exterior of the building.

(B) *Logos* may not be located on any two adjacent *building façades.*

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

(D) *Logos* without any lettering are not subject to maximum height, only maximum square footage.

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

TABLE 156-0314A: *LOGOS* AND LETTERING

Building Height (feet)	*Logo* area (feet)	Lettering Height (feet)
65-125	50	3
126-240	75	4
240+	100	5

(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 development*s directly adjacent thereto shall be processed in accordance with Process Five.

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) All *signs* shall be sized to be complementary to, and in scale with, the buildings on which they are placed. The design of the *signs* should reflect and complement the use of the building to the extent possible;

(B) All *signs* shall be designed to be visible mainly from the immediate neighborhood, with an exception for high-rise building identification *signs*;

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

(D) *Signs* shall also be appropriately related in size, shape, materials, letters, colors, illumination, and character of the buildings on which they will be displayed, and be compatible with existing adjacent activities so as to not create a visual distraction to *PETCO Park* patrons or other uses.

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)
(Amended 5-6-2010 by O-19947 N.S; effective 6-5-2010.)

[**Editors Note:** Amendments as adopted by O-19947 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.]

§156.0315 Separately Regulated Uses

(a) Alcohol Beverage Sales

(1) *Bona-fide eating establishments* that have made-to-order food available during all business hours may provide alcoholic beverages on the *premises*, subject to applicable state and local regulations. No additional permit is required.

(2) Establishments engaged in the sale of alcoholic beverages for on-site consumption without the sale of made-to-order food products shall be required to obtain a Conditional Use Permit in accordance with Process Three.

(3) Establishments engaged in the sale of alcoholic beverages for on-site consumption in conjunction with live entertainment and/or dancing shall be required to obtain a Conditional Use Permit in accordance with Process Three. Such uses shall comply with the following:

(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) Sound and amplification equipment shall be monitored during business hours, noise shall not disturb adjacent land uses, and noise shall remain at acceptable levels in accordance with the noise abatement and control regulations of Chapter 5, Article 9.5 of the San Diego Municipal Code; and

(C) *Applicants* for establishments where live entertainment or dancing is proposed within the same building as, or immediately adjacent to, residential uses, shall provide an acoustical study prepared by a qualified acoustical engineer that evaluates potential impacts to the residential occupants. Based on the results of the acoustical study, appropriate mitigation measures may be required.

(4) If any of the uses described in 156.0315(a)(2) and (3) are located within a *hotel* or *motel*, are enclosed completely within the building, and are accessed solely through the *hotel* or *motel* lobby area, they shall be permitted by right.

(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 wine or distilled spirits shall be sold in containers of less than 750 milliliters.

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

(C) Quarterly gross sales of alcoholic beverages shall not exceed 25 percent of the quarterly gross sales of the establishment.

(D) No alcoholic beverages shall be sold except between the hours of 10:00 a.m. and 10:00 p.m. of each day of the week.

(E) After conducting a public hearing, the *CCDC* Hearing Officer may approve exceptions to 156.0315(a)(5)(C) or (D) upon making the following *findings*:

(i) The request for an exception was provided in the public notice for the hearing; and

(ii) The proposed use and operations are compatible with existing and planned surrounding land uses.

(b) *Living Units*

Living unit developments are permitted in the zones indicated in Table 156-0308A 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) The maximum occupancy for a *living unit is* two persons.

(3) *Kitchen* facilities with at least a *kitchen* sink, garbage disposal, counter top, refrigerator, and microwave oven or cook-top is required in every *living unit.*

(4) A complete bathroom is not required in every *living unit*. However, a private toilet must be provided and be screened from the remainder of the unit.

(5) Each *living unit* that is not provided with a private shower or bathtub must be served by a shared shower or bathtub. Shared bathing facilities must be provided at a ratio of at least one facility for every five units, or fraction thereof, which lack private bathing facilities. Each shared bathing facility must be on the same *floor* as the units it is intended to serve, must be directly accessible from a common area or hallway, and must have an interior lockable door.

(6) Each *living unit* must be pre-wired for phone and cable television service.

(7) Each *living unit development* shall include common interior space at a ratio of ~~50~~five 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) Each *living unit development* shall contain one *living unit* occupied by a resident manager.

(9) Each *living unit development* shall contain either:

(A) a front desk with a full view of the entry area, staffed 24 hours a day, seven days a week; or

(B) an operational outdoor entry intercom system connected to the manager's unit and each *living unit*.

(10) Parking shall be provided in accordance with ~~section~~Section 156.0313. All required parking for the *living unit development* shall be available to residents only.

(11) Each *living unit* occupancy and rent shall be restricted to those persons with household income at or below 80 percent of area median income as published by the California Department of Housing and Community Development for San Diego County, as adjusted for a one-person household. The *development* owner shall enter into an agreement with the City of San Diego Housing Commission for the review and enforcement of such restrictions.

(12) Relocation Requirements: *Living units* are subject to the regulations contained in Land Development Code Chapter 14, Article 3, Division 5 for Single Room Occupancy *(SRO) hotels.* The San Diego Housing Commission shall be responsible for enforcement of the tenant notice relocation assistance requirements.

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

(d) *Historical Buildings* Occupied by Uses Not Otherwise Allowed

Historical buildings occupied by uses not otherwise allowed may be permitted with a Conditional Use Permit in accordance with Process Three subject to the following regulations:

(1) The building must be designated as a *historical resource* by the City of San Diego Historical Resources Board before approval of the Conditional Use Permit.

(2) The use of the *historical resource* shall be compatible with the uses in the surrounding area or shall be consistent with the purpose for which the building was originally designed.

(3) The *historical resource* shall be preserved, restored, rehabilitated, reconstructed, or maintained in its original historical appearance in accordance with Chapter 14, Article 3, Division 2 of the Land Development Code.

(4) Any facilities that are constructed as part of the new use shall be designed to be similar in scale and style with the historical use, and cause no more than a minor alteration to the *historical resource* in accordance with Historical Resources Regulations unless the *development* is approved through the Site Development Permit or Neighborhood Development Permit procedures in accordance with Chapters 11 through 14 of the Land Development Code.

(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.

(2) The institution or facility, due to its unique operations or uses, will not adversely impact the surrounding neighborhood, and there is a demonstrated need for the institution or facility that is not being met by existing services or facilities in the Downtown Community Plan area.

(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 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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[**Editors Note:** Amendments as adopted by O-19947 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.]

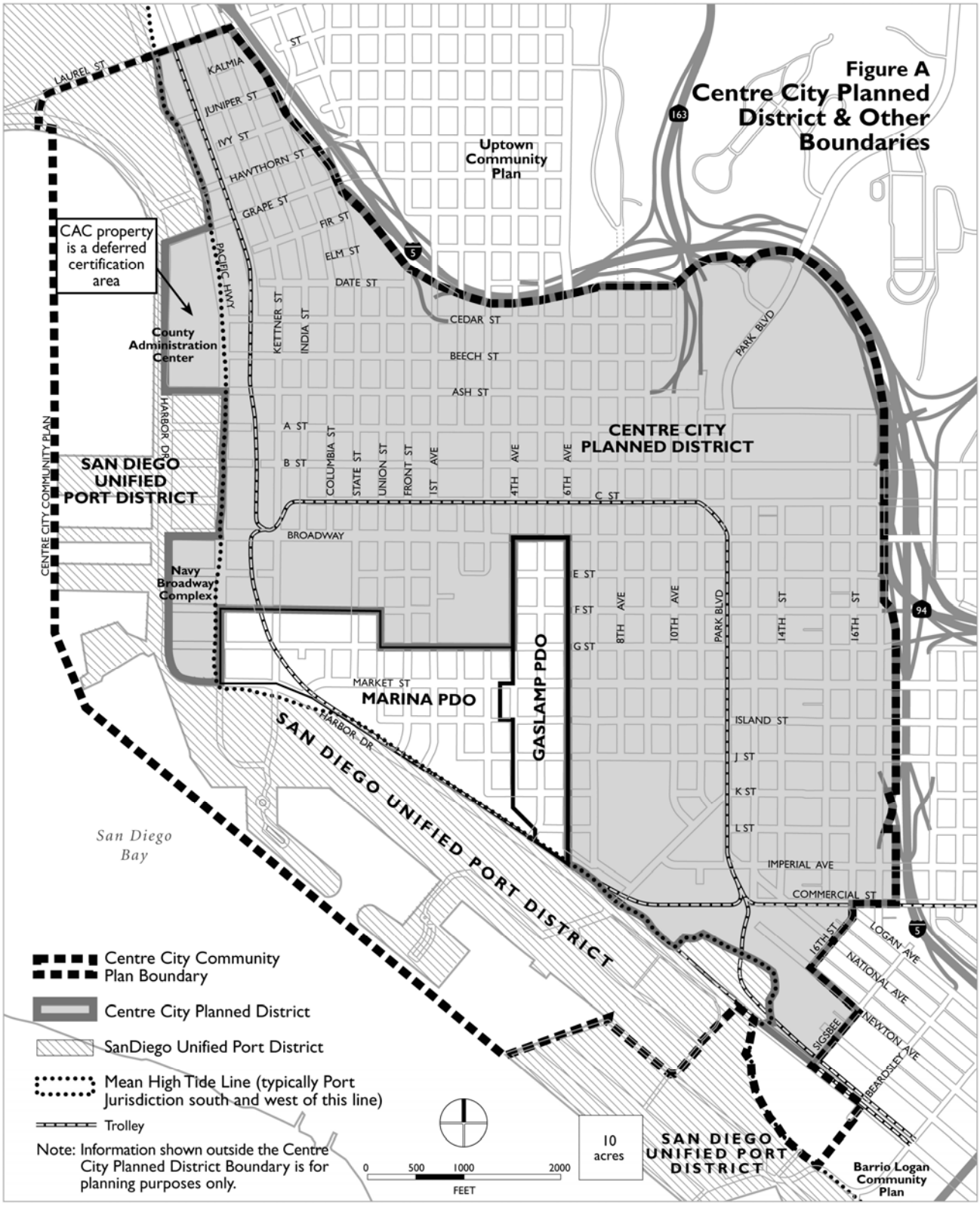


Figure A
Centre City Planned District & Other Boundaries
Uptown Community Plan
CAC property is a deferred certification area
County Administration Center
SAN DIEGO UNIFIED PORT DISTRICT
CENTRE CITY COMMUNITY PLAN
Navy Broadway Complex
CENTRE CITY PLANNED DISTRICT
GASLAMP PDO
MARINA PDO
SAN DIEGO UNIFIED PORT DISTRICT
San Diego Bay
Barrio Logan Community Plan
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
MARKET ST
HARBOR DR
PACIFIC HWY
KETTNER ST
INDIA ST
COLUMBIA ST
STATE ST
UNION ST
FRONT ST
1ST AVE
4TH AVE
6TH AVE
8TH AVE
10TH AVE
PARK BLVD
14TH ST
16TH ST
E ST
F ST
G ST
ISLAND ST
J ST
K ST
L ST
IMPERIAL AVE
COMMERCIAL ST
LOGAN AVE
NATIONAL AVE
NEWTON AVE
BEARDSLEY
SIGSBEE
Centre City Community Plan Boundary
Centre City Planned District
SanDiego Unified Port District
Mean High Tide Line (typically Port Jurisdiction south and west of this line)
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
0 500 1000 2000
FEET
10 acres

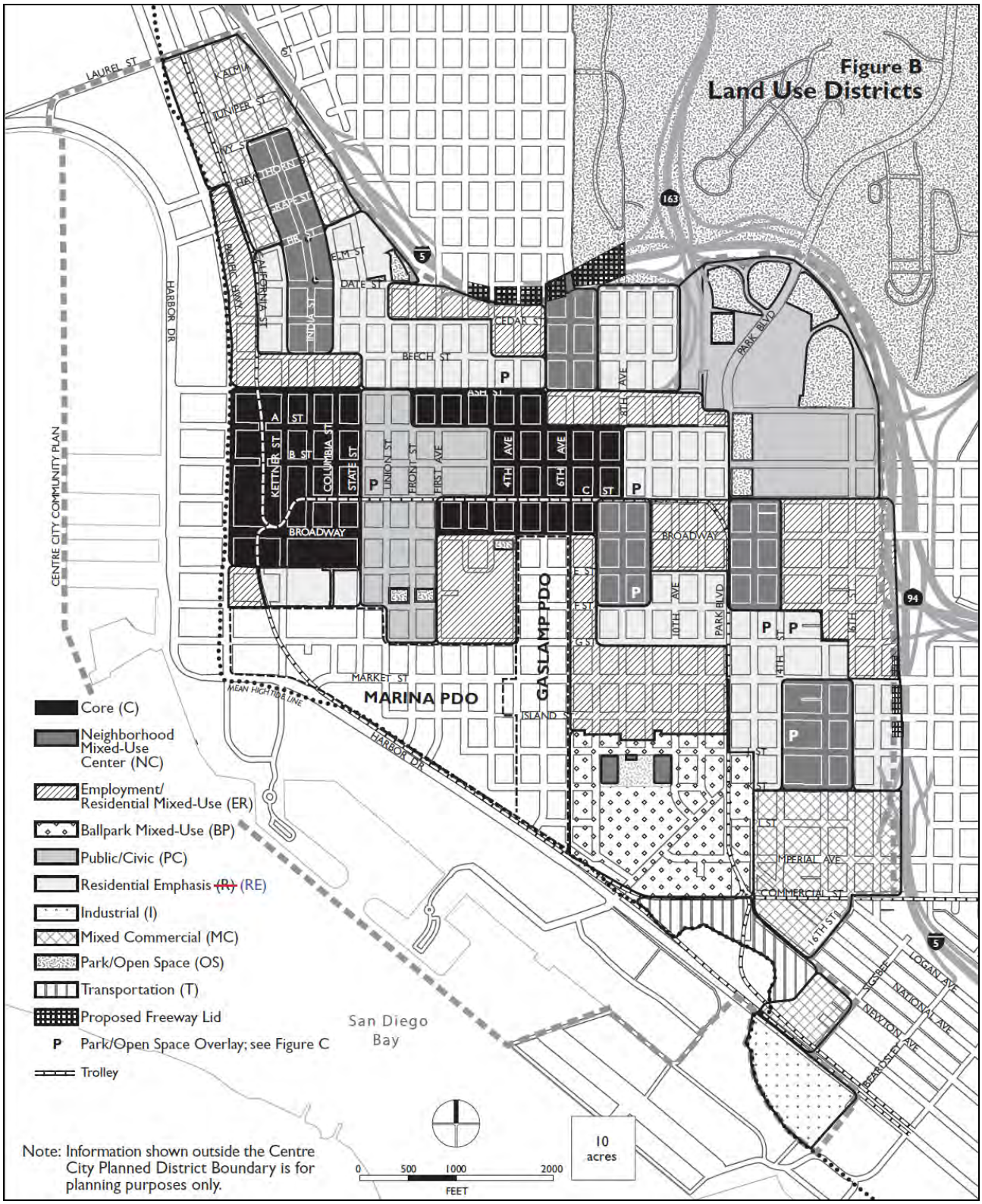


Figure B
Land Use Districts
LAUREL ST
HALDEMAN ST
JUNIPER ST
IVY ST
HAWTHORN ST
ASH ST
ELM ST
DATE ST
INDIA ST
CALIFORNIA ST
PACIFIC HWY
HARBOR DR
CENTRE CITY COMMUNITY PLAN
CEDAR ST
BEECH ST
ASH ST
A ST
B ST
KETTNER ST
COLUMBIA ST
STATE ST
UNION ST
FRONT ST
FIRST AVE
4TH AVE
6TH AVE
8TH AVE
C ST
BROADWAY
PARK BLVD
MARKET ST
MEAN HIGH TIDE LINE
MARINA PDO
GASLAMP PDO
ISLAND ST
E ST
F ST
G ST
10TH AVE
14TH
16TH
IMPERIAL AVE
COMMERCIAL ST
16TH ST
LOGAN AVE
NATIONAL AVE
NEWTON
BEARDSLEY AVE
San Diego Bay
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.
0 500 1000 2000
FEET
10 acres

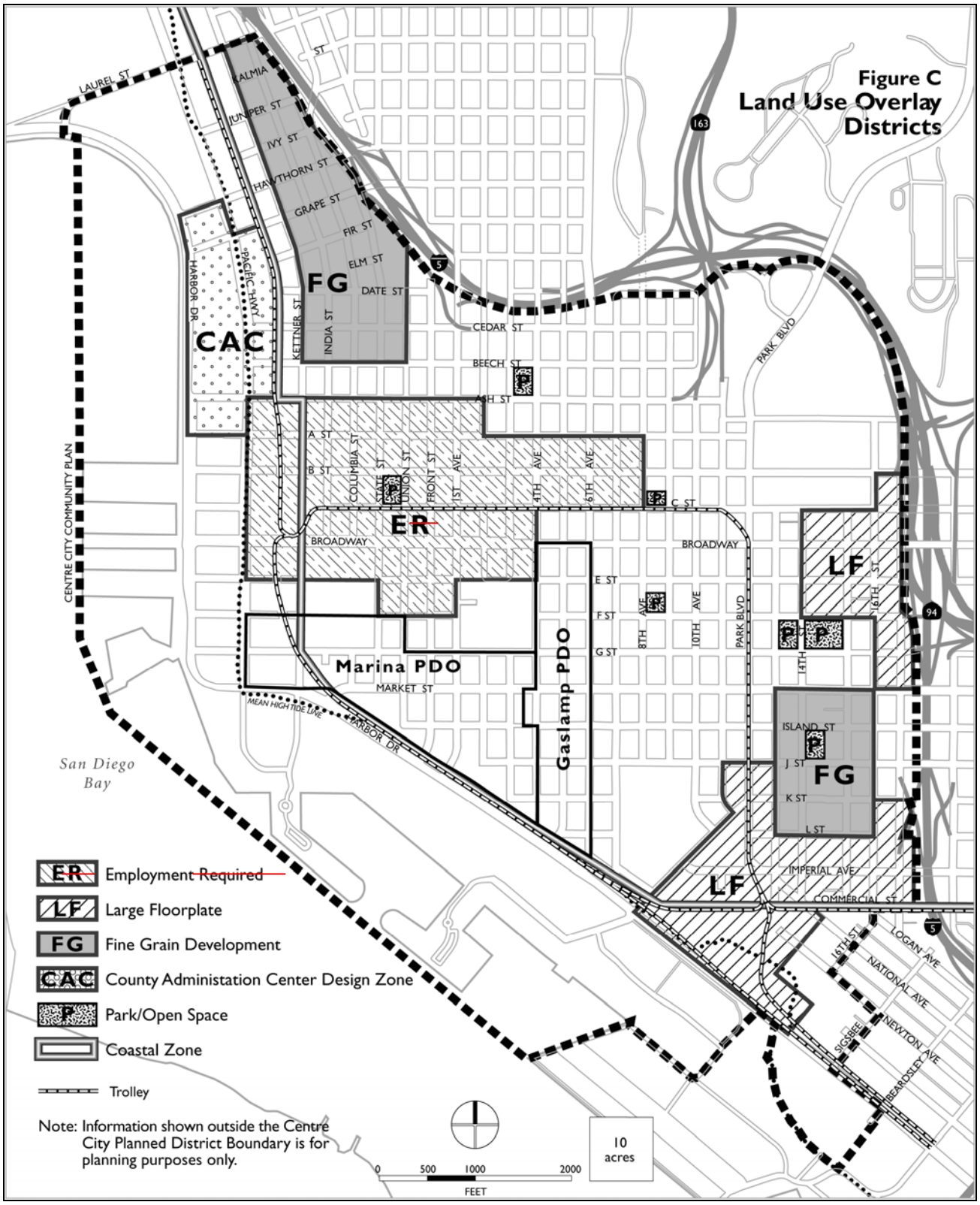


Figure C
Land Use Overlay Districts
LAUREL ST
KALMIA ST
JUNIPER ST
IVY ST
HAWTHORN ST
GRAPE ST
FIR ST
ELM ST
DATE ST
INDIA ST
KETTNER ST
HARBOR DR
PACIFIC HWY
FG
CAC
CEDAR ST
BEECH ST
ASH ST
A ST
B ST
COLUMBIA ST
STATE ST
UNION ST
FRONT ST
1ST AVE
4TH AVE
6TH AVE
C ST
ER
BROADWAY
E ST
F ST
G ST
8TH AVE
10TH AVE
PARK BLVD
14TH ST
16TH ST
LF
Marina PDO
MARKET ST
Gaslamp PDO
MEAN HIGH TIDE LINE
HARBOR DR
ISLAND ST
J ST
K ST
L ST
FG
IMPERIAL AVE
COMMERCIAL ST
LF
16TH ST
LOGAN AVE
NATIONAL AVE
NEWTON AVE
BEARDSLEY AVE
PIGBEE
CENTRE CITY COMMUNITY PLAN
San Diego Bay
PARK BLVD
ER Employment Required
LF Large Floorplate
FG Fine Grain Development
CAC County Administation Center Design Zone
P 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

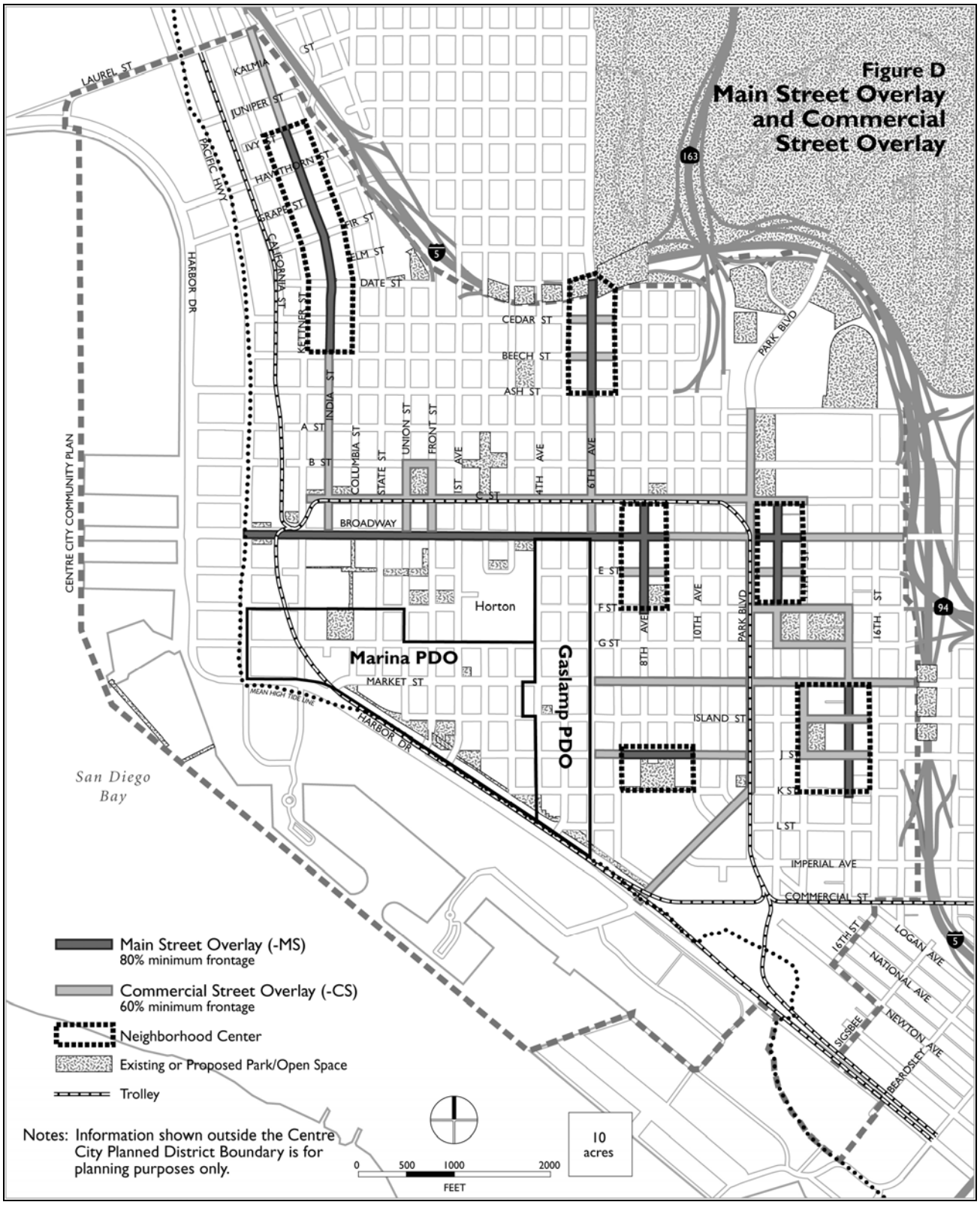


Figure D
Main Street Overlay and Commercial Street Overlay
LAUREL ST
KALMIA ST
JUNIPER ST
IVY ST
HAWTHORN ST
GRAPE ST
FIR ST
ELM ST
DATE ST
PACIFIC HWY
HARBOR DR
CALIFORNIA ST
KETTNER BLVD
INDIA ST
A ST
B ST
COLUMBIA ST
STATE ST
UNION ST
FRONT ST
1ST AVE
4TH AVE
6TH AVE
CEDAR ST
BEECH ST
ASH ST
PARK BLVD
CENTRE CITY COMMUNITY PLAN
BROADWAY
C ST
E ST
F ST
G 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
8TH AVE
10TH AVE
16TH ST
LOGAN AVE
NATIONAL AVE
NEWTON AVE
SIGSBEE
BEARDSLEY
San Diego Bay
Main Street Overlay (-MS)
80% minimum frontage
Commercial Street Overlay (-CS)
60% minimum frontage
Neighborhood Center
Existing or Proposed Park/Open Space
Trolley
Notes: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
0 500 1000 2000
FEET
10 acres

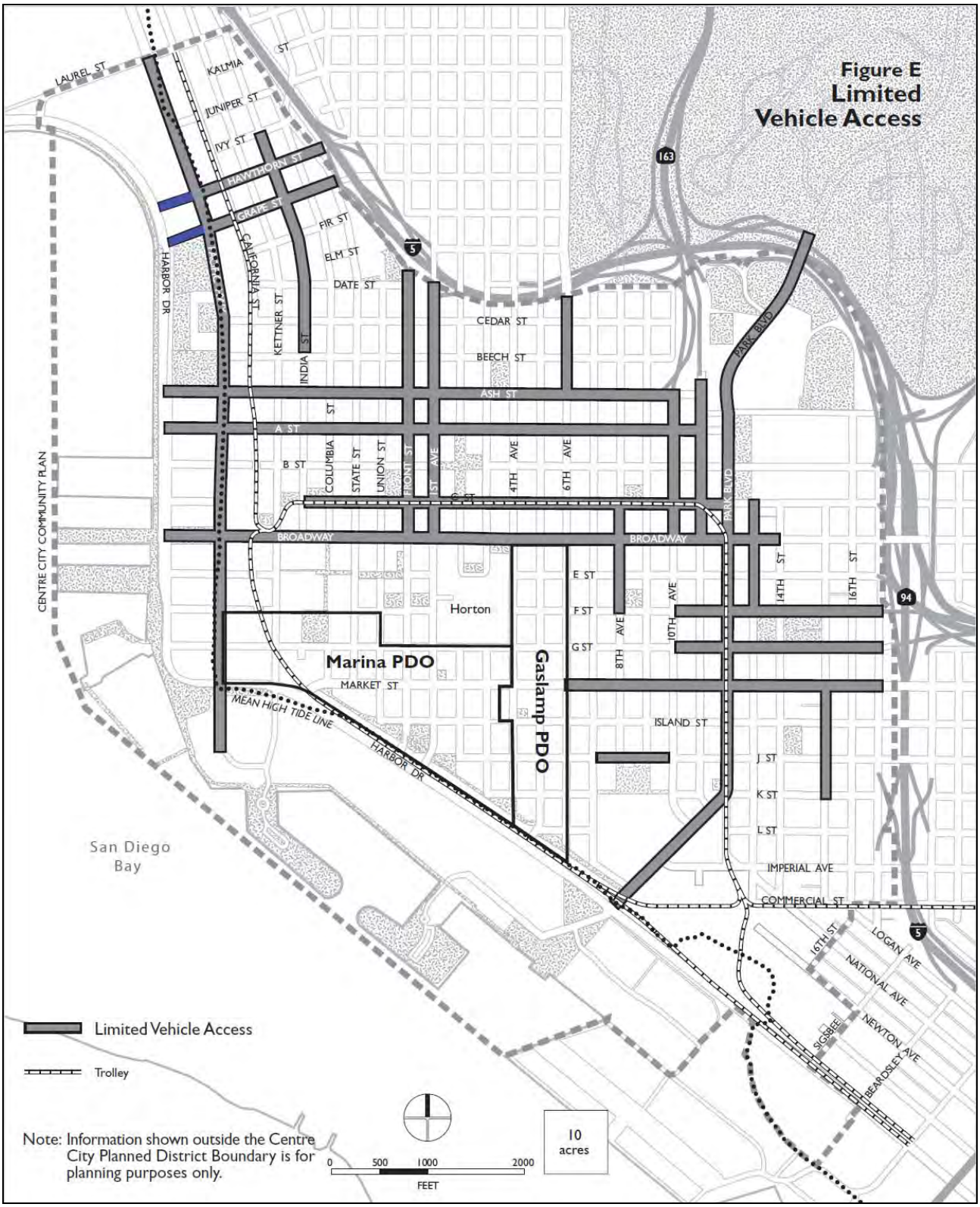


Figure E
Limited
Vehicle Access
LAUREL ST
KALMIA ST
JUNIPER ST
IVY ST
HAWTHORN ST
GRAPE ST
FIR ST
ELM ST
DATE ST
CEDAR ST
BEECH ST
ASH ST
A ST
B ST
C ST
BROADWAY
E ST
F ST
G ST
MARKET ST
ISLAND ST
J ST
K ST
L ST
IMPERIAL AVE
COMMERCIAL ST
HARBOR DR
CALIFORNIA ST
KETTNER ST
INDIA ST
COLUMBIA ST
STATE ST
UNION ST
FRONT ST
1ST AVE
4TH AVE
6TH AVE
8TH AVE
10TH AVE
14TH ST
16TH ST
PARK BLVD
CENTRE CITY COMMUNITY PLAN
Horton
Marina PDO
Gaslamp PDO
MEAN HIGH TIDE LINE
San Diego
Bay
163
5
94
LOGAN AVE
NATIONAL AVE
NEWTON AVE
BEARDSLEY
SIGSBEE
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

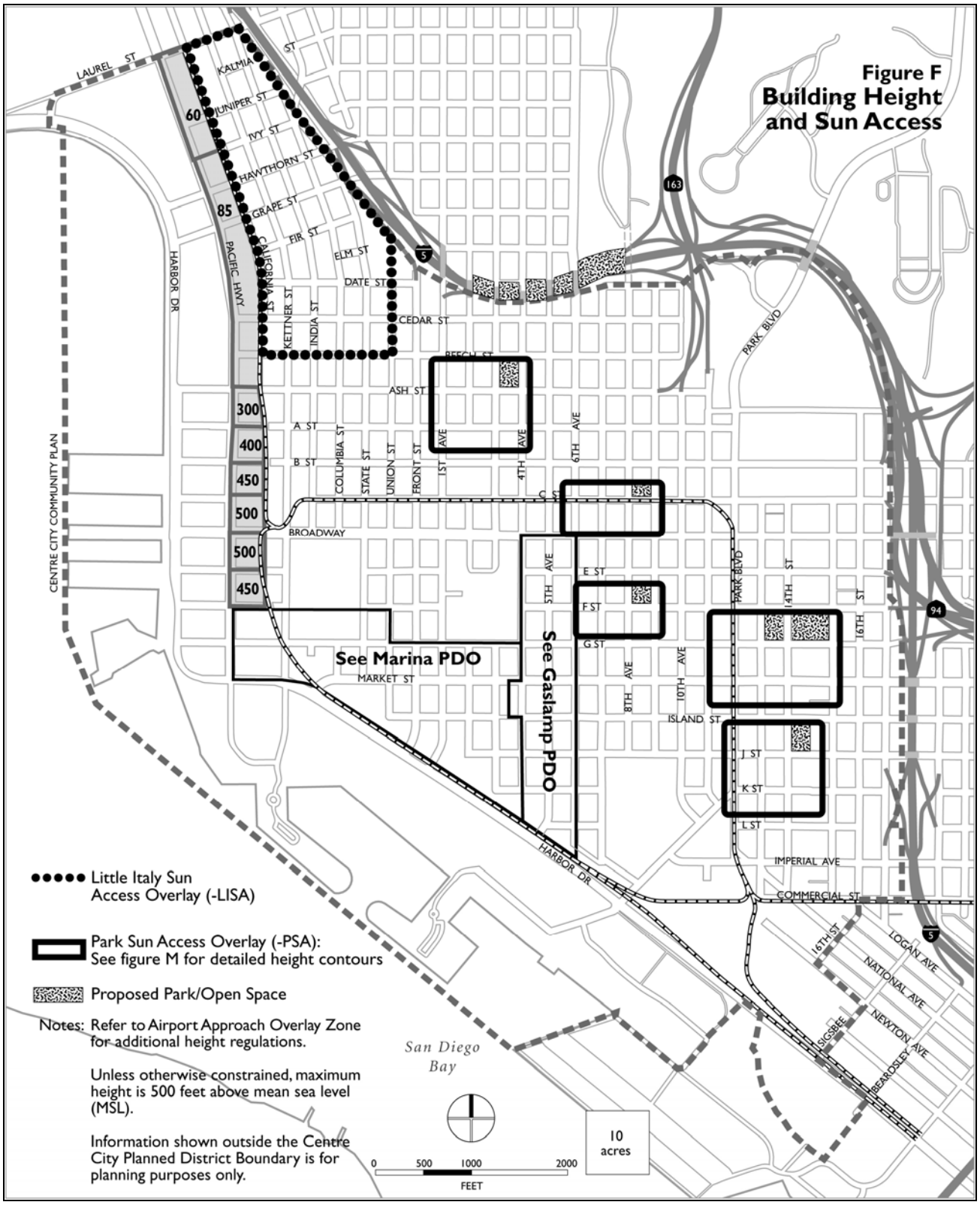


Figure F
Building Height and Sun Access
LAUREL ST
KALMIA ST
JUNIPER ST
IVY ST
HAWTHORN ST
GRAPE ST
FIR ST
ELM ST
DATE ST
CEDAR ST
BEECH ST
ASH ST
A ST
B ST
C ST
E ST
F ST
G ST
J ST
K ST
L ST
BROADWAY
MARKET ST
ISLAND ST
IMPERIAL AVE
COMMERCIAL ST
HARBOR DR
PACIFIC HWY
CALIFORNIA ST
KETTNER ST
INDIA ST
COLUMBIA ST
STATE ST
UNION ST
FRONT ST
1ST AVE
4TH AVE
5TH AVE
6TH AVE
8TH AVE
10TH AVE
14TH ST
16TH ST
PARK BLVD
LOGAN AVE
NATIONAL AVE
NEWTON AVE
BEARDSLEY
ISIGSBEE
CENTRE CITY COMMUNITY PLAN
See Marina PDO
See Gaslamp PDO
San Diego Bay
60
85
300
400
450
500
500
450
163
5
94
Little Italy Sun Access Overlay (-LISA)
Park Sun Access Overlay (-PSA): See figure M for detailed height contours
Proposed Park/Open Space
Notes: Refer to Airport Approach Overlay Zone for additional height regulations.
Unless otherwise constrained, maximum height is 500 feet above mean sea level (MSL).
Information shown outside the Centre City Planned District Boundary is for planning purposes only.
10 acres
0 500 1000 2000
FEET

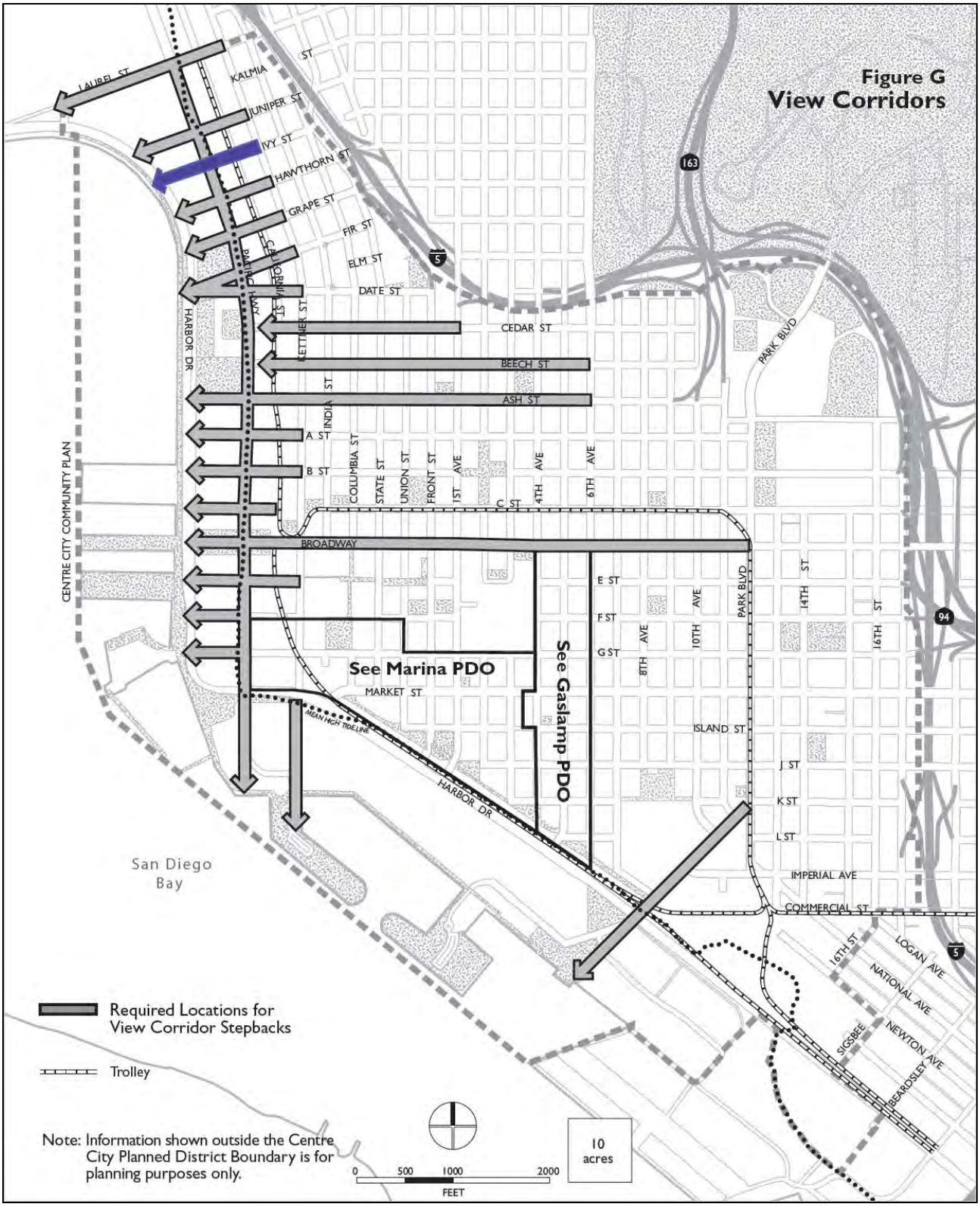


Figure G
View Corridors
LAUREL ST
KALMIA ST
JUNIPER ST
IVY ST
HAWTHORN ST
GRAPE ST
FIR ST
ELM ST
DATE ST
CEDAR ST
BEECH ST
ASH ST
A ST
B ST
C ST
BROADWAY
E ST
F ST
G ST
ISLAND ST
J ST
K ST
L ST
IMPERIAL AVE
COMMERCIAL ST
HARBOR DR
PACIFIC HWY
CALIFORNIA ST
KETTNER ST
INDIA ST
COLUMBIA ST
STATE ST
UNION ST
FRONT ST
1ST AVE
4TH AVE
6TH AVE
8TH AVE
10TH AVE
PARK BLVD
14TH ST
16TH ST
CENTRE CITY COMMUNITY PLAN
See Marina PDO
See Gaslamp PDO
MARKET ST
MEAN HIGH TIDE LINE
San Diego Bay
LOGAN AVE
NATIONAL AVE
NEWTON AVE
SIGSBEE
BEARDSLEY
163
5
94
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

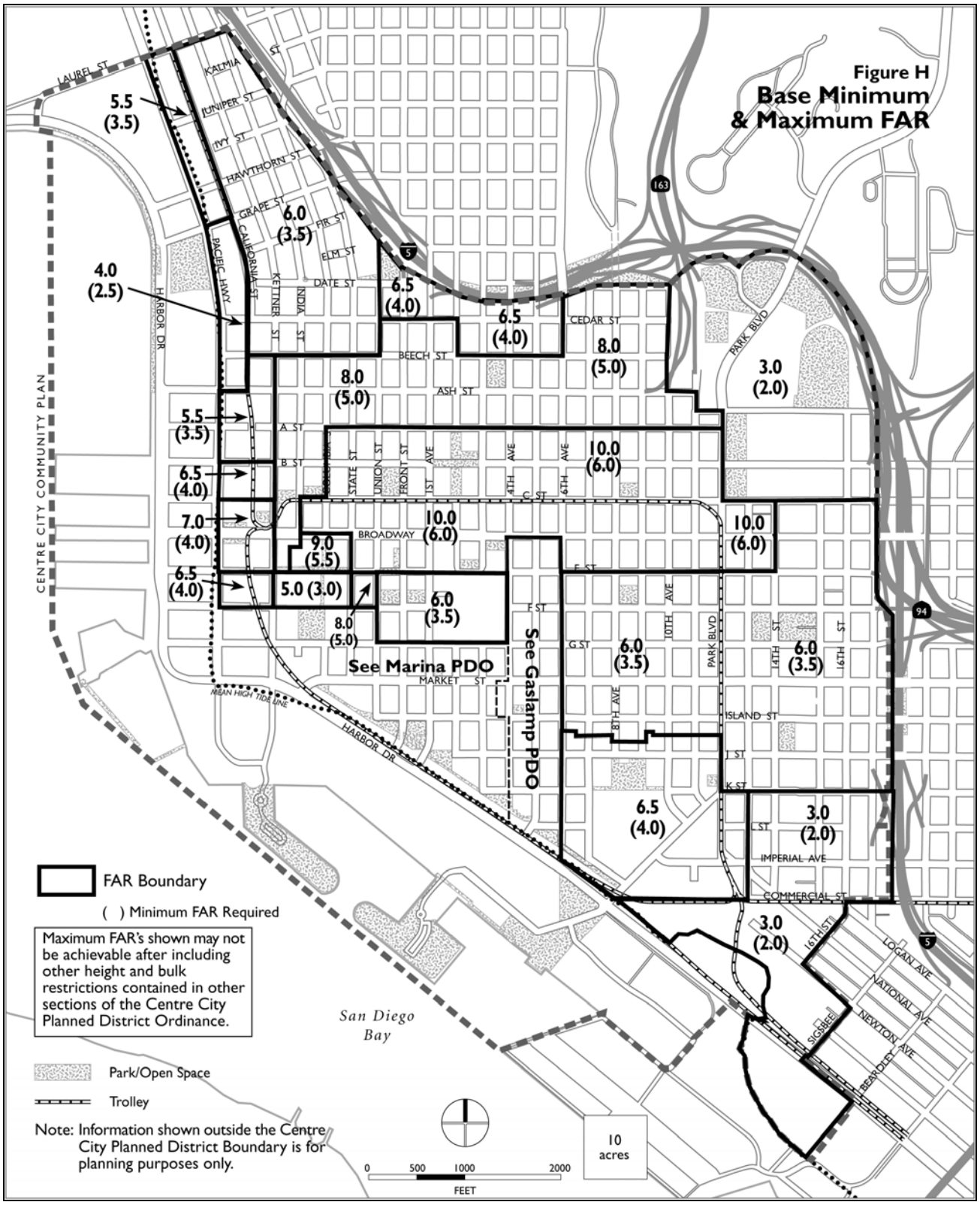


Figure H
Base Minimum & Maximum FAR
5.5 (3.5)
4.0 (2.5)
6.0 (3.5)
6.5 (4.0)
8.0 (5.0)
3.0 (2.0)
10.0 (6.0)
9.0 (5.5)
5.0 (3.0)
7.0 (4.0)
See Marina PDO
See Gaslamp PDO
CENTRE CITY COMMUNITY PLAN
LAUREL ST
KALMIA ST
JUNIPER ST
IVY ST
HAWTHORN ST
GRAPE ST
FIR ST
ELM ST
DATE ST
CEDAR ST
BEECH ST
ASH ST
A ST
B ST
C ST
F ST
G ST
BROADWAY
MARKET ST
ISLAND ST
J ST
K ST
L ST
IMPERIAL AVE
COMMERCIAL ST
PARK BLVD
HARBOR DR
PACIFIC HWY
CALIFORNIA ST
KETTNER ST
INDIA ST
STATE ST
UNION ST
FRONT ST
1ST AVE
4TH AVE
6TH AVE
8TH AVE
10TH AVE
14TH ST
16TH ST
MEAN HIGH TIDE LINE
San Diego Bay
LOGAN AVE
NATIONAL AVE
NEWTON AVE
BERKLEY
SIGSBEE
FAR Boundary
( ) Minimum FAR Required
Maximum FAR's shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.
Park/Open Space
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
0 500 1000 2000
FEET
10 acres

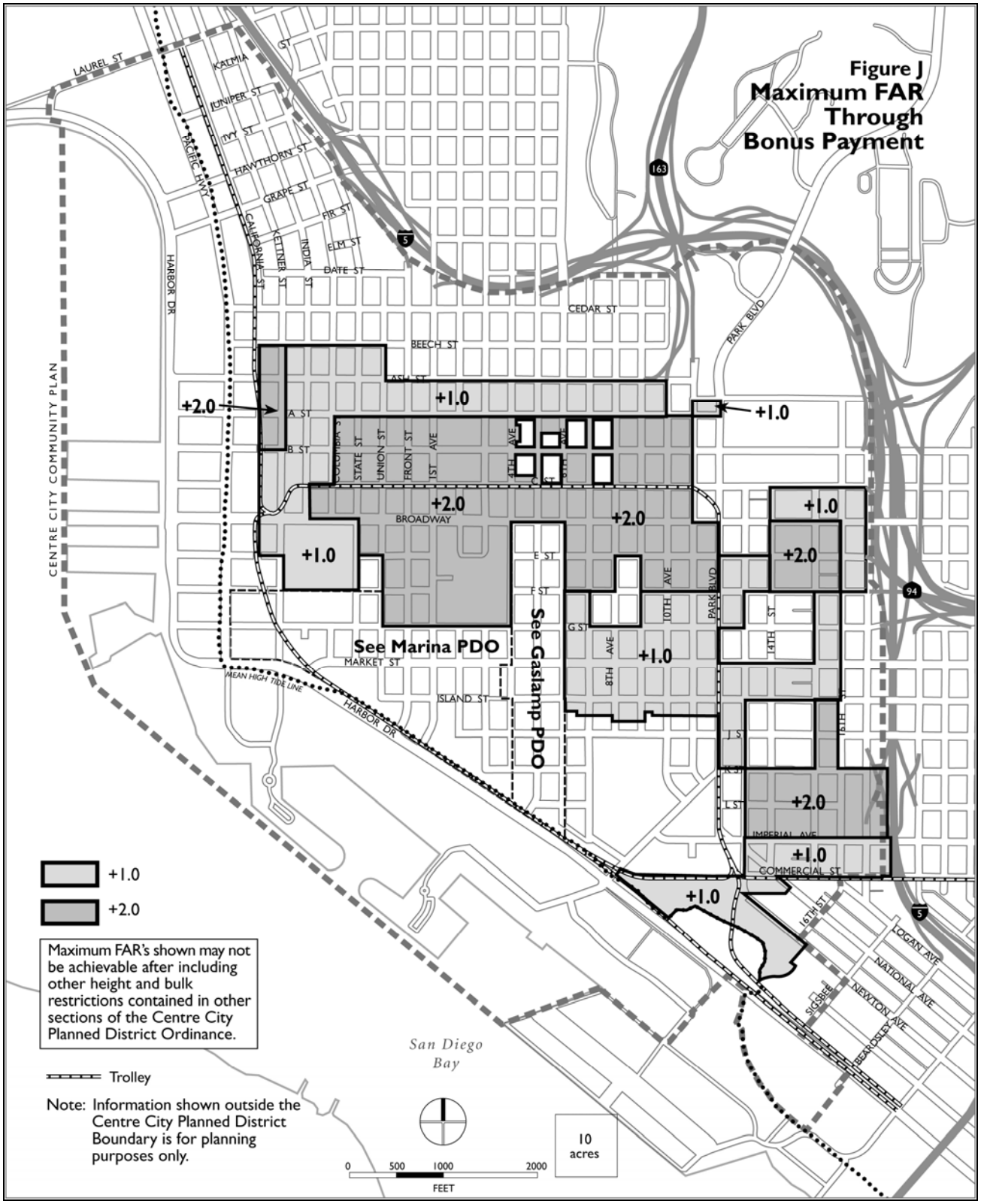


Figure J
Maximum FAR Through Bonus Payment
+1.0
+2.0
See Marina PDO
See Gaslamp PDO
CENTRE CITY COMMUNITY PLAN
BROADWAY
MARKET ST
ISLAND ST
HARBOR DR
PACIFIC HWY
PARK BLVD
CEDAR ST
BEECH ST
ASH ST
COMMERCIAL ST
IMPERIAL AVE
LOGAN AVE
NATIONAL AVE
NEWTON AVE
BEARDSLEY
SIGSBEE
MEAN HIGH TIDE LINE
San Diego Bay
Trolley
Maximum FAR's shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
10 acres
0 500 1000 2000
FEET

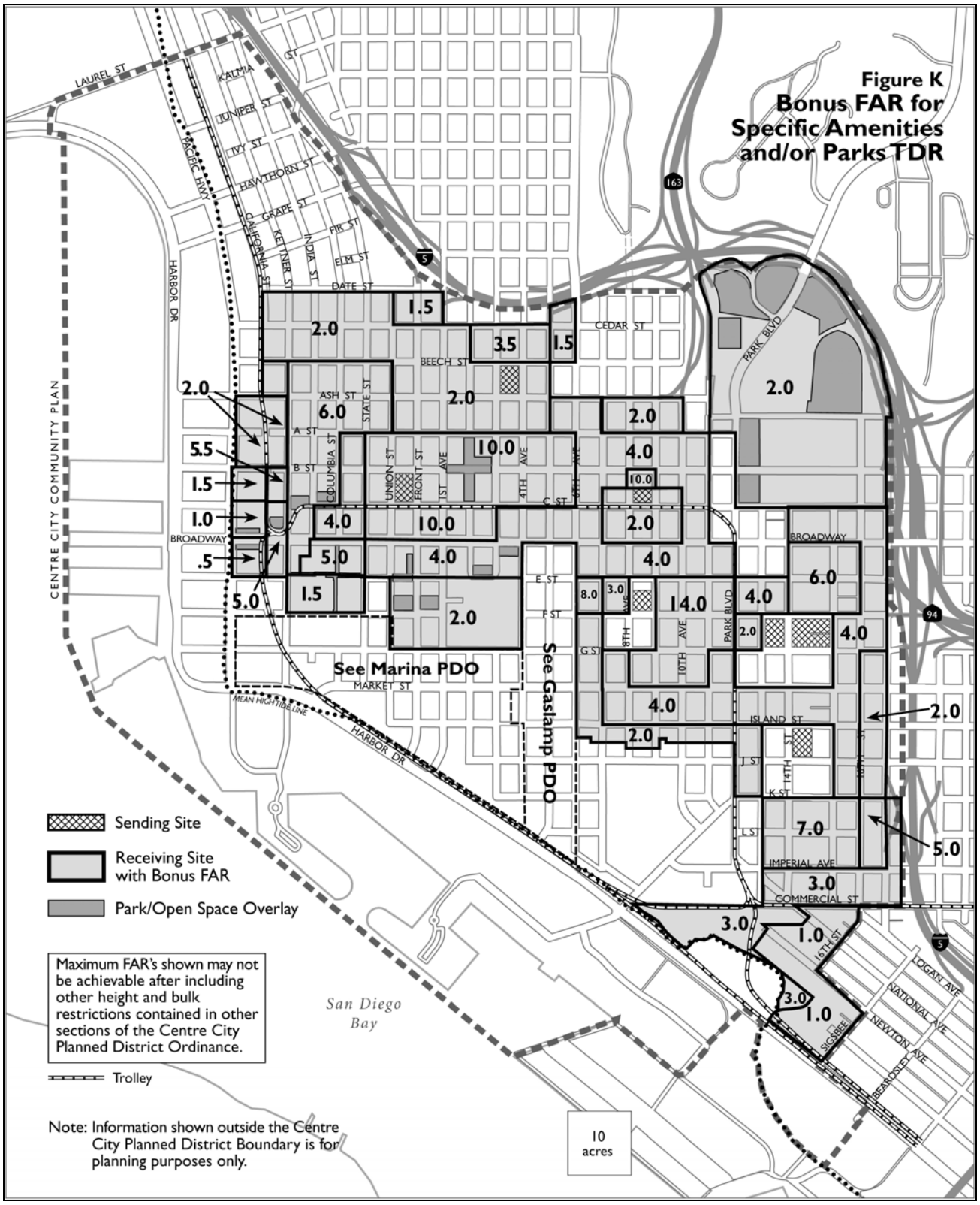


Figure K
Bonus FAR for Specific Amenities and/or Parks TDR
Sending Site
Receiving Site with Bonus FAR
Park/Open Space Overlay
Maximum FAR's shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
10 acres
See Marina PDO
See Gaslamp PDO
CENTRE CITY COMMUNITY PLAN
San Diego Bay
LAUREL ST
KALMIA ST
JUNIPER ST
IVY ST
HAWTHORN ST
GRAPE ST
PACIFIC HWY
CALIFORNIA ST
KETTNER ST
INDIA ST
FIR ST
ELM ST
DATE ST
HARBOR DR
CEDAR ST
BEECH ST
ASH ST
STATE ST
A ST
B ST
COLUMBIA ST
UNION ST
FRONT ST
1ST AVE
4TH AVE
5TH AVE
C ST
BROADWAY
E ST
F ST
G ST
8TH AVE
10TH AVE
PARK BLVD
MARKET ST
MEAN HIGH TIDE LINE
ISLAND ST
J ST
K ST
L ST
14TH ST
IMPERIAL AVE
COMMERCIAL ST
16TH ST
LOGAN AVE
NATIONAL AVE
NEWTON AVE
BEARDSLEY AVE
SIGSBEE
163
5
94

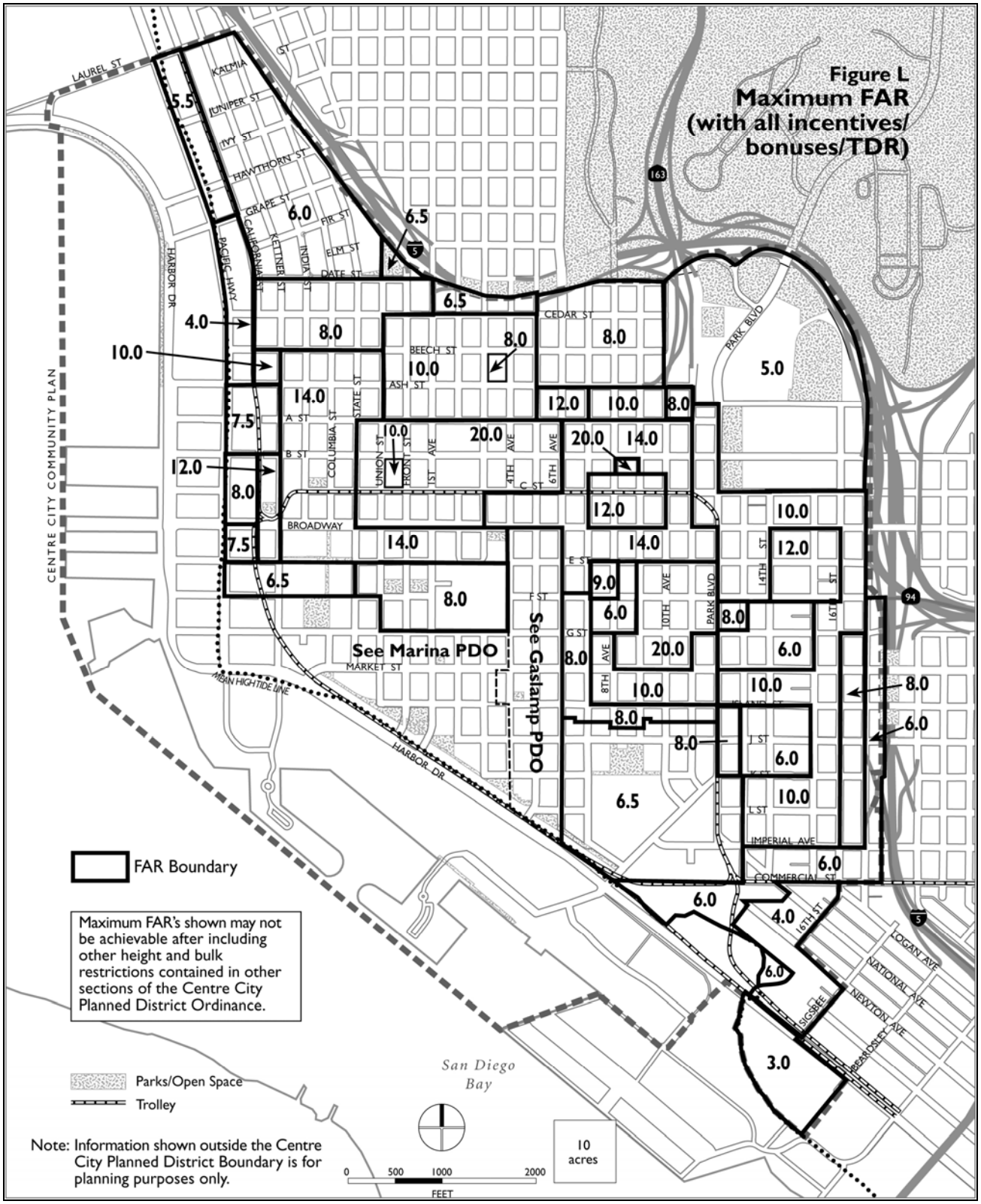
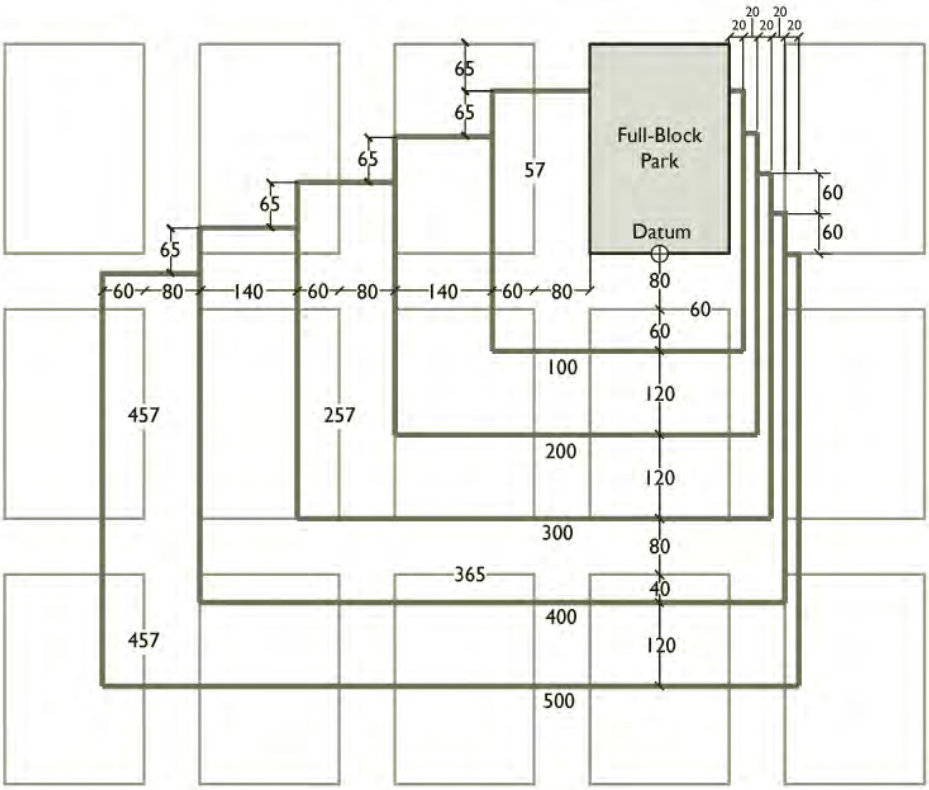
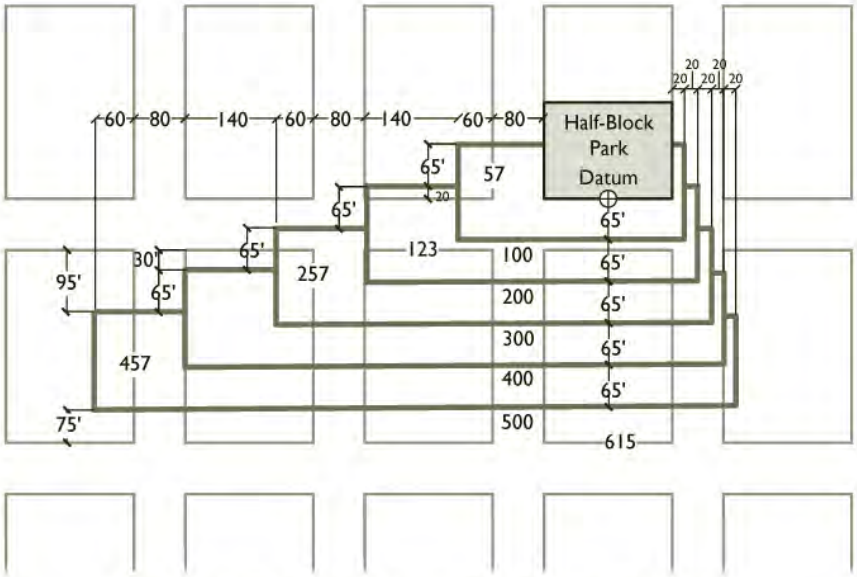


Figure L
Maximum FAR
(with all incentives/
bonuses/TDR)
FAR Boundary
Maximum FAR's shown may not be achievable after including other height and bulk restrictions contained in other sections of the Centre City Planned District Ordinance.
Parks/Open Space
Trolley
Note: Information shown outside the Centre City Planned District Boundary is for planning purposes only.
See Marina PDO
See Gaslamp PDO
CENTRE CITY COMMUNITY PLAN
MEAN HIGHTIDE LINE
San Diego Bay
10 acres
0 500 1000 2000
FEET
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
E ST
F ST
G ST
I ST
L ST
IMPERIAL AVE
COMMERCIAL ST
BROADWAY
MARKET ST
HARBOR DR
PACIFIC HWY
CALIFORNIA ST
KETTNER ST
INDIA ST
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
BEARDSLEY AVE
SIGSBEE
5.5
6.0
6.5
4.0
10.0
8.0
14.0
7.5
12.0
20.0
14.0
5.0
9.0
3.0
4.0

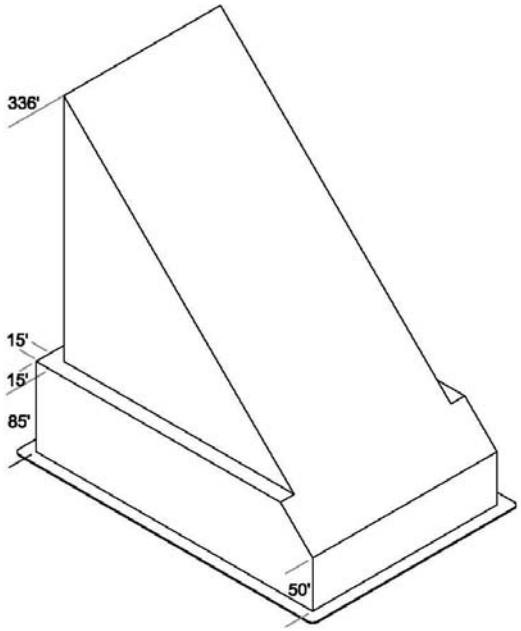
Figure M
Public Park Sun Access Height Limits

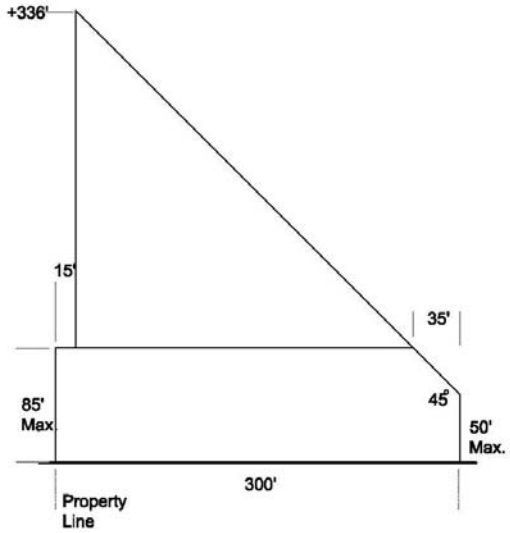




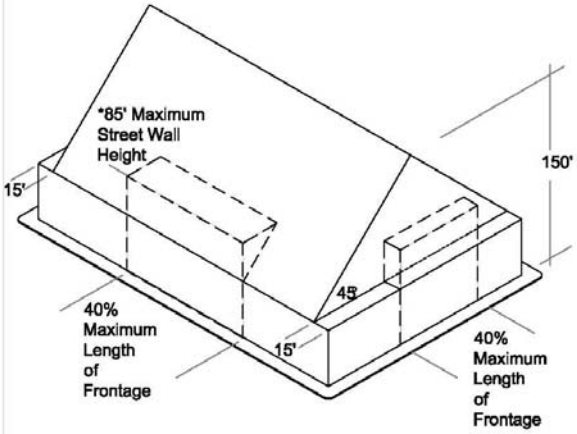
Note: All heights are measured relative to the datum indicated. If street dimensions are not 80 feet, the height contours shown govern.

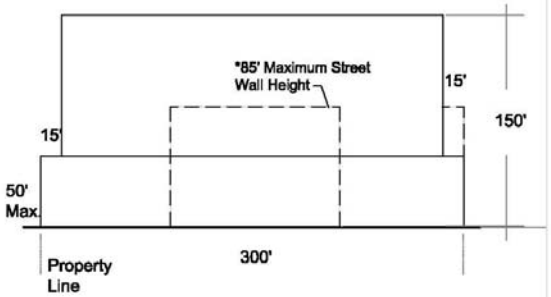
Figure N
Little Italy Sun Access Maximum Building Envelope





Transition Envelope
(Beech to Cedar)





Sun Access Envelope
(North of Cedar)

* See PDO Text For Permitted Height Increases to Meet Fire Department Access Requirements

(Amended 9-7-2007 by O-19664 N.S; effective 10-7-2007.)