

§141.0606 Child Care Facilities

- (a) This section regulates the following *child care facilities*:
- (1) Family child care homes: Any *child care facility* licensed by the State of California to provide regular care, protection and supervision of children in the child care provider's home, for periods of less than 24 hours per day, while the parents or authorized representatives are away.
 - (2) Child care centers: Any *child care facility*, other than a small or large family child care home, that is licensed by the State of California to provide child care: child care centers may be infant centers, preschools, or school-age, extended day care facilities.

(b) Family Child Care Homes

Large and small family child care homes are a limited use in the zones indicated with an "L" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (1) Large Family Child Care Homes
 - (A) A large family child care home may provide care for up to 12 children (no more than 4 of whom may be infants), or for up to 14 children as stated in Section 141.0606(b)(1)(B). Maximum capacity shall not exceed the capacity specified on the provider's license and shall include children under the age of 10 who reside at the licensee's home and the assistant provider's children under the age of 10.
 - (B) A large family child care home may provide care for a total of 13 or 14 children if all of the following conditions are met in accordance with Health and Safety Code Section 1597.465:
 - (i) At least two of the children are at least 6 years of age, one of whom may be less than 6 years of age if enrolled in kindergarten;
 - (ii) No more than 3 infants are cared for during any time when more than 12 children are being cared for;

- (iii) The licensee notifies parents or authorized representatives that the facility is caring for two additional school age children, and that there may be 13 or 14 children in the home at one time; and
- (iv) The licensee obtains written consent of the property owner when the family day care home is operated on property that is leased or rented.
- (C) The child care provider shall comply with all state licensing requirements for large family day care homes.
- (D) The day care provider shall comply with standards adopted by the State Fire Marshal pursuant to the California Health and Safety Code relating to large family child care homes.

(c) Child Care Centers

Child care centers are permitted as a limited use in the zones indicated with an "L" and may be permitted with a Conditional Use Permit decided in accordance with Process Three in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (1) Child care centers are not permitted within 1,000 feet of any known business that:
 - (A) Has or is required to have a permit from the County of San Diego Hazardous Materials Division, excluding underground fuel storage tanks, and handles regulated substances above the Threshold Quantity as listed in the California Code of Regulations, Title 19 Section 2770.5;
 - (B) Handles compressed flammable gases in excess of 1,500 pounds; or
 - (C) Handles flammable liquids in excess of 10,000 gallons.
- (2) The 1,000-foot separation distance shall be measured from the *property line* of the proposed *child care facility* to the use, storage, or handling areas for the regulated substances. Businesses may satisfy the separation requirements on-site. The child care center operator has the burden of proof of demonstrating compliance with the separation requirement.

- (3) Before beginning operation, the child care center operator shall obtain and shall maintain on file on the *premises* a “Hazardous Materials Substance Approval Form” executed by the County of San Diego Hazardous Materials Division.
- (4) Deviations from the hazardous materials separation requirements may be permitted with a Conditional Use Permit decided in accordance with Process Three. Issuance of the permit will be based in part on a “Health Risk Assessment Study” to be submitted by the *applicant*.
- (5) Drop-off and pick-up of children from vehicles shall be permitted only on the driveways, in approved parking areas, or in the *street* directly in front of the facility.
- (6) All outdoor play and activity areas shall be enclosed with a *fence* that is at least 4 feet and no more than 6 feet in height. If an outdoor play or activity area is located adjacent to a public *street* with a right-of-way width of 64 feet or more, the *fence* shall be solid.
- (7) All outdoor play and activity areas shall be separated from vehicular circulation, parking areas, equipment enclosures, storage areas, and refuse and recycling storage areas.
- (8) Child care centers shall be designed to attenuate significant outside noise sources. Surrounding uses shall also be protected from noise emanating from child care centers. The following measures are required to accomplish noise attenuation.
 - (A) A *solid fence* that is at least 4 feet and no more than 6 feet in height shall be constructed between the child care center and abutting residential uses, or all windows facing abutting residential uses shall be double-glazed with 1/4-inch thick glass.
 - (B) A *solid fence* that is at least 4 feet and no more than 6 feet in height shall be constructed between the child care center and a *public right-of-way* of 64 feet or more wide, or all windows facing a *public right-of-way* of 64 feet or more wide shall be double-glazed with 1/4-inch thick glass.

(2) Small Family Child Care Homes

- (A) A small family child care home may provide care for up to 6 children (including 4 infants total or up to 3 infants where cared for in combination with other children), or for up to 8 children as stated in Section 141.0606(b)(2)(B). Maximum capacity shall not exceed the capacity specified on the provider's license and shall include children under the age of 10 who reside at the licensee's home.
- (B) A small family child care home may provide care for a total of 7 or 8 children if all of the following conditions are met in accordance with Health and Safety Code Section 1597.44:
- (i) At least two of the children are at least 6 years of age, one of whom may be less than 6 years of age if enrolled in kindergarten; and
 - (ii) No more than 2 infants are cared for during any time when more than 6 children are being cared for; and
 - (iii) The licensee notifies parents or authorized representatives that the facility is caring for two additional school age children, and that there may be 7 or 8 children in the home at one time; and
 - (iv) The licensee obtains written consent of the property owner when the family day care home is operated on property that is leased or rented.
- (C) The child care provider shall comply with all state licensing requirements for small family child care homes.
- (d) Child care centers proposed to be located on public or private *school* sites are permitted as follows:
- (1) Child care centers proposed as an *accessory use* on the *premises* of a *school* are exempt from the provisions of this section. The child care center may be either school-operated or privately operated.
 - (2) Child care centers proposed for location on private *school premises* in a zone where *schools* are a permitted use, are permitted as a limited use subject to the regulations of Section 141.0606(c).

- (3) Child care centers proposed for location on private *school premises* in a zone where *schools* are required to obtain a Conditional Use Permit shall also be required to obtain a Conditional Use Permit subject to the regulations in Section 141.0606(c).

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)

(Amended 11-13-08 by O-19799 N.S.; effective 12-13-2008.)

§141.0607 Eating and Drinking Establishments Abutting Residentially Zoned Property

Eating and drinking establishments on *premises* abutting residential zones are permitted as a limited use in the zones indicated with an "L" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the regulations in Section 141.0607(a). Eating and drinking establishments abutting residentially zoned property that do not comply with Section 141.0607(a) may be permitted with a Neighborhood Use Permit subject to the regulations in Section 141.0607(b).

- (a) Limited Use Regulations
- (1) Eating and drinking establishments abutting residential zones may operate only during the hours between 6:00 a.m. and 12:00 midnight.
 - (2) In the IL-3-1 zone, eating and drinking establishments shall also comply with Section 131.0623(b).
 - (3) Drive-in and drive through restaurants, live entertainment, and the sale of intoxicating beverages other than beer and wine are not permitted in the CN zones.
- (b) Neighborhood Use Permit Regulations. Except in the CN zones, eating and drinking establishments abutting residential zones that do not comply with Section 141.0607(a) may be permitted with a Neighborhood Use Permit subject to the following regulations.
- (1) All activities associated with the establishment shall occur within an enclosed building between the hours of 12:00 midnight and 6:00 a.m.
 - (2) Drive-up or drive-through service is not permitted between the hours of 12:00 midnight and 6:00 a.m.
 - (3) Live entertainment is not permitted between the hours of 12:00 midnight and 6:00 a.m.

Article 1: Base Zones**Division 6: Industrial Base Zones***(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)***§131.0601 Purpose of Industrial Zones**

The purpose of the industrial zones is to accommodate a range of industrial and manufacturing activities in designated areas to promote a balanced land use and economy and to encourage employment growth. The industrial zones are intended to provide flexibility in the design of new and redeveloped industrial projects while assuring high quality *development* and to protect land for industrial uses and limit nonindustrial uses.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)***§131.0602 Purpose of the IP (Industrial--Park) Zones**

(a) The purpose of the IP zones is to provide for high quality science and business park *development*. The property *development* standards of this zone are intended to create a campus-like environment characterized by comprehensive site design and substantial landscaping. Restrictions on permitted uses and *signs* are provided to minimize commercial influence.

(b) The IP zones are differentiated based on the uses allowed as follows:

- IP-1-1 allows research and development uses with some limited manufacturing
- IP-2-1 allows a mix of light industrial and office uses

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)***§131.0603 Purpose of the IL (Industrial--Light) Zones**

(a) The purpose of the IL zones is to provide for a wide range of manufacturing and distribution activities. The *development* standards of this zone are intended to encourage sound industrial *development* by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances.

(b) The IL zones are differentiated based on the uses allowed as follows:

Ch.	Art.	Div.
13	1	6

- IL-1-1 allows primarily light industrial uses
- IL-2-1 allows a mix of light industrial and office uses with limited commercial
- IL-3-1 allows a mix of light industrial, office, and commercial uses

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0604 Purpose of the IH (Industrial--Heavy) Zones

- (a) The purpose of the IH zones is to provide space for land-intensive industrial activities emphasizing base-sector manufacturing. The IH zones are intended to promote efficient industrial land use with minimal *development* standards, while providing proper safeguards for adjoining properties and the community in general. It is the intent of these zones to limit the presence of nonindustrial uses in order to preserve land that is appropriate for large-scale industrial users.
- (b) The IH zones are differentiated based on the uses allowed as follows:
- IH-1-1 allows primarily manufacturing uses
 - IH-2-1 allows manufacturing uses with some office

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0605 Purpose of the IS (Industrial--Small Lot) Zone

The purpose of the IS zone is to provide for small-scale industrial activities within urbanized areas. It is intended that the IS zones permit a wide range of industrial and nonindustrial land uses to promote economic vitality and a neighborhood scale in *development*. The property development regulations of the IS zone are intended to accommodate the *development* of small and medium sized industrial and commercial activities by providing reduced lot area, landscaping, and parking requirements.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0615 Where Industrial Zones Apply

On the effective date of Ordinance O-18691, all industrial zones that were established in Municipal Code Chapter 10, Article 1, Division 4 were amended and replaced with the base zones established in this division.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)

§131.0620 Use Regulations of Industrial Zones

The regulations of Section 131.0622 apply in the industrial zones unless otherwise specifically provided by footnotes indicated in Table 131-06B. The uses permitted in any zone may be further limited if *environmentally sensitive lands* are present, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations).

- (a) Within the industrial zones, no *structure* or improvement, or portion thereof, shall be constructed, established, or altered, nor shall any *premises* be used or maintained except for one or more of the purposes or activities listed in Table 131-06B. It is unlawful to establish, maintain, or use any *premises* for any purpose or activity not listed in this section and Section 131.0622.
- (b) All uses or activities permitted in the industrial zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.
- (c) *Accessory uses* in the industrial zones may be permitted in accordance with Section 131.0125.
- (d) Temporary uses may be permitted in the industrial zones for a limited period of time with a Temporary Use Permit in accordance with Chapter 12, Article 3, Division 4.
- (e) For any use that cannot be readily classified, the City Manager shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0622 Use Regulations Table for Industrial Zones

The uses allowed in the industrial zones are shown in Table 131-06B.

Legend for Table 131-06B

Symbol in Table 131-06B	Description of Symbol
P	Use or use category is permitted. Regulations pertaining to a specific use may be referenced.
L	Use is permitted with limitations, which may include location limitations or the requirement for a use or <i>development permit</i> . Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
N	Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
C	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

**Table 131-06B
Use Regulations Table for Industrial Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >	IP-		IL-			IH-		IS-	
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-	
	4th >>>	1	1	1	1	1	1	1	1	
Open Space										
Active Recreation	P	P	-	P	P	-	P	P		
Passive Recreation	P	P	-	-	-	-	-	-		
Natural Resources Preservation	-	-	-	-	-	-	-	-		
Park Maintenance Facilities	-	-	-	-	-	-	-	-		
Agriculture										
Agricultural Processing	-	-	-	-	-	-	-	-		
Aquaculture Facilities	-	-	P	P	P	P	P	P		
Dairies	-	-	-	-	-	-	-	-		
Horticulture Nurseries & Greenhouses	-	-	P	-	P	P	P	P		
Raising & Harvesting of Crops	-	-	P	-	P	P	P	P		
Raising, Maintaining & Keeping of Animals	-	-	-	-	-	-	-	-		
Separately Regulated Agriculture Uses										
Agricultural Equipment Repair Shops	-	-	P	P	P	P	P	P		
Commercial Stables	-	-	-	-	-	-	-	-		
Community Gardens	-	-	N	-	N	N	N	N		
Equestrian Show & Exhibition Facilities	-	-	-	-	-	-	-	-		
Open Air Markets for the Sale of Agriculture-related Products & Flowers	-	-	-	-	-	-	-	-		
Residential										
Mobilehome Parks	-	-	-	-	-	-	-	-		
Multiple Dwelling Units	-	-	-	-	-	-	-	-		

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones								
	1st & 2nd >		IP-			IL-			IH-		IS-
	3rd >>		1-	2-	1-	2-	3-	1-	2-	1-	
	4th >>		1	1	1	1	1	1	1	1	
Rooming House [See Section 131.0112(a)(3)(A)]	-	-	-	-	-	-	-	-	-	-	
Single Dwelling Units	-	-	-	-	-	-	-	-	-	-	
Separately Regulated Residential Uses											
<i>Boarder & Lodger Accommodations</i>	-	-	-	-	-	-	-	-	-	-	
Companion Units	-	-	-	-	-	-	-	-	-	-	
Employee Housing:											
6 or Fewer Employees	-	-	-	-	-	-	-	-	-	-	
12 or Fewer Employees	-	-	-	-	-	-	-	-	-	-	
Greater than 12 Employees	-	-	-	-	-	-	-	-	-	-	
Fraternities, Sororities and Student Dormitories	-	-	-	-	-	-	-	-	-	-	
Garage, Yard, & Estate Sales	-	-	-	-	-	-	-	-	-	-	
Guest Quarters	-	-	-	-	-	-	-	-	-	-	
Home Occupations	-	-	-	-	-	-	-	-	-	-	
Housing for Senior Citizens	-	-	-	-	-	-	-	-	-	-	
Live/Work Quarters	-	-	-	-	-	-	-	-	-	L	
Residential Care Facilities:											
6 or Fewer Persons	-	-	-	-	-	-	-	-	-	-	
7 or More Persons	-	-	-	-	-	-	-	-	-	-	
Transitional Housing:											
6 or Fewer Persons	-	-	-	-	-	-	-	-	-	-	
7 or More Persons	-	-	-	-	-	-	-	-	-	-	
Watchkeeper Quarters	L	L	L	L	L	L	L	L	L	L	
Institutional											
Separately Regulated Institutional Uses											
Airports	C	C	C	C	C	C	C	C	C	C	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >	IP-		IL-			IH-		IS-	
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-	
	4th >>>	1	1	1	1	1	1	1	1	
Botanical Gardens & Arboretums		-	-	-	-	-	-	-	-	
Cemeteries, Mausoleums, Crematories		C	C	C	C	C	C	C	C	
<i>Churches & Places of Religious Assembly</i>		C	C	-	C	L	-	-	C	
Correctional Placement Centers		C	C	C	C	C	C	C	C	
Educational Facilities:										
Kindergarten through Grade 12		-	C	-	C	C	-	-	C	
Colleges / Universities		C	C	-	C	C	-	C	C	
Vocational / Trade School		-	-	-	P	P	-	P	P	
Energy Generation & Distribution Facilities		C	C	P	C	P	P	P	C	
Exhibit Halls & Convention Facilities		-	C	C	C	C	C	C	C	
<i>Flood Control Facilities</i>		L	L	L	L	L	L	L	L	
<i>Historical Buildings</i> Used for Purposes Not Otherwise Allowed		C	C	C	C	C	C	C	C	
Homeless Facilities:										
Congregate Meal Facilities		-	C	-	C	C	-	C	C	
Emergency Shelters		-	C	-	C	C	-	C	C	
Homeless Day Centers		-	C	-	C	C	-	C	C	
Hospitals, Intermediate Care Facilities & Nursing Facilities		C	C	-	C	C	-	C	C	
Interpretive Centers		-	-	-	-	-	-	-	-	
Museums		-	-	-	-	-	-	-	-	
Major Transmission, Relay, or Communications Switching Stations		C	C	C	C	C	P	C	C	
<i>Satellite Antennas</i>		L	L	L	L	L	L	L	L	
<i>Social Service Institutions</i>		C	C	C	C	C	-	-	C	
<i>Wireless communication facility:</i>										

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >	IP-		IL-			IH-		IS-	
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-	
	4th >>	1	1	1	1	1	1	1	1	
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use</i>	L	L	L	L	L	L	L	L	L	
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use</i>	N	N	N	N	N	N	N	N	N	
<i>Wireless communication facility in the public right-of-way with above ground equipment</i>	C	C	C	C	C	C	C	C	C	
<i>Wireless communication facility outside the public right-of-way</i>	L	L	L	L	L	L	L	L	L	
Retail Sales										
Building Supplies & Equipment	-	-	P ^(6,15)	P ⁽¹⁵⁾	P ⁽¹⁵⁾	-	P ^(6,15)	P ⁽¹⁵⁾		
Food, Beverages and Groceries	-	-	-	-	P ⁽¹⁵⁾	-	-	-		
Consumer Goods, Furniture, Appliances, Equipment	-	-	-	P ^(2,15)	P ⁽¹⁵⁾	-	-	P ^(3,15)		
Pets & Pet Supplies	-	-	-	-	P ⁽¹⁵⁾	-	-	-		
Sundries, Pharmaceuticals, & Convenience Sales	-	P ^(5,15)	P ^(5,15)	P ^(5,15)	P ⁽¹⁵⁾	P ^(5,15)	P ^(5,15)	P ^(4,15)		
Wearing Apparel & Accessories	-	-	-	P ^(3,15)	P ^(3,15)	-	-	P ^(3,15)		
Separately Regulated Retail Sales Uses										
Agriculture Related Supplies & Equipment	-	-	-	P	P	P	P	P		
Alcoholic Beverage Outlets	-	-	-	-	L	-	-	-		
Plant Nurseries	-	-	-	-	P	-	P	P		
Swap Meets & Other Large Outdoor Retail Facilities	-	-	C	C	C	C	C	C		
Commercial Services										
Building Services	-	-	P	P	P	-	P	P		

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >	IP-		IL-			IH-		IS-	
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-	
	4th >>>	1	1	1	1	1	1	1	1	
Business Support	-	P ⁽⁸⁾	P ⁽⁸⁾	P	P	-	P ⁽⁸⁾	P		
Eating & Drinking Establishments	-	P ⁽⁷⁾	P ⁽⁷⁾	P ⁽⁷⁾	P	-	P ⁽⁷⁾	P ⁽⁴⁾		
Financial Institutions	-	P	-	P	P	-	-	P		
Funeral & Mortuary Services	-	-	-	P	P	-	P	-		
Maintenance & Repair	-	-	P	P	P	-	-	P		
Off-site Services	-	P	P	P	P	-	P	P		
Personal Services	-	-	-	P ⁽⁹⁾	P ⁽⁹⁾	-	-	-		
Assembly & Entertainment	-	-	-	P ⁽¹¹⁾	P	-	-	P ⁽¹²⁾		
Radio & Television Studios	-	P	P	P	P	-	P	P		
Visitor Accommodations	-	-	-	-	-	-	-	-		
Separately Regulated Commercial Services Uses										
Adult Entertainment Establishments:										
Adult Book Store	-	-	-	L	L	-	L	L		
Adult Cabaret	-	-	-	-	L	-	-	-		
Adult Drive-in Theater	-	-	-	L	L	-	-	-		
Adult Mini-Motion Picture Theater	-	-	-	L	L	-	-	L		
Adult Model Studio	-	-	-	L	L	-	-	-		
Adult <i>Motel</i>	-	-	-	-	-	-	-	-		
Adult Motion Picture Theater	-	-	-	L	L	-	-	L		
Adult Peep Show Theater	-	-	-	L	L	-	-	L		
Adult Theater	-	-	-	L	L	-	-	L		
Body Painting Studio	-	-	-	L	L	-	-	-		
Massage Establishment	-	-	-	-	L	-	-	-		
Sexual Encounter Establishment	-	-	-	-	-	-	-	-		
Bed & Breakfast Establishments:										

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >	IP-		IL-			IH-		IS-	
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-	
	4th >>	1	1	1	1	1	1	1	1	
1-2 Guest Rooms		-	-	-	-	-	-	-	-	
3-5 Guest Rooms		-	-	-	-	-	-	-	-	
6+ Guest Rooms		-	-	-	-	-	-	-	-	
Boarding Kennels		-	C	C	C	C	C	C	C	
Camping Parks		-	-	-	-	-	-	-	-	
<i>Child Care Facilities:</i>										
Child Care Centers		L	L	-	L	L	-	L	L	
Large Family Child Care Homes		-	-	-	-	-	-	-	-	
Small Family Child Care Homes		-	-	-	-	-	-	-	-	
Eating and Drinking Establishments Abutting Residentially Zoned Property		-	-	-	-	L	-	-	-	
Fairgrounds		-	C	C	C	C	C	C	C	
Golf Courses, Driving Ranges, and Pitch & Putt Courses		-	C	C	C	C	C	C	C	
Helicopter Landing Facilities		C	C	C	C	C	C	C	C	
Instructional Studios		-	-	-	-	P	-	-	P	
Massage Establishments, Specialized Practice		-	-	-	-	L	-	-	-	
Nightclubs & Bars over 5,000 square feet in size		-	-	-	-	-	-	-	-	
<i>Parking Facilities as a Primary Use:</i>										
Permanent Parking Facilities		C	C	P	C	P	P	P	C	
Temporary Parking Facilities		C	C	N	C	N	N	N	C	
Private Clubs, Lodges and Fraternal Organizations		C	C	C	C	C	C	C	C	
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size ⁽¹³⁾		C	C	C	C	C	C	C	C	
<i>Pushcarts:</i>										
Pushcarts on Private Property		L	L	L	L	L	L	L	L	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >	IP-		IL-			IH-		IS-	
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-	
	4th >>>	1	1	1	1	1	1	1	1	
Pushcarts in Public Right of Way		N	N	N	N	N	N	N	N	
Recycling Facilities:										
Large Collection Facility		L	N	N	N	N	L	L	N	
Small Collection Facility		L	L	L	L	L	L	L	L	
Large Construction & Demolition Debris <i>Recycling Facility</i>		-	-	N	-	C	C	N	-	
Small Construction & Demolition Debris <i>Recycling Facility</i>		-	-	N	-	C	N	N	-	
Drop-off Facility		L	L	L	L	L	L	L	L	
Green Materials Composting Facility		-	-	N	-	N	N	N	-	
Mixed Organic Composting Facility		-	-	C	-	C	N	N	-	
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-	C	L	L	L	L	L	C	
Large Processing Facility Accepting All Types of Traffic		-	C	N	N	N	N	N	C	
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-	N	L	L	L	L	L	N	
Small Processing Facility Accepting All Types of Traffic		-	N	N	N	N	N	N	N	
Reverse Vending Machines		L	L	L	L	L	L	L	L	
Tire Processing Facility		-	-	C	-	C	C	C	-	
Sidewalk Cafes		-	N	N	N	N	-	N	N	
Sports Arenas & Stadiums		-	C	-	C	C	-	C	-	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones								
	1st & 2nd >		IP-		IL-			IH-		IS-	
	3rd >>		1-	2-	1-	2-	3-	1-	2-	1-	
	4th >>		1	1	1	1	1	1	1	1	
Theaters that are outdoor or over 5,000 square feet in size	-	C	-	C	C	-	C	-			
Urgent Care Facilities	-	L	-	L	P	-	L	L			
Veterinary Clinics & Animal Hospitals	-	C	C	C	P	C	C	C			
Zoological Parks	-	-	-	-	-	-	-	-			
Offices											
Business & Professional	-	P	-	P	P	-	-	P			
Government	-	P	-	P	P	-	P	P			
Medical, Dental, & Health Practitioner	-	-	-	P	P	-	-	P			
Regional & Corporate Headquarters	P ⁽¹⁾	P	P ⁽¹⁾	P	P	-	P ⁽¹⁴⁾	P			
Separately Regulated Office Uses											
Real Estate Sales Offices & Model Homes	-	-	-	-	-	-	-	-			
<i>Sex Offender</i> Treatment & Counseling	-	L	-	L	L	-	-	L			
Vehicle & Vehicular Equipment Sales & Service											
Commercial Vehicle Repair & Maintenance	-	-	P	P	P	P	P	P			
Commercial Vehicle Sales & Rentals	-	-	P	P	P	P	P	P			
Personal Vehicle Repair & Maintenance	-	-	P	P	P	-	-	P			
Personal Vehicle Sales & Rentals	-	-	P	P	P	-	P	P			
Vehicle Equipment & Supplies Sales & Rentals	-	-	P	-	P	P	P	P			
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses											
Automobile Service Stations	L	L	L	L	L	L	L	L			
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>primary use</i>	-	-	P	P	P	P	P	P			
Wholesale, Distribution, Storage											

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
		IP-		IL-			IH-		IS-	
		1-	2-	1-	2-	3-	1-	2-	1-	
		1	1	1	1	1	1	1	1	
Equipment & Materials Storage Yards	-	-	P	P	P	P	P	P	P	
Moving & Storage Facilities	-	-	P	P	P	P	P	P	P	
Warehouses	-	-	P	P	P	P	P	P	P	
Wholesale Distribution	-	P	P	P	P	P	P	P	P	
Separately Regulated Wholesale, Distribution, and Storage Uses										
Impound Storage Yards	-	-	P	P	P	P	P	P	P	
Junk Yards	-	-	C	C	C	C	C	C	C	
Temporary Construction Storage Yards Located off-site	L	L	L	L	L	L	L	L	L	
Industrial										
Heavy Manufacturing	-	-	-	-	-	P	P	-	-	
Light Manufacturing	P ⁽¹⁰⁾	P	P	P	P	P	P	P	P	
Marine Industry	-	-	P	P	P	P	P	P	P	
Research & Development	P	P	P	P	P	P	P	P	P	
Trucking & Transportation Terminals	-	-	P	-	P	P	P	P	P	
Separately Regulated Industrial Uses										
<i>Hazardous Waste</i> Research Facility	C	C	C	C	C	C	C	C	C	
<i>Hazardous Waste</i> Treatment Facility	C	C	C	C	C	C	C	C	C	
Marine Related Uses Within the Coastal Overlay Zone	-	-	P	P	P	P	P	P	P	
Mining and Extractive Industries	-	C	C	C	C	C	C	C	C	
Newspaper Publishing Plants	C	P	P	P	P	P	P	P	P	
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises	-	-	P	P	P	P	P	P	P	
Very Heavy Industrial Uses	-	-	-	-	-	C	C	-	-	
Wrecking & Dismantling of Motor Vehicles	-	-	C	C	C	P	C	C	C	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones								
	1st & 2nd >	IP-		IL-			IH-		IS-	
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1-	
	4th >>>	1	1	1	1	1	1	1	1	
Signs										
Allowable Signs		P	P	P	P	P	P	P	P	
Separately Regulated Signs Uses										
Community Entry Signs		L	L	L	L	L	L	L	L	
Neighborhood Identification Signs		-	-	-	-	-	-	-	-	
Reallocation of Sign Area Allowance		N	N	N	N	N	N	N	N	
Revolving Projecting Signs		N	N	N	N	N	N	N	N	
Signs with Automatic Changing Copy		N	N	N	N	N	N	N	N	
Theater Marquees		-	-	-	N	N	-	-	-	

Footnotes for Table 131-06B

- 1 A regional and corporate headquarters establishment shall have a *gross floor area* of at least 40,000 square feet.
- 2 Household and office furniture, appliances, and equipment sales establishments shall occupy an area of at least 5,000 square feet in *gross floor area* unless the sales are of items that are manufactured on the same *premises*.
- 3 See Section 131.0623(g).
- 4 See Section 131.0623(h).
- 5 See Section 131.0623(a).
- 6 See Section 131.0623(f).
- 7 See Section 131.0623(b).
- 8 See Section 131.0623(c).
- 9 See Section 131.0623(d).
- 10 See Section 131.0623(e).
- 11 Assembly uses shall occupy at least 5,000 square feet of the *gross floor area*.
- 12 Recreational facilities shall not exceed 2,500 square feet of *gross floor area* and 2,500 square feet of outdoor recreational use area.
- 13 The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- 14 Only one regional and corporate headquarters establishment is permitted on an individual parcel of land.

¹⁵ *Development of a large retail establishment is subject to Section 143.0302.*

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)

(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)

(Amended 8-10-2004 by O-19308 N.S.; effective 4-11-2007.)

(Amended 6-15-2007 by O-19624 N.S.; effective 7-15-2007.)

(Amended 4-23-2008 by O-19739 N.S.; effective 5-23-2008.)

(Amended 11-13-08 by O-19799 N.S.; effective 12-13-2008.)

(Amended 11-13-08 by O-19803 N.S.; effective 12-13-2008.)

(Amended 11-13-08 by O-19804 N.S.; effective 12-13-2008.)

§131.0623 Additional Use Regulations of Industrial Zones

The uses in this section are permitted in the industrial zones where indicated in Table 131-06B, subject to the following regulations.

- (a) Sundries, pharmaceuticals, and convenience sales are permitted subject to the following:
 - (1) An establishment offering these items for sale shall be limited to 1,000 square feet of *gross floor area*; and
 - (2) The total area occupied by these uses shall not exceed 10 percent of the *gross floor area* of the building in which they are located.
- (b) Eating and drinking establishments are permitted subject to the following:
 - (1) Individual establishments are limited to 3,000 square feet of *gross floor area*;
 - (2) No live entertainment is permitted on the *premises*; and
 - (3) No drive-through services are permitted.
- (c) Business support services are permitted subject to the following:
 - (1) Individual establishments are limited to 3,500 square feet of *gross floor area*; and
 - (2) The total area occupied by these uses shall not exceed 25 percent of the *gross floor area* of the building in which they are located.

- (d) Personal appearance and health services are permitted subject to the following:
- (1) Individual establishments are limited to 3,500 square feet of *gross floor area*; and
 - (2) The total area occupied by these uses shall not exceed 10 percent of the *gross floor area* of the building in which they are located.
- (e) Light manufacturing and assembly uses in the IP-1-1 zone are limited to the following:
- (1) Prototype fabrication;
 - (2) Production requiring advanced technology and skills and directly related to research and development activities on the *premises*;
 - (3) Manufacturing of biochemical research and diagnostic compounds to be used primarily by universities, laboratories, hospitals, and clinics for scientific research and developmental testing purposes;
 - (4) Production of experimental products;
 - (5) Development of production or operating systems to be installed and operated at another location, including manufacturing of products necessary for such development;
 - (6) Manufacturing of biological, biomedical, and pharmaceutical products; and
 - (7) Manufacturing of scientific, engineering, and medical instruments.
- (f) Building supplies and equipment sales are permitted subject to the following:
- (1) Items for sale shall be limited to equipment, parts, and products used in the installation or repair of permanent improvements to *structures* or *premises*; and
 - (2) Building supplies and equipment sales establishments shall occupy an area of at least 10,000 square feet of *gross floor area*.
- (g) Retail sales uses subject to this section are permitted subject to the following:
- (1) The items offered for sale must be manufactured on the *premises*; and

- (2) A maximum of 25 percent of the *gross floor area* on the *premises* may be used for retail sales. At least 75 percent of the *gross floor area* shall be used for manufacturing, warehousing, or wholesale distribution of the products that are offered for sale.
- (h) Convenience stores and eating and drinking establishments are permitted subject to the following:
 - (1) An individual establishment shall not exceed 1,000 square feet of *gross floor area*; and
 - (2) Drive-in and drive-through facilities are not permitted.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0630 Development Regulations of Industrial Zones

- (a) Within the industrial zones, no *structure* or improvement shall be constructed, established, or altered, nor shall any *premises* be used unless the *premises* complies with the regulations and standards in this division and with any applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).
- (b) A Neighborhood Development Permit or Site Development Permit is required for the types of *development* identified in Table 143-03A.
- (c) The regulations in this division apply to all *development* in the industrial base zones whether or not a permit or other approval is required except where specifically identified.

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§131.0631 Development Regulations Table for Industrial Zones

The following development regulations apply in the industrial zones as shown in Table 131-06C.

**Table 131-06C
Development Regulations for Industrial Zones**

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator	Zones							
	1st & 2nd >>	IP-		IL-			IH-		IS-
	3rd >>	1-	2-	1-	2-	3-	1-	2-	1
	4th >>	1		1			1		1
Lot Area									
Min Lot Area (sf)	40,000		15,000 ⁽¹⁾			30,000		10,000	
Max Lot Area (sf)	-		-			-		15,000	
Min Lot Dimensions									
Lot Width (ft)	100		75			100		50	
Street Frontage (ft)	100 ⁽²⁾		75			100		50	
Lot Depth (ft)	200		100			150		100	
Setback Requirements									
Min Front <i>Setback</i> (ft)	20 ⁽³⁾		15 ⁽³⁾			20 ⁽³⁾		10	
Std Front <i>Setback</i> (ft) [See Section 131.0643(b)]	25 ⁽³⁾		20 ⁽³⁾			25 ⁽³⁾			
Min Side <i>Setback</i> (ft)	15		10			15		5/0 ⁽⁸⁾	
Min <i>Street Side Setback</i> (ft)	20 ⁽⁴⁾		15 ^{(4),(5)}			20 ^{(4),(5)}		10 ⁽⁹⁾	
Std <i>Street Side Setback</i> (ft)			20 ^{(4),(5)}			25 ^{(4),(5)}			
Min Side <i>Setback</i> Abutting Residential (ft)	30		25			30		10	
Min Rear <i>Setback</i> (ft)	25		0 ⁽⁶⁾			20		10	
Std Rear <i>Setback</i> (ft)			15 ⁽⁶⁾						
Min Rear <i>Setback</i> Abutting Residential (ft)	50		25			30		15	

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator	Zones							
		IP-		IL-			IH-		IS-
	1st & 2nd >>	1-	2-	1-	2-	3-	1-	2-	1
	3rd >>	1		1			1		1
4th >>									
Max Structure Height [See Section 131.0644]	-	-	-	-	-	-	-	-	-
Max Floor Area Ratio	2.0 ⁽⁷⁾	2.0 ⁽⁷⁾	2.0	2.0					
Street Wall Requirements [See Section 131.0660]	-	applies	applies	applies					
Outdoor Amenities [See Section 131.0665]	applies	applies	applies	applies					
Refuse and Recyclable Material Storage [See Section 142.0805]	applies	applies	applies	applies					

Footnotes for Table 131-06C

- ¹ Within the Kearny Mesa Community Plan area, the minimum *lot* size is 40,000 square feet.
- ² See Section 131.0642.
- ³ See Section 131.0643(a).
- ⁴ See Section 131.0643(c).
- ⁵ See Section 131.0643(e).
- ⁶ See Section 131.0643(d).
- ⁷ Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50.
- ⁸ See Section 131.0643(f).
- ⁹ See Section 131.0643(g).

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)
(Amended 11-13-08 by O-19799 N.S.; effective 12-13-2008.)

§131.0642 Lot Dimensions in Industrial Zones

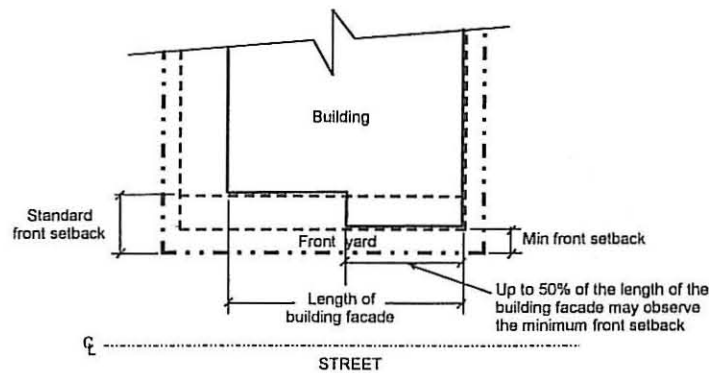
The minimum *street frontage* is 60 feet for any *lot* in the IP zones that fronts principally on a turnaround or on a curving *street* with a centerline radius of less than 100 feet.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

131.0643 Setback Requirements in Industrial Zones

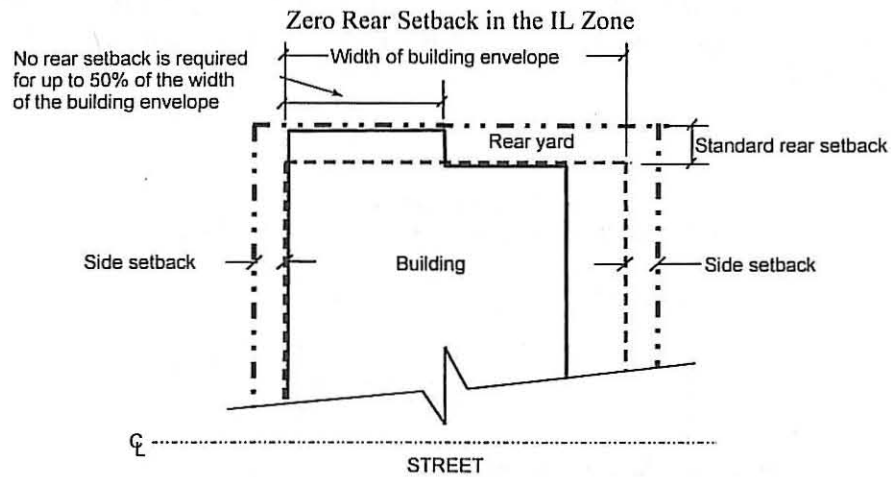
- (a) *Front Setback* in the IP, IL, and IH Zones. Up to 50 percent of the length of the *building facade* may observe the minimum front *setback* provided the remaining percentage observes the standard front *setback*. This may occur on a floor-by-floor basis. See Diagram 131-06A.

Diagram 131-06A
Front Setback in the IP, IL, and IH Zones



- (b) *Parking Encroachment* in *Front Yard* of All Industrial Zones. Parking may encroach up to 5 feet into the required standard front *yard* in all industrial zones, but may not be covered or enclosed.
- (c) *Parking Encroachment* in *Street Side Yard* of IP, IL, and IH Zones. Parking may encroach up to 5 feet into the required standard street side yard of the IP, IL, and IH zones, but may not be covered or enclosed.
- (d) *Rear Setback* in IL Zones. In the IL zones, no rear *setback* is required for up to 50 percent of the width of the *building envelope* provided the remainder of the *building envelope* observes at least the standard rear *setback* as shown in Diagram 131-06B.

Diagram 131-06B



- (e) Standard/Minimum *Street Side Setback* in the IL and IH Zones. Up to 50 percent of the length of the *street side building facade* may observe the minimum *street side setback* provided the remaining percentage observes the standard *street side setback*. This may occur on a floor-by-floor basis.
- (f) *Side Setbacks* in the IS Zone. In the IS zone, no *side setback* is required on one side of the *lot*. A minimum 5-foot *setback* is required for the opposite side.
- (g) *Street Side Setbacks* in the IS Zone. In the IS zone, the minimum *street side setback* is 10 feet for a *premises* that is 100 feet wide or greater. For a *premises* that is less than 100 feet, the minimum is 10 percent of the *premises* width but not less than 5 feet.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

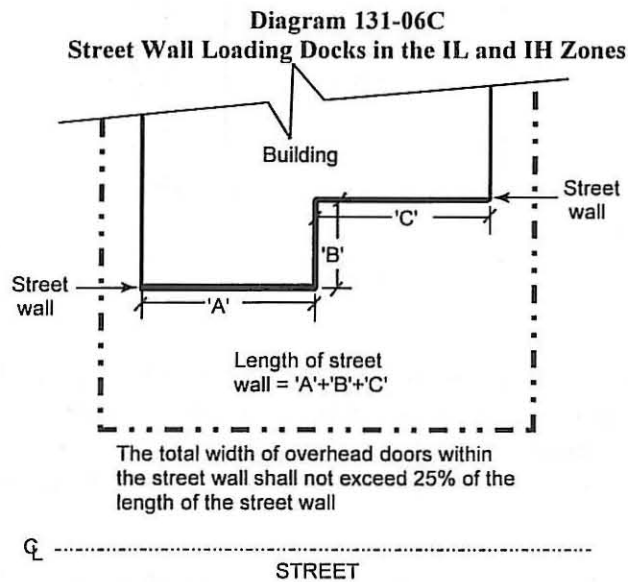
§131.0644 Maximum Structure Height in Industrial Zones

There are no height limits for *structures* in the industrial zones except as limited by the regulations in Chapter 13, Article 2 (Overlay Zones).

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0660 Street Wall Requirements for Industrial Zones

In the IL and IH zones, a maximum of two loading docks or overhead doors may be located in the *street wall*. The total width of the loading docks or overhead doors shall not occupy more than 25 percent of the length of the *street wall*. See Diagram 131-06C.



(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0665 Outdoor Amenities in Industrial Zones

In the IP, IL, and IH zones, *development* on a *premises* that exceeds 10 acres in area shall include an outdoor eating and/or recreational facility. The outdoor amenity shall be at least 2,000 square feet in total area and shall be developed as usable space.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)



THE CITY OF SAN DIEGO
General Plan
Economic Prosperity
Element

SAN PASQUAL

RANCHO BERNARDO



OS

CARMEL MOUNTAIN RANCH

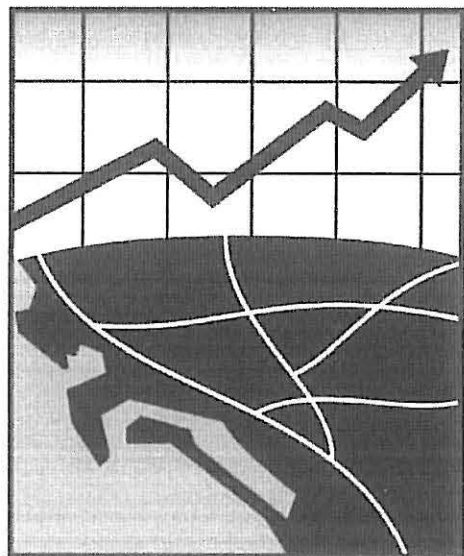
Figure EP-1 : RANCHO BERNARDO
Industrial and Prime Industrial Land

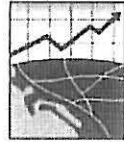
-  Prime Industrial Land
-  Prime Industrial Land Under San Diego Unified Port District Jurisdiction
-  Other Industrial Land
-  Otay Mesa Industrial Land (Prime industrial lands in Otay Mesa will be identified as part of the community plan update process)
-  Planning Area Boundaries

0 0.25 0.5 1.0 2.25 Miles



Economic Prosperity Element





Economic Prosperity

Purpose

To increase wealth and the standard of living of all San Diegans with policies that support a diverse, innovative, competitive, entrepreneurial, and sustainable local economy.

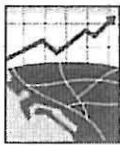
Introduction

Economic prosperity is a key component of quality of life. The structure of the City of San Diego's (City) economy influences the City's physical development and determines the City's capacity to fund essential services. There have been dramatic changes in the structure of our economy in the last several decades, from a production-based economy to one increasingly based on creativity and innovation. The 21st century economy requires flexibility. Recognizing that the City operates within the broader context of a regional and global economic setting, the City must strengthen its competitive position by creating an environment and infrastructure where industries for which San Diego is competitive can create, respond, and adjust rapidly.



The policies in this element are intended to improve economic prosperity by ensuring that the economy grows in ways that strengthen our industries, retain and create good jobs with self-sufficient wages, increase average income, and stimulate economic investment in our communities. A strong economy creates the wealth that allows San Diegans to support the public facilities, services, and quality of life they demand.

The Regional Comprehensive Plan (RCP), adopted by the San Diego Association of Governments (SANDAG), sets forth a vision for 2030 that states in part, "our region is economically diverse. We have an educated and well-trained workforce, an innovative business culture, and excellent universities. Our transportation, water and energy infrastructure systems serve the needs of the greater region while meeting the demands of the modern global marketplace. The region has a highly educated and well-trained workforce and all segments of society are able to participate in our economic prosperity. Our workforce is capable of adapting to the ever-changing needs of modern industry. We embrace our economic and social diversity. Environmentally-friendly and sustainable business practices have become a hallmark of the

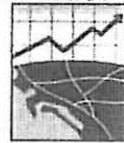


region." The RCP recommendations focus on retaining and expanding local businesses, creating more middle-income jobs, and preparing residents to fill these jobs.

The City shares SANDAG's vision and plays an important economic role in the region due to the amount and significance of employment land located here relative to other jurisdictions. The City's size and location within the region, its major infrastructure for economic development, its universities, and its large labor force contribute to the economic role it plays. Several of the key issues that SANDAG identifies in the RCP are addressed in the City's economic prosperity policies including: developing an internationally competitive economy, strengthening the relationship between workforce requirements and educational programs, identifying an adequate supply of land for housing and businesses, improving the region's business environment and monitoring our progress, and fostering the region's emerging and high-technology industries.

The City's Economic Development Strategic Plan will further refine the policies in this element. It translates regional economic and quality of life information to more specific economic policies and programs. Regular updates to the strategy will identify those industries that are growing for which San Diego is competitive in the global marketplace. However, traditional industries, while not necessarily growing, are still important to large segments of our population. The City's policies anticipate a future economy supported by technology, telecommunications, biotechnology, earth and environmental sciences, education, health products and services, maritime, tourism, professional services, trade, defense, and new unnamed industries that will emerge in the ever-changing global economy. The achievement of economic prosperity goals also relies on policies in the Land Use and Community Planning Element to appropriately designate land for economic development, the Housing Element to provide workforce housing accessible to employment areas, the Mobility Element to provide a critical link between housing and jobs, and the Public Facilities, Services and Safety Element to address the provision of regional facilities needed to reinforce the viability of our industrial areas.

The Economic Prosperity Element links economic prosperity goals with land use distribution and employment land use policies. Employment land includes land utilized by industrial, commercial service, and commercial retail users. The capacity for the City's basic industrial, commercial, and service export industries is particularly important for bringing income to the City and building wealth for its citizens. To retain an adequate supply of land appropriate for future base sector industries, these employment uses should be designated in key areas throughout the City. Underutilized land that could be redeveloped for certain types of export industries and other types of employment uses in urbanized areas should also be identified. The Regional Center, Subregional Employment Areas, and Urban, Community, and Neighborhood Villages will have an important role in the City's economic prosperity strategy by providing the land and infrastructure needed to support business development, and a variety of employment and housing opportunities. The element's overall goals of preserving regionally significant employment lands, using employment areas more efficiently, and strengthening the border economy, will require the refinement of policies when individual community plans are updated.



The Economic Prosperity Element also expands the traditional focus of a general plan to include a variety of economic development policies that have a less direct effect on land use, but are designed to achieve a rising standard of living. These include policies aimed at supporting existing and new businesses that reflect the changing nature of industry, creating the types of jobs most beneficial to the local economy, and preparing our workforce to compete for these jobs in the global marketplace. Despite the economic growth that has occurred over the last several years, economic prosperity has not been evenly distributed in San Diego. National and local economic trends are potentially creating a skewed economy (fewer middle-income jobs, more high-quality professional jobs, and many low-wage services jobs), exacerbating income, social, and spatial disparities. The impacts of these disparities include social service costs incurred by the City and other public agencies. Implementation of the policies addressing these issues will require more specific initiatives including regular updates to the City's Economic Development Strategic Plan.

A. Industrial Land Use

Goals

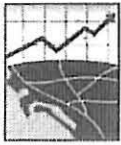
- ◆ A diversified economy with a focus on providing quality employment opportunities and self-sufficient wages for all San Diegans.
- ◆ A city with sufficient land capacity for base sector industries to sustain a strong economic base.
- ◆ Efficient use of existing employment lands.

Discussion

The Availability of Industrial Land

The supply and type of employment land uses in the City are significant factors in determining the ability of the City to meet the needs of a rapidly changing economy. As of 2006, only one-fourth of all designated industrial land was still vacant in the City. More than two-thirds of the total vacant industrial land in the City is located in the community of Otay Mesa. The majority of the remaining vacant industrial land within the City is located within the other Subregional Employment Areas (see Figure EP-2, Regional Center and Subregional Employment Areas). Regionally, there is adequate long-term availability of employment land, but there is a shortage of available land within the City close to housing, transportation, public transit, and other infrastructure. This diminishing supply of industrial land is a potential challenge to the growth and retention of base sector industries providing middle-income job opportunities in the City.

Adopted community plans vary in their treatment of industrially designated land. Some community plans discourage or prohibit non-industrial uses, some plans identify areas to locate



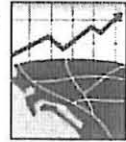
industrial support uses, and others contain industrial land that clearly anticipates a mix of non-industrial uses. The General Plan recognizes that industrial areas play a role in both the community and the San Diego region. Therefore, the General Plan accounts for the various roles of adopted land use designations in community plans and provide a policy framework for evaluating the future role of currently designated industrial land through the community plan update process. The focus is on a strategy to evaluate and preserve critically-located base sector areas but to allow, through comprehensive analysis, consideration of conversion or mixed-use of industrial land if it is not critical to the City's or region's base sector employment goals.

Economic Base Sector Industrial Uses

Economic base sector industries create wealth for a local jurisdiction by exporting products and services primarily to national and international markets outside of the local area. As such, base sector industries drive regional prosperity, are a source of competitiveness and innovation, and are the primary source of new businesses in the region. San Diego's economic base is primarily composed of manufacturing industries (including research and development), certain professional services, visitor industries, and industries related to national security and international affairs. High technology manufacturing, and research and development are the most significant because they support middle-income employment that is essential to preserve a healthy economic base. In San Diego, these uses are growing and becoming more internationally competitive. The retention of these uses also preserves the City's ability to maintain a stable tax base and support higher levels of municipal services for a growing population. Base sector industries primarily include the functions of manufacturing, research and development, assembly, corporate headquarters, warehousing, distribution, marketing, and certain related professional and administrative functions associated with product/process conception, development, sales, and distribution.

Increasing globalization will continue to result in the loss of some traditional manufacturing operations that support middle-income employment both nationally and in the City. Maintaining areas for base sector industries with existing infrastructure is the principal way that the General Plan and community plans can influence the economic health of the City. Protection of these areas from encroachment by non-base sector uses that have alternative site opportunities within the City, such as commercial retail and services, residential, and some institutional uses, creates opportunities for existing users to expand rather than relocate out of the City. Community plan land use designations which are sufficiently refined to protect key industrial areas can create conditions which do not further exacerbate the local impacts of these global trends and, where possible, facilitate the development and expansion of base sector manufacturing, research and development, and support industries in the City.

Long-term changes in the economy have increasingly favored San Diego as a location for research and development functions, which can be performed in an office setting or flexible industrial space. Although current industrial development standards allow for adequate intensification of all types of industrial and office uses today, over the long term the City needs to continue to strengthen polices that support higher-intensity industrial development in particular locations that accommodate these



research and development uses, supportive professional services, and corporate headquarters. Higher-intensity development also uses the City's limited land supply more efficiently.

Non-Base Sector Employment Uses

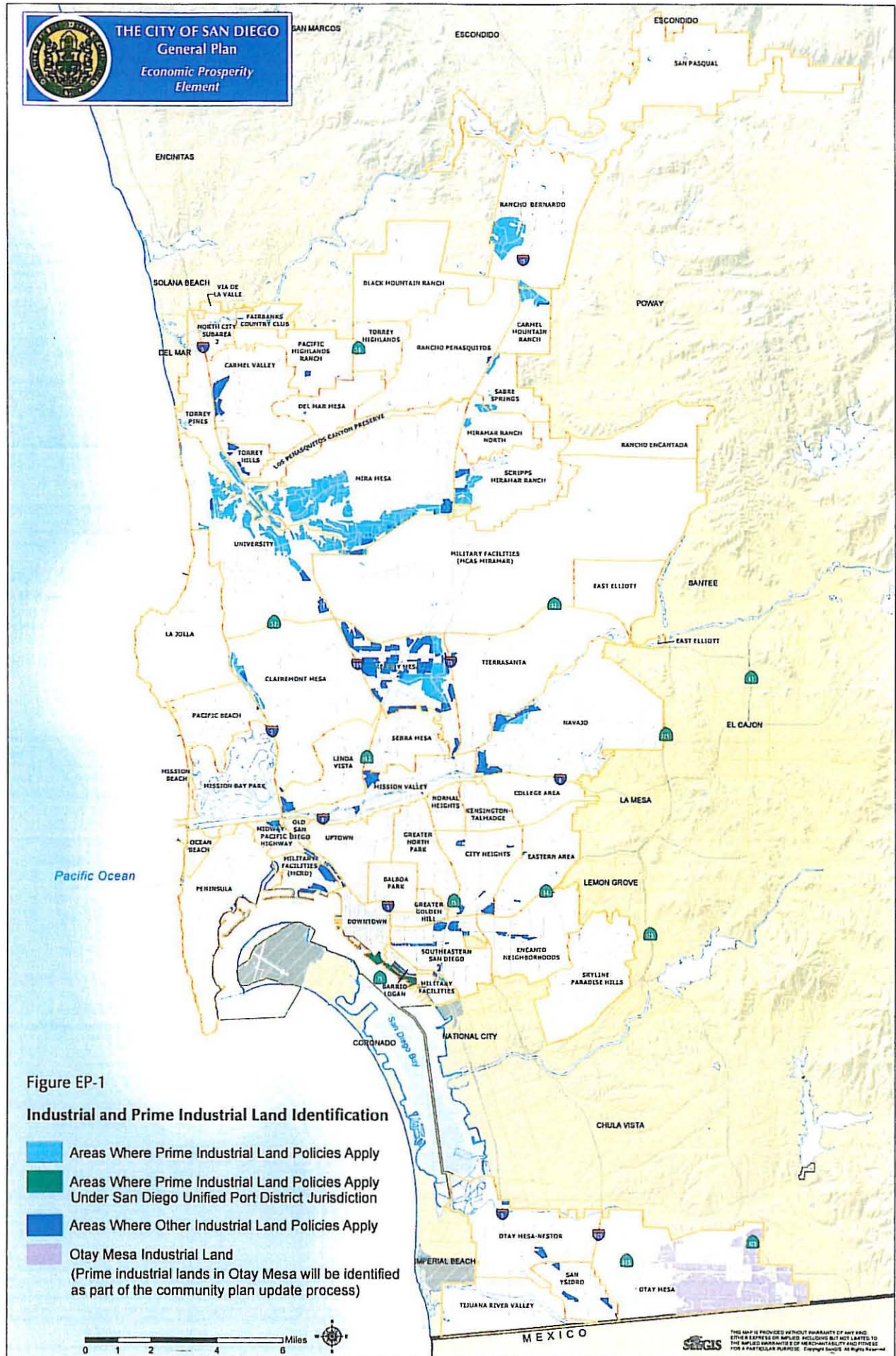
Non-base sector employment provides goods and services to base sector businesses and their employees. The significant growth of non-base service sector employment in San Diego has created a demand for multi-tenant and other commercial service office buildings. There is an adequate supply of land for these uses due to their ability to locate in a wider variety of commercial, mixed-use, and business park areas throughout the City. Intensification of these uses should be encouraged in appropriate locations, particularly in central locations within the City that are served well by transit, such as neighborhood, community, and urban villages and transit corridors. These uses also have greater compatibility with residential developments and should be encouraged as part of diverse village or other mixed-use developments.

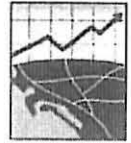
In sum, maintaining an adequate supply of a variety of employment land types contributes to the economic health of San Diego in two major ways – accommodating a wide range of jobs for the City's residents, and importing dollars from outside the area. Economic diversity is crucial to a region's ability to weather economic cycles and to perpetuate the continuous generation of new industries and businesses. While traditional industrial park development may still be required in the future, the City will follow the trend toward increasingly vertical work places. Community plan land use designations for the Industrial Land Use category have been created with the goal of providing communities a menu of potential categories to fit individual conditions and community plan objectives while advancing citywide economic prosperity goals (see also Land Use and Community Planning Element, Table LU-4, General Plan and Community Plan Land Use Categories).

Industrial and Prime Industrial Land

Prime industrial land as depicted on Figure EP-1 identifies areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses. These areas are part of even larger areas that provide a significant benefit to the regional economy and meet General Plan goals and objectives to encourage a strong economic base. There are six criteria to analyze to determine whether a particular area should be identified as prime industrial land (see Appendix C, EP-1). While not a selection criterion, some of the areas depicted on the map include supportive business uses.

It is anticipated that the Industrial and Prime Industrial Land Map will be revised over time, particularly as appropriate land uses are evaluated during comprehensive community plan updates. Land identified as Prime Industrial will undergo additional scrutiny if land use amendments are proposed that could diminish their potential role for base sector and related employment uses either before or after comprehensive community plan updates. The identification of prime industrial lands is intended to protect valuable employment land for base sector industries. The identification of land as Prime Industrial does not change the land use designation or zoning of a property, nor influence the processing of ministerial permits.





The Industrial and Prime Industrial Land Map also identifies all industrially designated land in the applicable community plan. Some of the industrial areas outside of Prime Industrial lands could convert to other non-industrial uses, such as commercial or residential uses, after an analysis of relevant factors to determine if the property could still feasibly support industrial uses and is appropriate for the use requested. In many older industrial areas containing obsolete industrial and many non-industrial uses (such as office and commercial uses), conversion to other uses could contribute significantly to community revitalization.

The City's industrial land availability has been impacted by the intrusion of sensitive receptors such as child care facilities and schools (see the Glossary for "sensitive receptor" description). These uses require separation from certain commercial and industrial operations. Their location in industrial areas may limit the ability of the permitted industrial uses to expand. In addition, prime industrial lands, often characterized by large level lots, have been increasingly utilized by land-intensive uses which have been preempted in higher-cost commercial areas.

In order to maintain an adequate supply of land to accommodate base sector employment uses, residential, and some commercial and institutional uses should be limited in prime industrial areas until, or unless, a comprehensive study is performed to demonstrate the preservation of land for industrial and other base sector activities is no longer needed, in accordance with policies EP-A.12 through EP-A.15. The identification of prime industrial land does not preclude the future application of any of the industrial community plan land use designations provided that residential is not included.

Residential and Industrial Collocation and Conversion

The lack of affordable housing in San Diego negatively affects the local economy by limiting the ability of an industry to compete nationally for the necessary workforce. Additionally, the lack of housing near employment nodes has led to a strain on the City's roads, freeways, infrastructure, and environment, and affects the quality of life for all San Diegans by increasing the household cost of transportation. Policies aimed at increasing the supply of low- to moderate-income housing for the workforce are contained in the Housing Element.

As community plans are updated, opportunities for employment uses, as well as areas appropriate for locating workforce-housing opportunities near job centers, will be identified. In the interim, as community plan amendments are requested for collocation or conversion, there needs to be a means to minimize land use conflicts and preserve the most important types of industrial land, or prime industrial land, from residential, public assembly, and other sensitive receptor land uses.



Economic Prosperity Element

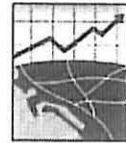
Policies

Base Sector Industrial Uses

- EP-A.1. Protect base sector uses that provide quality job opportunities including middle-income jobs; provide for secondary employment and supporting uses; and maintain areas where smaller emerging industrial uses can locate in a multi-tenant setting. When updating community plans or considering plan amendments, the industrial land use designations contained in the Land Use and Community Planning Element should be appropriately applied to protect viable sites for base sector and related employment uses.
- EP-A.2. Encourage a broader geographic distribution of high technology businesses throughout the City.
- EP-A.3. Encourage large regional employers to locate and expand in the Regional Center or Subregional Employment Areas.
- EP-A.4. Include base sector uses appropriate to an office setting in Urban Village and Community Village Centers.
- EP-A.5. Consider the redesignation of non-industrial properties to industrial use where land use conflicts can be minimized. Evaluate the extent to which the proposed designation and subsequent industrial development would:
- Accommodate the expansion of existing industrial uses to facilitate their retention in the area in which they are located.
 - Not intrude into existing residential neighborhoods or disrupt existing commercial activities and other uses.
 - Mitigate any environmental impacts (traffic, noise, lighting, air pollution, and odor) to adjacent land.
 - Be adequately served by existing and planned infrastructure.

Non-Base Sector Employment Uses

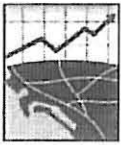
- EP-A.6. Provide for the establishment or retention of non-base sector employment uses to serve base sector industries and community needs and encourage the development of small businesses. To the extent possible, consider locating these types of employment uses near housing. When updating community plans or considering plan amendments, land use designations contained in the Land Use and Community Planning Element should be appropriately applied to provide for non-base sector employment uses.



- EP-A.7. Increase the allowable intensity of employment uses in Subregional Employment Areas and Urban Village Centers where transportation and transit infrastructure exist. The role of transit and other alternative modes of transportation on development project review are further specified in the Mobility Element, Policies ME-C.8 through ME-C.10.
- EP-A.8. Concentrate more intense office development in Subregional Employment Areas and in Urban Villages with transit access.
- EP-A.9. Efficiently utilize employment lands through increased intensity in "urban villages" and Subregional Employment Areas.
- EP-A.10. Locate compatible employment uses on infill industrial sites and establish incentives to support job growth in existing urban areas.
- EP-A.11. Encourage the provision of workforce housing within employment areas not identified as Prime Industrial Land that is compatible with wage structures associated with existing and forecasted employment.

Prime Industrial Land

- EP-A.12. Protect Prime Industrial Land as shown on the Industrial and Prime Industrial Land Map, Figure EP-1. As community plans are updated, the applicability of the Prime Industrial Land Map will be revisited and changes considered.
 - a. Amend the boundaries of Figure EP-1 if community plan updates or community plan amendments lead to an addition of Prime Industrial Lands, or conversely, a conversion of Prime Industrial Land uses to other uses that would necessitate the removal of properties from the Prime Industrial Land identification.
 - b. Amend the boundaries of Figure EP-1 if community plan updates or community plan amendments/rezones lead to a collocation (the geographic integration of residential uses and other non-industrial uses into industrial uses located on the same premises) of uses.
 - c. Justification for a land use change must be supported by an evaluation of the prime industrial land criteria in Appendix C, EP-1, the collocation/conversion suitability factors in Appendix C, EP-2, and the potential contribution of the area to the local and regional economy.
- EP-A.13. In areas identified as Prime Industrial Land as shown on Figure EP-1, do not permit discretionary use permits for public assembly or sensitive receptor land uses.



Economic Prosperity Element

- EP-A.14. In areas identified as Prime Industrial Land as shown on Figure EP-1, child care facilities for employees' children, as an ancillary use to industrial uses on a site, may be considered and allowed when they: are sited at a demonstrably adequate distance from the property line, so as not to limit the current or future operations of any adjacent industrially-designated property; can assure that health and safety requirements are met in compliance with required permits; and are not precluded by the applicable Airport Land Use Compatibility Plan.
- EP-A.15. The identification of Prime Industrial Land on any property does not preclude the development or redevelopment of such property pursuant to the development regulations and permitted uses of the existing zone and community plan designation, nor does it limit the application of any of the Industrial Employment recommended community plan land use designations in Table LU-4, provided that residential use is not included.

Other Industrial Land

- EP-A.16. In industrial areas not identified as Prime Industrial Lands on Figure EP-1, the redesignation of industrial lands to non-industrial uses should evaluate the Area Characteristics factor in Appendix C, EP-2 to ensure that other viable industrial areas are protected.
- EP-A.17. Analyze the collocation and conversion suitability factors listed in Appendix C, EP-2, when considering residential conversion or collocation in non-prime industrial land areas.
- EP-A.18. Amend the Public Facilities Financing Plan concurrently to identify needed facilities if residential uses are proposed in industrially designated areas.
- EP-A.19. Encourage child care facilities in employment areas not identified as prime industrial land where health and safety can be ensured and where not precluded by the applicable Airport Land Use Compatibility Plan.

All Industrial Areas

- EP-A.20. Meet the following requirements in all industrial areas as a part of the discretionary review of projects involving residential, commercial, institutional, mixed-use, public assembly, or other sensitive receptor land uses:
- Analyze the Collocation/Conversion Suitability Factors in Appendix C, EP-2.
 - Incorporate pedestrian design elements including pedestrian-oriented street and sidewalk connections to adjacent properties, activity centers, and transit.
 - Require payment of the conversion/collocation project's fair share of community facilities required to serve the project (at the time of occupancy).