

CENTRE CITY PLANNED DISTRICT REGULATIONS AMENDMENT<sup>1</sup>

**§103.1902 Definitions**

“Adjacent Lot” through “Common Open Space” [No change.]

“Compact Living Unit” has the same meaning as in Land Development Code section 113.0103.

“Compact Living Unit Project” has the same meaning as in Land Development Code section 113.0103.

“Comprehensive Sign Design Plan” through “Land Use Mix” [No change.]

“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 Project” means a development containing more than 12 Living Units.

“Logo” through “Urban Open Space” [No change.]

**~~§103.1959~~ 103.1920 Conditional Neighborhood Use Permit for Living Units**

Living Unit Projects are permitted in the zones indicated in Table IV pursuant to a Neighborhood Use Permit issued in accordance with Process Two and subject to the following regulations:

- (a) Unit Size: Each Living Unit must have at least 150 square feet of net floor area. The average size of all Living Units may not exceed 275 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.
- (b) Maximum occupancy: Two persons.
- (c) Kitchen Facilities: Kitchen facilities consisting of a minimum of a kitchen sink with garbage disposal, counter top, refrigerator and microwave oven or other cooktop is required in every Living Unit.

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<sup>1</sup> This draft was prepared post 9/15/04 LU&H incorporating changes to the parking requirements.

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- (d) Bathroom Facilities: 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.
- (e) Common Bathroom Facilities: Each Living Unit that is not provided with a private shower and/or bathtub must be served by a shared shower (and optionally, a bathtub). Shared bathing facilities must be provided at a ratio of at least one facility for every five units, or fraction thereof, which lack a private bathing facility. 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.
- (f) Phone/Television Services: Each Living Unit must be pre-wired for phone and cable television service.
- (g) Common Interior Space: Each Living Unit project shall include common interior space at a ratio of five (50 square feet per Living Unit, with a minimum of 200 square feet per project or per individual common interior space if multiple spaces are provided with a single project. The indoor space shall be furnished to allow for meetings, indoor recreation (active or passive) and/or entertainment.
- (h) Manager's Unit: Each project shall contain one Living Unit occupied by a resident manager.
- (i) Controlled Entry: Each project 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.
- (j) Parking: Parking shall be provided in accordance with Section 103.1936. All required parking for the project shall be available to residents only.
- (k) Rent/Occupancy Restrictions: 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 most published by the California Department of Housing and Community Development for San Diego County, as adjusted for a one-person household. The project owner shall enter into an agreement with the City of San Diego Housing Commission for the review and enforcement of such restrictions.
- (l) Relocation Requirements: Living Units are subject to the regulations contained in Land Development Code Chapter 14, Article 3, Division 5 for *Compact Living Units*. The San Diego

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Housing Commission shall be responsible for enforcement of the tenant notice relocation assistance requirements.

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**§103.1925 Land Use Classifications**

Land use classifications describe one or more uses having similar characteristics but do not list every use or activity that may be appropriate within the classification. The President shall determine whether a specific use falls within one or more of the use classifications described in Table 4 of Chapter 10, Article 3, Division 19, entitled LAND USE CLASSIFICATIONS PERMITTED BY LAND USE DISTRICTS.

- (a) Residential
  - (1) Group Residential: [No change.]
  - (2) Live/Work Quarters (Loft): [No change.]
  - (3) ~~Living Units: An enclosed space of more than one hundred fifty (150) net square feet which is not required to, but may contain a full or partial kitchen and bathroom and as further described in Section 103.1959. Living Unit Project: A development containing 12 or more Living Units meeting the development criteria provided in Section 103.1920.~~
  - (4) Multifamily Residential: [No change.]
  - (5) Senior Citizens Housing: [No change.]
- (b) Commercial/Professional Office [No change.]
- (c) Commercial Retail [No change.]
- (d) Commercial Services
  - (1) Ambulance Services through (17) Research and Development Services [No change.]
  - (18) Visitor Accommodations:
    - (A) Bed and Breakfast Inns: [No change.]
    - (B) Hotels and Motels: [No change.]
    - (C) ~~Single Room Occupancy: A dwelling unit within a hotel providing sleeping and living facilities in which cooking and sanitary facilities may be provided within the unit or shared, and as further defined in Land Development Code Section 113.0103. SRO's are considered a commercial use and should follow the appropriate building codes~~

~~for commercial development.~~ Compact Living Unit Project. Establishments containing 6 or more Compact Living Units as defined in Land Development Code section 113.0103. Compact Living Unit Projects are permitted in the zones indicated in Table IV, subject to the regulations contained in Land Development Code Chapter 14, Article 1, Division 6 applicable to Compact Living Units, the Supplemental Development Regulations contained in Land Development Code Chapter 14, Article 3, Division 5 and the off-street parking requirements contained in Section 103.1936.

[Revise Table IV, A-E: A- Residential: change Living Units to Living Unit Projects and change CUP to NUP; D-Commercial Services: change Single Room Occupancy to Compact Living Unit [CLU] No change to balance of table.]

**§103.1936 Off-Street Parking Requirements**

(a) Minimum Off-Street Parking

(1) No minimum off-street parking requirements shall apply to any non-residential use permitted within Centre City except as provided in Section 103.1936(a)(2).

(2) Minimum off-street parking requirements apply to residential and ~~single room occupancy~~ Compact Living Unit land uses and shall be as follows:

(A) through (B) [No change.]

(C) The minimum number of parking spaces for Living Units on lots greater than 5000 square feet shall be ~~0.9~~ 0.5 spaces per Living Unit provided however, if the project owner enters into an agreement with the San Diego Housing Commission restricting rents, parking requirements shall be reduced as follows: 0.3 spaces per Living Unit restricted to rents of 60 percent area median income (AMI); 0.2 spaces per Living Unit restricted to rents of 50 percent AMI; and 0 spaces per Living Unit restricted to rents of 40 percent AMI or below.

(D) through (F) [No change.]

(G) The minimum number of parking spaces for ~~single room occupancy hotels~~ shall be ~~0.2 spaces per unit~~ Compact Living Units [CLUs] on lots greater than

5000 square feet shall be 0.5 spaces per unit, provided however, if the project owner enters into an agreement with the San Diego Housing Commission restricting rents, parking requirements may be reduced as follows: 0.3 spaces per *Compact Living Units* restricted to rents of 60 percent area median income (AMI); and 0.2 spaces per *Compact Living Unit* restricted to rents of 50 percent AMI or below; 0 spaces for *Compact Living Units* restricted to rents of 40 percent AMI or below.

[No change to balance of section.]

**§103.1954 Establishment of the Centre City Transit and Parking Improvement Fund**

(a) through (b) [No change.]

(c) Residential and ~~Single Room Occupancy (SRO) hotel projects~~ *Compact Living Unit projects* are exempt from the requirements of this Section.

[No change to balance of section.]

**§103.1958 Reserve Fund**

The City may establish and maintain a reserve fund account adequate to preserve the ability of the fund to take maximum advantage of unforeseen opportunities in assisting transit and parking facilities and to ensure prudently against unforeseen expenses. The amount to be maintained in this reserve fund shall be determined by CCDC. CCDC shall establish procedures for maintaining such a fund.

LAND USE CLASSIFICATIONS (As defined in section 103.1925)	TRANSIT AND PARKING IMPROVEMENT FEE
<b>A. through C. [No change.]</b>	
<b>D. COMMERCIAL SERVICES</b>	
Ambulance Services	\$1.50 per square foot
Animal Hospitals	\$1.50 per square foot
Artist' Studios	\$1.50 per square foot
Banks, Credit Unions, and Savings and Loan Associations	\$1.50 per square foot
Banquet Facilities, Clubs & Lodges	\$1.50 per square foot
Building materials & Services	\$1.50 per square foot

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<b>LAND USE CLASSIFICATIONS</b> (As defined in section 103.1925)	<b>TRANSIT AND PARKING IMPROVEMENT FEE</b>
Business & Home Services	\$1.50 per square foot
Catering Services	\$1.50 per square foot
Commercial Recreation & Entertainment	\$1.50 per square foot
Commercial Communication Facilities	\$1.50 per square foot
Eating & Drinking Establishments	\$1.50 per square foot
Laboratories-	\$1.50 per square foot
Mortuaries	\$1.50 per square foot
Nurseries, Plant	\$1.50 per square foot
Personal Improvement Services	\$1.50 per square foot
Personal & Convenience Services	\$1.50 per square foot
Research & Development Services	\$1.50 per square foot
Visitor Accommodations	
Bed & Breakfast	\$1500 per room
Hotels & Motels	\$1500 per room
<del>Single Room Occupancy</del> <u>Compact</u> <u>Living Units</u>	-

[No change to balance of section.]

### **§103.1959      Neighborhood Use Permit for Compact Urban Living Units**

[This section is renumbered to Section 103.1920.]