HOUSING ELEMENT
APPENDIX G

Methodology for Estimating Vacant and Redevelopable Land Available for Residential Development

TECHINICAL APPENDIX G

Methodology for Estimating Vacant and Redevelopable Land Available for Residential Development

The estimate of vacant and redevelopable land available for residential development was based on the San Diego Association of Governments (SANDAG's) Preliminary 2020 Forecast.

The Regional Growth Forecast is prepared by SANDAG at periodic intervals and includes projections of population, housing, and employment. The Preliminary 2020 Forecast provides projections for the years 1995-2020. The Preliminary 2020 Forecast was utilized for the Housing Element.

For the City of San Diego, the adopted community plans were used to assign the type and density of development that could occur on usable vacant land. In addition to vacant land, the Preliminary 2020 Forecast also projected potential redevelopable and infill land. The City of San Diego Planning and Development Review Department assisted SANDAG with this part of the analysis by identifying existing development that has the most potential for change over the forecast period through either redevelopment or infill. Redevelopment implies a change of land use such as single-dwelling areas converting to multiple dwelling use, while infill implies an intensification of an area with no change in land use (e.g. lot splits in a single dwelling area for other dwelling units).

The City's Planning and Development Review Department advised SANDAG to assume in their forecasting model that vacant land would develop to 50-100 percent of maximum density, while redevelopable land would develop to 75 percent of maximum density. This input was based on the Department's judgement as to the extent to which vacant land and redevelopable land generally tended to develop to maximum allowable densities, in accordance with applicable land use designations and zoning.

To make the projections most meaningful for the Housing Element, SANDAG aggregated the projections for vacant land, infill and redevelopment into three density categories: 0- 10 dwelling units/acre, 10.1- 25 dwelling units/acre, and 25.1 dwelling units/acre and above.

The 0- 10 units/acre category roughly corresponds to single-dwelling development available for households having incomes above the moderate-income level.

The 10.1- 25 units/acre category roughly corresponds to densities which could produce housing potentially affordable to moderate-income households.

The 25.1 dwelling unit/acre and above category roughly corresponds to densities which are most likely to produce housing affordable to low and very low-income households.

HOUSING ELEMENT
APPENDIX H

Estimate and Projections of Retail Jobs by Community Planning Area

APPENDIX H
ESTIMATES AND PROJECTIONS OF RETAIL JOBS BY COMMUNITY PLANNING AREAS, 1995 and 2005

Community Plan Area	1995 Jobs	2005 Jobs
Barrio Logan	555	784
Beeler Canyon	0	0
Carmel Mountain Ranch	1,513	1,993
Carmel Valley	1,003	1,360
Centre City	8,102	9,126
City Heights*	7,901	9,112
Clairemont Mesa	4,346	4,744
College Area	766	787
Del Mar Mesa	1	1
East Elliott	0	0
Eastern*	9,771	10,421
Fairbanks Ranch	0	0
Golden Hill	323	334
Kearny Mesa	8,159	9,500
Kensington-Talmadge*	2,065	2,326
La Jolla	3,483	3,515
Linda Vista	3,540	3,705
Midway	1,006	1,157
Mira Mesa	8,425	10,335
Miramar Ranch North	0	249
Mission Bay	144	158
Mission Beach	432	485
Mission Valley	7,160	9,589
Navajo	2,703	2,937
North City FUA	39	625
North Park	2,169	2,256
Normal Heights*	1,845	2,060
Ocean Beach	966	1,019
Old San Diego	1,231	1,331
Otay Mesa	320	3,185
Otay Mesa-Nestor	1,633	1,842
Pacific Beach	3,829	3,943
Peninsula	1,802	1,959
Rancho Penasquitos	756	890
Rancho Bernardo	2,059	2,538
Sabre Springs	50	217
San Pasqual	13	13
San Ysidro	2,043	2,511
Scripps Miramar Ranch	779	921

APPENDIX H (cont'd)
ESTIMATES AND PROJECTIONS OF RETAIL JOBS BY COMMUNITY PLANNING AREAS, 1995 and 2005

Community Plan Area	1995 Jobs	2005 Jobs
Serra Mesa	345	355
Skyline-Paradise Hills	444	483
Sorrento Hills	0	248
Southeastern Comm.	1,450	1,820
Tierrasanta	540	587
Tijuana River Valley	0	15
Torrey Highlands	0	75
Torrey Pines	804	909
University	5,514	7,015
Uptown	3,124	3,243
Via de la Valle	0	0

HOUSING ELEMENT
APPENDIX I

Development Standards and Locational Criteria in Land Development Code for Homeless Facilities and Transitional Housing

(e) 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, in accordance with Chapter 14, Article 3, Division 2 (Historical Resources Regulations).

(f) Hours of operation shall be limited to conform to hours of normal activity in the neighborhood.

(g) The decision maker may waive or modify the base zone regulations for maximum *floor area ratio*.

(h) The decision maker may waive or modify the requirements for off-street parking and landscaping. The *applicant* may be required to preserve existing mature landscaping.

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

§141.0412 Homeless Facilities

(a) This section regulates the following homeless facilities.

(1) Congregate meal facilities: Any facility that provides scheduled meals on a daily basis for individuals or *families* who are homeless or *low income* or *very low income*, as defined in Section 113.0103.

(2) Emergency shelters: Any facility that provides sleeping accommodations and restroom facilities to homeless persons on a day-to-day basis, for periods of thirty day or less.

(3) Homeless day centers: Any facility that provides basic services, including personal hygiene, information and referral, employment, mail, and telephone services, during daylight hours to homeless persons.

(b) Congregate Meal Facilities

Congregate meal facilities may be permitted with a Conditional Use Permit decided in accordance with Process Four 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) No more than one congregate meal facility may be permitted within 1/4 mile of an emergency shelter, a homeless day center, or another congregate meal facility, measured from *property line* to *property line* in accordance with Section 113.0225.

(2) Overnight accommodations are not permitted.

(3) Drive-up or drive-through service is not permitted.

(4) Live entertainment is not permitted.

(5) Distribution or consumption of alcoholic beverages on the *premises* is not permitted.

(6) The facility shall provide a waiting area for clients to prevent queuing into the *public right-of-way*. The size of the waiting area shall be at least 5 square feet per client, based on the maximum number of clients the facility can accommodate according to Fire Department standards. Any outdoor waiting area shall be physically separated from the *public right-of-way*.

(7) The facility shall provide off-street parking at a rate of 1 space per full-time-equivalent employee, calculated at 8 hours of working time per employee per 24-hour period.

(8) Hours of operation shall be limited to the hours between 6:00 a.m. and 10:00 p.m.

(9) All activities associated with the facility, including the serving of food and beverages, shall occur within an enclosed building.

(10) The *applicant* shall submit the following materials to the decision maker for consideration:

(A) A communications plan that describes how the provider will communicate with local community, neighborhood, and business organizations, and with adjacent neighbors on a regular basis, and how community issues or concerns will be addressed;

(B) A plan to minimize loitering in the vicinity of the facility; and

(C) A litter control plan to provide for the removal of litter in the vicinity of the facility on a regular basis.

(c) Emergency Shelters

Emergency shelters may be permitted with a Conditional Use Permit decided in accordance with Process Five in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations. Section 112.0509(b) requiring a Planning Commission recommendation, shall not be applicable to emergency shelters.

(1) Emergency shelters are not permitted in the future urbanizing area.

(2) Emergency shelters shall provide at least 35 square feet of sleeping area per bed.

(3) Emergency shelters shall provide a waiting area of at least 10 square feet per bed to accommodate clients and to prevent queuing into the *public right-of-way*. Any outdoor waiting area shall be physically separated from the *public right-of-way*.

(4) Emergency shelters shall provide at least 1 toilet for every 15 beds.

(5) Emergency shelters shall provide off-street parking at a rate of at least 1 space for each full-time-equivalent employee, calculated at 8 hours of working time per employee per 24-hour period.

(6) Hours of operation shall be limited to the hours between 6:00 p.m. and 8:00 a.m.

(7) Emergency shelters shall provide on-site supervision at all times. At least one full-time- equivalent employee shall be provided for every 20 beds.

(8) Living, dining, and *kitchen* areas shall be physically separated from sleeping areas. The shelter shall provide telephone services separate from the office phone in order to provide privacy.

(9) The *applicant* shall submit the following materials to the decision maker for consideration:

(A) A communications plan that describes how the provider will communicate with local community, neighborhood, and business organizations, and with adjacent neighbors on a regular basis, and how community issues or concerns will be addressed;

(B) A loitering control plan to minimize the congregation of overnight residents during daylight hours in the vicinity of the shelter; and

(C) A litter control plan to provide for the removal of litter in the vicinity of the shelter on a regular basis.

(d) Homeless Day Centers

Homeless day centers may be permitted with a Conditional Use Permit decided in accordance with Process Four 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) No more than one homeless day center may be permitted within 1/4 mile of an emergency shelter, a congregate meal facility, or another homeless day center, measured from *property line* to *property line* in accordance with Section 113.0225.

(2) Overnight accommodations and meals for transients are not permitted.

(3) The center shall provide off-street parking at a rate of at least 1 space per full-time-equivalent employee, calculated at 8 hours of working time per employee per 24-hour period.

(4) Hours of operation shall be limited to 6:00 a.m. to 6:00 p.m.

(5) The center shall provide on-site supervision at all times. At least one staff member shall be located on the *premises* 24 hours per day.

(6) The *applicant* shall submit the following materials to the decision maker for consideration:

(A) A communications plan that describes how the provider will communicate with local community, neighborhood, and business organizations, and with adjacent neighbors on a regular basis, and how community issues or concerns will be addressed;

(B) A plan to minimize loitering in the vicinity of the facility; and

(C) A litter control plan to provide for the removal of litter in the vicinity of the facility on a regular basis.

(Added 12-9-1997 by O-18451 N.S.; amended 9-29-1998 by O-18589 N.S.; effective 1-1-2000.)

§141.0413 Hospitals, Intermediate Care Facilities, and Nursing Facilities

Hospitals, intermediate care facilities, and nursing facilities may be permitted with a Process Four Conditional Use Permit in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(a) These facilities are not permitted in agricultural zones in the future urbanizing area or within *floodplains* located in the Coastal Overlay Zone.

(b) The design of the *structures* shall incorporate a variety of architectural elements that help to diminish building bulk.

(c) The location of larger *structures*, areas of high activity, and parking areas shall be planned to minimize impacts to surrounding *development* that is smaller is scale and less intense.

(d) Access to the site shall be as direct as possible from *freeways*, primary arterials, and major *streets* and shall avoid residential *streets*.

(e) Off-street parking shall be provided in accordance with Table 142-05F.

(f) All storage, service, and repair areas shall be located on the *premises* or *screened* so that they are not visible from adjacent *development* and *public rights-of-way*.

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

§141.0414 Interpretive Centers

Interpretive centers are *structures* or facilities designed to inform and educate the public about the surrounding environment.

Interpretive centers may be permitted with a Conditional Use Permit decided in accordance with Process Four in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(i) The center shall provide at least one *off-street parking space* for each employee and one *off-street parking space* for every seven beds. Additional parking may be required by the decision maker.

(j) Conversion of an existing garage or reduction in the amount of off-*street* parking to provide a residential care facility is not permitted.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000; amended 6-19-2000 by O-18814 N.S.)

§141.0313 Transitional Housing Facilities

Transitional housing facilities offer residential accommodations for a specified period of time, counseling services, and other support services to prepare *families* and individuals for independent living.

Transitional housing may be permitted with a Conditional Use Permit decided in accordance with Process Five, in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations. Section 112.0509(b) requiring a Planning Commission recommendation, shall not be applicable to transitional housing facilities.

(a) Transitional housing is not permitted in agricultural zones in the future urbanizing area.

(b) Only one transitional housing facility may be permitted per *lot* or *premises*.

(c) The facility shall provide at least 70 square feet of sleeping space for each resident, not including closet or storage space, multipurpose rooms, bathrooms, dining rooms, and halls.

(d) Sleeping areas shall not be used as a public or general passageway to another room, bath, or toilet.

(e) The facility shall provide at least 5 square feet of living area per bed, not including sleeping space, dining areas, and *kitchen* areas.

(f) The facility shall provide at least 8 square feet of storage area (closet or drawers) per bed.

(g) The facility shall provide one full bathroom including sink, toilet, and shower or bathtub for every seven beds.

(h) The facility shall provide at least one *off-street parking space* for each employee and one *off-street parking space* for every seven beds. Additional parking may be required by the decision maker.

(i) Conversion of an existing garage or reduction in the amount of off-street parking to provide a transitional housing facility is not permitted.

(Added 12-9-1997 by O-18451 N.S.; amended 9-29-1998 by O-18589 N.S.; effective 1-1-2000.)

§141.0314 Watchkeeper's Quarters

Watchkeeper's quarters 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 following regulations.

(a) Watchkeeper's quarters are permitted only as an *accessory use* to a use allowed by the zone.

(b) Watchkeeper's quarters are permitted only within a permanent *structure*.

(c) Watchkeeper's quarters shall not exceed 1,200 square feet in *gross floor area* and shall be included in the *floor area ratio* calculation for the *premises*.

(d) Watchkeeper's quarters may include full living facilities, including a *kitchen*.

(e) Except where associated with storage yards or mini-warehouses, watchkeeper's quarters shall be attached to the rear of the primary *structure* or, if detached, shall be located between the rear *setback* and the primary *structure*.

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

HOUSING ELEMENT
APPENDIX J

Ordinances O-18588 and O-18589 amending the Municipal Code and Land Development Code to Facilitate the Processing and Siting of Emergency Shelters and Transitional Housing

CLERK'S FILE COPY

AND - [redacted]

APPENDIX J

(O-99-37) [redacted]

ORDINANCE NUMBER O-18588 (NEW SERIES) [redacted]

ADOPTED ON SEP 29 1998

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISIONS 1 AND 5, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 101.0101.96, 101.0510, AND 101.0581, ALL RELATING TO THE IMPLEMENTATION OF REGULATORY CHANGES FOR HOMELESS FACILITIES.

WHEREAS, on March 21, 1995, The City of San Diego, in accordance with Government Code section 65583, adopted a Housing Element of its Progress Guide and General Plan; and

WHEREAS, the Fourth District Court of Appeal, in the case of *Hoffmaster et al. v. City of San Diego*, found that the City's Residential Care Facilities ordinance "substantially constrains siting homeless facilities for emergency shelter and meaningful transitional housing in any location within the City"; and

WHEREAS, on November 25, 1997, The City of San Diego amended its Housing Element to comply with the findings of the court; and

WHEREAS, the City now wishes to amend its Residential Care Facility ordinance to ameliorate the constraining effects found by the Court; NOW, THEREFORE,

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

Section 1. That Chapter X, Article 1, Divisions 1 and 5, of the San Diego Municipal Code are amended by amending Sections 101.0101.96, 101.0510, and 101.0581, to read as follows:

Sec. 101.0101.96 Residential Care Facilities

1. A "residential care facility" means any building or place which is maintained and operated to provide sleeping accommodations, with or without

food service(s) or kitchen facilities, for mentally disordered or otherwise disabled persons or dependent persons, or persons in rehabilitation or recovery programs; including, but not limited to, alcohol or substance abuse treatment, residential and community care facilities as defined by the state or county, facilities providing counseling services, emergency shelters and transitional housing for the homeless, and facilities receiving any form of government funding or subsidy, but excluding housing for the elderly, nursing or convalescent homes.

2. An emergency shelter is any facility that provides sleeping accommodations and restroom facilities to homeless persons on a day-to-day basis for periods of thirty days or less.

3. Transitional housing is a facility that offers residential accommodations for a specified period of time, counseling services, and other support services to prepare families and individuals for independent living.

Sec. 101.0510 Conditional Use Permit

A. and B. [No change.]

C. USES WHICH MAY BE CONSIDERED

1. "Hearing Officer" as Decisionmaker With Appeal to either the "Board of Zoning Appeals" or the "Planning Commission."

[No change in text of first paragraph.]

a. through n. [No change.]

o. Residential care facilities, as defined in Section 101.0101.96 for not more than twelve persons in any zone which otherwise permits residential use, subject to the development

standards and locational criteria of Section 101.0581, except in A-1 zoned areas of the Coastal Zone subject to the FPF (Floodplain Fringe) overlay zone or in the Future Urbanizing area. This provision shall not apply to applications involving residential care facilities for emergency shelter or transitional housing.

p. through u. [No change.]

2. [No change.]

3. Planning Commission as Decisionmaker with appeal to the City Council.

[No change in text of first paragraph.]

a. through d. [No change.]

e. Residential care facilities, as defined in Section 101.0101.96 for more than twelve persons in any zone which otherwise permits residential use, subject to the development standards and locational criteria of Section 101.0581, except in the Future Urbanizing area. This provision shall not apply to applications involving residential care facilities for emergency shelter or transitional housing.

f. through p. [No change.]

4. City Council as Decisionmaker.

[No change in text of first paragraph.]

a. through f. [No change.]

g. Residential care facilities for emergency shelters or transitional housing, as defined in Section 101.0101.96. The provisions of Section 111.0510(b), requiring a recommendation from the Planning Commission, shall not apply to applications for residential care facilities for emergency shelters or transitional housing.

5. and 6. [No change.]

D. through M. [No changes.]

Sec. 101.0581 Conditional Use Permit Development Standards and Locational Criteria for Residential Care Facilities

A. through C. [No change.]

D. Development Standards and Locational Criteria

[No changes to the first two paragraphs.]

1. through 6. [No changes.]

7. Only one residential care facility shall be permitted per lot or premise and shall be separated by a straight line radius of no less than one-quarter mile to any other type of residential care facility measured from property line to property line. The one-quarter mile separation provision shall not apply to applications for residential care facilities for emergency shelters or transitional housing.

8. through 10. [No changes.]

Section 2. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 3. That City departments are instructed not to issue any permit for development that is inconsistent with this ordinance unless application for such permit was submitted and deemed complete by the City Manager prior to the date this ordinance becomes effective.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage and stay in effect until Sections 101.0101.96, 101.0510, and 101.0581 are repealed pursuant to Section 5 of Ordinance No. O-18451, adopted December 9, 1997. However, this ordinance will not apply within the Coastal Zone until the thirtieth day following the date the California Coastal Commission unconditionally certifies this ordinance as a local coastal program amendment. If this ordinance is not certified by the California Coastal Commission, or is certified with suggested modifications, this ordinance shall be void within the Coastal Zone.

APPROVED: CASEY GWINN, City Attorney

By _____
Douglas K. Humphreys
Deputy City Attorney

DKH:lc
08/27/98
Or.Dept:Comm.&Eco.Dev.
O-99-37
Form=codeo.frm

STRIKEOUT ORDINANCE

NEW LANGUAGE: Redline

APPENDIX J

(O-99-37)

ORDINANCE NUMBER O- 18588 (NEW SERIES)

ADOPTED ON SEP 2 9 1998

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISIONS 1 AND 5, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 101.0101.96, 101.0510, AND 101.0581, ALL RELATING TO THE IMPLEMENTATION OF REGULATORY CHANGES FOR HOMELESS FACILITIES.

Sec. 101.0101.96 Residential Care Facilities

1. A "residential care facility" means any building or place which is maintained and operated to provide sleeping accommodations, with or without food service(s) or kitchen facilities, for mentally disordered or otherwise disabled persons or dependent persons, or persons in rehabilitation or recovery programs; including, but not limited to, alcohol or substance abuse treatment, residential and community care facilities as defined by the state or county, facilities providing counseling services, emergency shelters and transitional housing for the homeless, and facilities receiving any form of government funding or subsidy, but excluding housing for the elderly, nursing or convalescent homes.

2. An emergency shelter is any facility that provides sleeping accommodations and restroom facilities to homeless persons on a day-to-day basis for periods of thirty days or less.

3. Transitional housing is a facility that offers residential accommodations for a specified period of time, counseling services, and other support services to prepare families and individuals for independent living.

Sec. 101.0510 Conditional Use Permit

A. and B. [No change.]

C. USES WHICH MAY BE CONSIDERED

1. "Hearing Officer" as Decisionmaker With Appeal to either the "Board of Zoning Appeals" or the "Planning Commission."

[No change in text of first paragraph.]

a. through n. [No change.]

o. Residential care facilities, as defined in Section 101.0101.96 for not more than twelve persons in any zone which otherwise permits residential use, subject to the development standards and locational criteria of Section 101.0581, except in A-1 zoned areas of the Coastal Zone subject to the FPF (Floodplain Fringe) overlay zone or in the Future Urbanizing area. This provision shall not apply to applications involving residential care facilities for emergency shelter or transitional housing.

p. through u. [No change.]

2. [No change.]

3. Planning Commission as Decisionmaker with appeal to the City Council.

[No change in text of first paragraph.]

a. through d. [No change.]

e. Residential care facilities, as defined in Section 101.0101.96 for more than twelve persons in any zone which otherwise permits residential use, subject to the development standards and locational criteria of Section 101.0581,

except in the Future Urbanizing area. This provision shall not apply to applications involving residential care facilities for emergency shelter or transitional housing.

f. through p. [No change.]

4. City Council as Decisionmaker.

[No change in text of first paragraph.]

a. through f. [No change.]

g. Residential care facilities for emergency shelters or transitional housing, as defined in Section 101.0101.96. The provisions of Section 111.0510(b), requiring a recommendation from the Planning Commission, shall not apply to applications for residential care facilities for emergency shelters or transitional housing.

5. and 6. [No change.]

D. through M. [No changes.]

Sec. 101.0581 Conditional Use Permit Development Standards and Locational Criteria for Residential Care Facilities

A. through C. [No change.]

D. Development Standards and Locational Criteria

[No changes to the first two paragraphs.]

1. through 6. [No changes.]

7. Only one residential care facility shall be permitted per lot or premise and shall be separated by a straight line radius of no less than one-quarter mile to any other type of residential care facility measured from property line to property line. The one-

quarter mile separation provision shall not apply to applications for residential care facilities for emergency shelters or transitional housing.

8. through 10. [No changes.]

DKH:lc
08/27/98
Or.Dept:Comm.&Eco.Dev.
O-99-37
Form=codeo.frm

CLERK'S FILE COPY LAND - [redacted]

APPENDIX J

(O-99-38)

ORDINANCE NUMBER O-18589 (NEW SERIES)

ADOPTED ON SEP 29 1998

AN ORDINANCE AMENDING CHAPTER 14, ARTICLE 1, DIVISIONS 3 AND 4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 141.0313 AND 141.0412 RELATING TO HOMELESS FACILITIES.

WHEREAS, on March 21, 1995, The City of San Diego, in accordance with Government Code section 65583, adopted a Housing Element of its Progress Guide and General Plan; and

WHEREAS, the Fourth District Court of Appeal, in the case of *Hoffmaster et al. v. City of San Diego*, found that the City's Residential Care Facilities ordinance "substantially constrains siting homeless facilities for emergency shelter and meaningful transitional housing in any location within the City"; and

WHEREAS, on November 25, 1997, The City of San Diego amended its Housing Element to comply with the findings of the court; and

WHEREAS, the City has adopted a new Land Development Code to regulate all land use and development in the City; and

WHEREAS, the City now wishes to amend its Land Development Code to ameliorate the constraining effects found by the Court; NOW, THEREFORE,

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

Section 1. That Chapter 14, Article 1, Divisions 3 and 4, of the San Diego Municipal Code are amended by amending Sections 141.0313 and 141.0412, to read as follows:

Sec. 141.0313 Transitional Housing Facilities

Transitional housing facilities offer residential accommodations for a specified period of time, counseling services, and other support services to prepare *families* and individuals for independent living.

Transitional housing may be permitted with a Conditional Use Permit decided in accordance with Process Five, in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations. Section 112.0509(b) requiring a Planning Commission recommendation, shall not be applicable to transitional housing facilities.

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

(c) [No change in text to this subdivision.]

(d) [No change in text to this subdivision.]

(e) [No change in text to this subdivision.]

(f) [No change in text to this subdivision.]

(g) [No change in text to this subdivision.]

(h) The facility shall provide at least one *off-street parking space* for each employee and one *off-street parking space* for every seven beds. Additional parking may be required by the decision maker.

(i) [No change in text to this subdivision.]

Sec. 141.0412 Homeless Facilities

(a) This section regulates the following homeless facilities.

(1) [No change.]

(2) Emergency shelters: Any facility that provides sleeping accommodations and restroom facilities to homeless persons on a day-to-day basis, for periods of thirty days or less.

(3) [No change.]

(b) [No change.]

(c) Emergency Shelters

Emergency shelters may be permitted with a Conditional Use Permit decided in accordance with Process Five in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations. Section 112.0509(b) requiring a Planning Commission recommendation, shall not be applicable to emergency shelters.

(1) [No change.]

(2) [No change in text to this subdivision.]

(3) [No change in text to this subdivision.]

(4) [No change in text to this subdivision.]

(5) [No change in text to this subdivision.]

(6) [No change in text to this subdivision.]

(7) [No change in text to this subdivision.]

(8) [No change in text to this subdivision.]

(9) [No change in text to this subdivision.]

Section 2. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 3. That City departments are instructed not to issue any permit for development that is inconsistent with this ordinance unless application for such permit was submitted and deemed complete by the City Manager prior to the date this ordinance becomes effective.

Section 4. This ordinance shall not take effect and be in force until Ordinance No. O-18451, adopted December 9, 1997, goes into effect, or on the thirtieth day following the date the California Coastal Commission unconditionally certifies the provisions of this ordinance which are subject to California Coastal Commission jurisdiction as a local coastal program amendment, whichever is later.

APPROVED: CASEY GWINN, City Attorney

By _____
Douglas K. Humphreys
Deputy City Attorney

DKH:lc
09/01/98
Or.Dept:Comm.&Eco.Dev.
O-99-38
Form=codeo.frm

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~
NEW LANGUAGE: Redline

(O-99-38)

ORDINANCE NUMBER O-18589 (NEW SERIES)

ADOPTED ON SEP 29 1998

AN ORDINANCE AMENDING CHAPTER 14, ARTICLE 1, DIVISIONS 3 AND 4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 141.0313 AND 141.0412 RELATING TO HOMELESS FACILITIES.

Sec. 141.0313 Transitional Housing Facilities

Transitional housing facilities offer residential accommodations for a specified period of time, counseling services, and other support services to prepare *families* and individuals for independent living.

~~Transitional housing for 7 to 12 persons may be permitted with a Conditional Use Permit decided in accordance with Process Three and transitional housing for 13 or more persons may be permitted with a Conditional Use Permit decided in accordance with Process Four, in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.~~

Transitional housing may be permitted with a Conditional Use Permit decided in accordance with Process Five, in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations. Section 112.0509(b) requiring a Planning Commission recommendation, shall not be applicable to transitional housing facilities.

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

~~(c) Transitional housing is not permitted within 1/4 mile of another transitional housing facility, measured from *property line* to *property line* in accordance with Section 113.0225.~~

~~(d)~~(c) [No change in text to this subdivision.]

~~(e)~~(d) [No change in text to this subdivision.]

~~(f)~~(e) [No change in text to this subdivision.]

~~(g)~~(f) [No change in text to this subdivision.]

~~(h)~~(g) [No change in text to this subdivision.]

~~(i)~~(h) The ~~center~~ facility shall provide at least one *off-street parking space* for each employee and one *off-street parking space* for every seven beds. Additional parking may be required by the decision maker.

~~(j)~~(i) [No change in text to this subdivision.]

Sec. 141.0412 Homeless Facilities

(a) This section regulates the following homeless facilities.

(1) [No change.]

(2) Emergency shelters: Any facility that provides sleeping accommodations and restroom facilities to homeless persons ~~for less than a 24 hour stay~~ on a day-to-day basis, for periods of thirty days or less.

(3) [No change.]

(b) [No change.]

(c) Emergency Shelters

Emergency shelters may be permitted with a Conditional Use Permit decided in accordance with Process ~~Four~~ Five in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations. Section 112.0509(b) requiring a Planning Commission recommendation shall not be applicable to emergency shelters.

(1) [No change.]

~~(2)~~ ~~Emergency shelters are not permitted within 1/4 mile of another emergency shelter or a residential care facility, measured from *property line* to *property line* in accordance with Section 113.0225.~~

~~(3)~~(2) [No change in text to this subdivision.]

~~(4)~~(3) [No change in text to this subdivision.]

~~(5)~~(4) [No change in text to this subdivision.]

~~(6)~~(5) [No change in text to this subdivision.]

~~(7)~~(6) [No change in text to this subdivision.]

~~(8)~~(7) [No change in text to this subdivision.]

~~(9)~~(8) [No change in text to this subdivision.]

~~(10)~~(9) [No change in text to this subdivision.]

DKH:lc
08/27/98
Or.Dept:Comm.&Eco.Dev.
O-99-38
Form=codeo.frm