

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~
NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-_____(NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 BY AMENDING SECTIONS 132.1402 AND 132.1403; AMENDING CHAPTER 13, ARTICLE 2 DIVISION 16 BY AMENDING SECTIONS 132.1602 AND 132.1620; RELATING TO THE MID-CITY COMMUNITIES PLAN UPDATES.

§132.1402 Where the Community Plan Implementation Overlay Zone Applies

- (a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or processing of a *development permit* and that have been incorporated by ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132-14A through 132-14U.

**Table 132-14A
Community Plans with Property in the Community Plan Implementation Overlay Zone**

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Kearny Mesa (See Diagram 132-14S)	[No change in text.]
Mid-City Eastern Area-Chollas Triangle (See Diagram 132-14N)	B-4310
Midway-Pacific Highway (See Diagram 132-14D) through Uptown (See Diagram 132-14K)	[No change in text.]

(b) [No change in text.]

Table 132-14B
Community Plan Implementation Overlay Zone Applicability

[No change in text.]

§132.1403 Exception to the Community Plan Implementation Overlay Zone

The City Manager may grant an exception to the requirements of this Division for the *development* that is minor, temporary, or incidental and is consistent with the intent of this Division. Exceptions made by the City Manager shall be recorded and entered in the project files prepared in the process of approving the *development*.

DIAGRAM 132-14B through DIAGRAM 132-14M

[No change in text.]

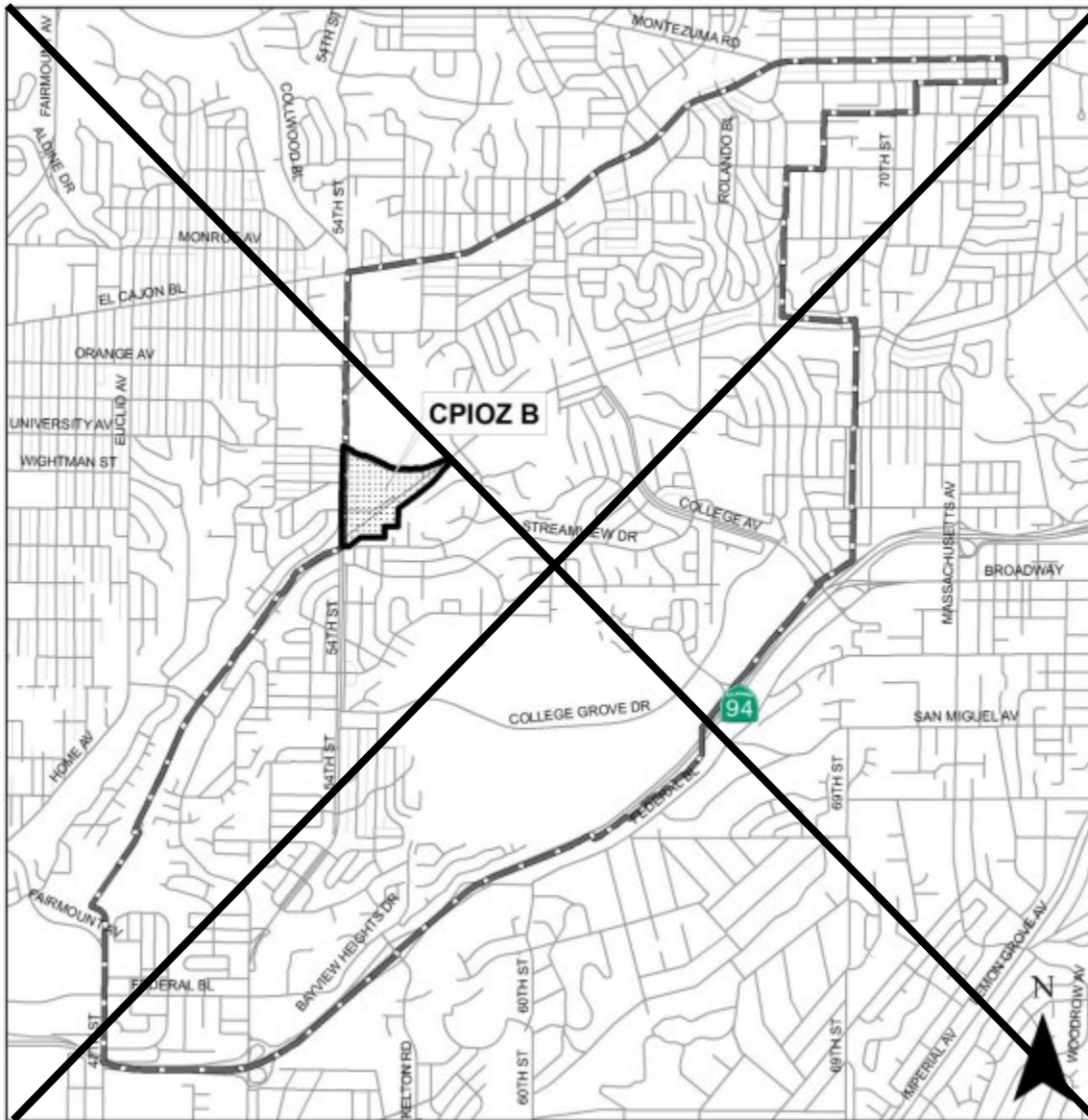


DIAGRAM 132-14N

Mid-City Eastern Area—Chollas Triangle Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. B-4310 for illustration purposes only.

DIAGRAM 132-140 through DIAGRAM 132-14U

[No change in text.]

Chapter 13: Zones

Article 2: Overlay Zones

Division 16: Community Enhancement Overlay Zone

§132.1602 Where the Community Enhancement Overlay Zone Applies

- (a) This overlay zone applies to properties that are identified on Diagrams 132-16A through 132-16B. Table 132-16A lists the community plan areas in which this overlay zone has been applied and the corresponding maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk.

**Table 132-16A
Community Plans with Property where Community Enhancement Overlay Zone Apply**

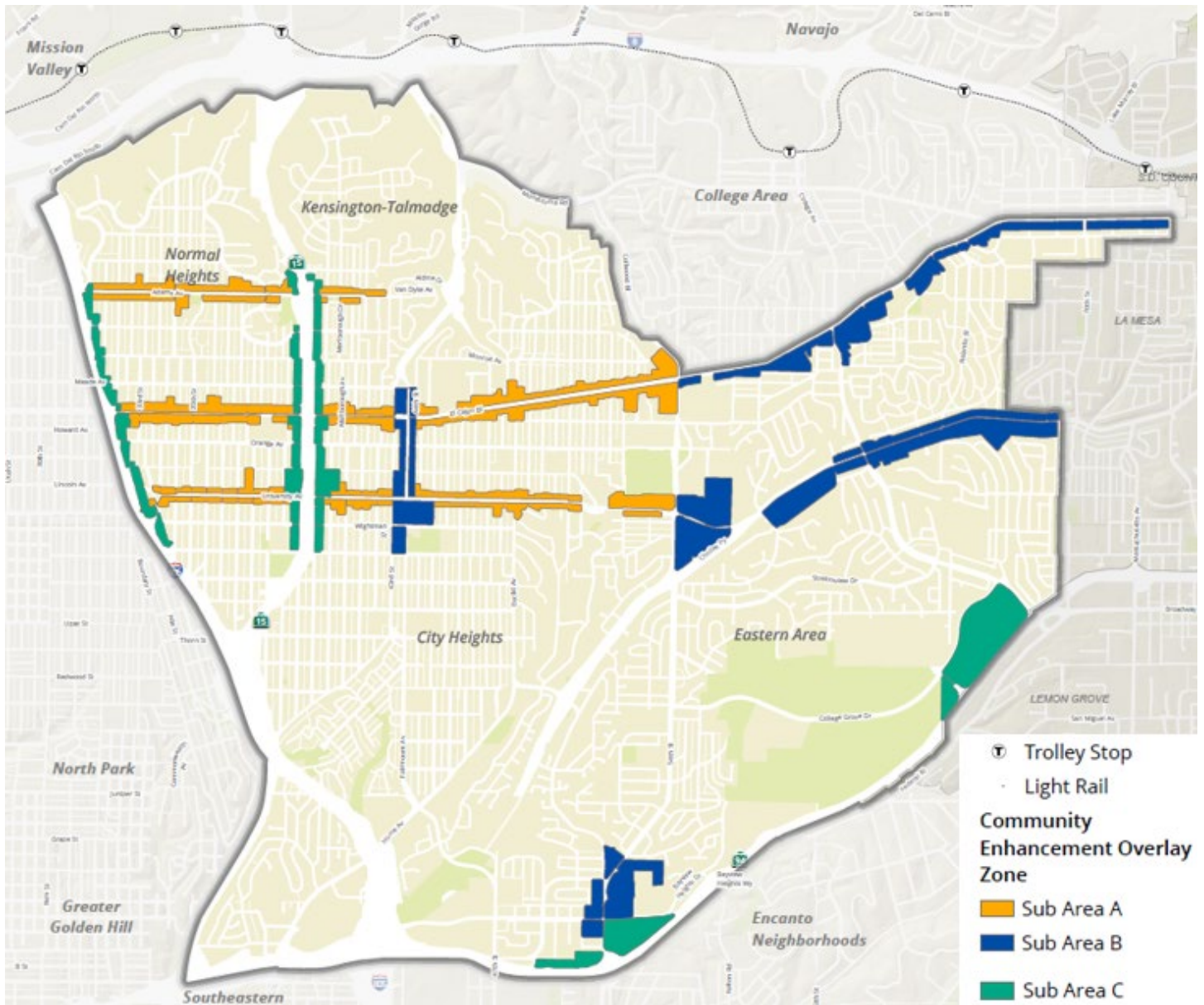
Community Plan	Map Number Showing Boundaries of CEOZ Area
Clairemont (See Diagram 132-16A)	C-1040
College Area (See Diagram 132-16B)	C-1039
<u>Mid-City (See Diagram 132-16C)</u>	<u>C-XXXX</u>

- (b) [No change in text.]

Diagram 132-16C

Mid-City Communities Enhancement Overlay Zone

This is a reproduction of Map No. C-XXXX for illustration purposes only.



§132.1620 Public Space – Greenway Site Specific Requirements

[No change in text.]

**Table 132-16E
Public Space – Greenway Width**

Community Plan Area	Map No.	Sub Area	Location	Minimum Public Space – Greenway Width
College Area	C-1039	C	North side of El Cajon Boulevard between 54th Street and Keeny Street	8 Feet
College Area	C-1039	C	Both sides of College Avenue between El Cajon Boulevard and Cantina Way	8 Feet
College Area	C-1039	C	Both sides of Montezuma Road between 55th Street and College Avenue	8 Feet
College Area	C-1039	B	Both sides of Montezuma Road between College Avenue and El Cajon Boulevard	8 Feet
Clairemont	C-1040	E	South side of Clairemont Drive between Clairemont Mesa Boulevard and Clairemont Mesa Boulevard	30 Feet
Clairemont	C-1040	E	South side of Balboa Arms Drive between Mount Abernathy Avenue and Derrick Drive	30 Feet
Clairemont	C-1040	E	North side of Mount Alifan Drive between Mount Abraham Avenue and Genesee Avenue	30 Feet
<u>Mid-City</u>	<u>C-XXXX</u>	<u>A, C</u>	<u>Both sides of Adams Avenue, between Interstate 805 and Van Dyke Avenue</u>	<u>5 Feet</u>
<u>Mid-City</u>	<u>C-XXXX</u>	<u>A, C</u>	<u>Both sides of El Cajon Boulevard between Interstate 805 and 43rd Street</u>	<u>5 Feet</u>
<u>Mid-City</u>	<u>C-XXXX</u>	<u>A, C</u>	<u>Both sides of University Avenue between Interstate 805 and 43rd Street</u>	<u>5 Feet</u>
<u>Mid-City</u>	<u>C-XXXX</u>	<u>A</u>	<u>Both sides of El Cajon Boulevard between 44th Street and 54th Street</u>	<u>5 Feet</u>
<u>Mid-City</u>	<u>C-XXXX</u>	<u>A</u>	<u>North side of University Avenue between the alley between Fairmount Avenue and 44th Street and 54th Street</u>	<u>5 Feet</u>

<u>Mid-City</u>	<u>C-XXXX</u>	<u>A</u>	<u>South side of University Avenue between Highland Avenue and 54th Street</u>	<u>5 Feet</u>
<u>Mid-City</u>	<u>C-XXXX</u>	<u>A</u>	<u>North side of University Avenue between 51st Street and 54th Street</u>	<u>5 Feet</u>
<u>Mid-City</u>	<u>C-XXXX</u>	<u>A</u>	<u>South side of University Avenue between 52nd Street and 54th Street</u>	<u>5 Feet</u>
<u>Mid-City</u>	<u>C-XXXX</u>	<u>B</u>	<u>South sides of El Cajon Boulevard between 54th Street and Keeny Street</u>	<u>8 Feet</u>
<u>Mid-City</u>	<u>C-XXXX</u>	<u>B</u>	<u>Both sides of Fairmount Boulevard between Meade Avenue and Landis Street</u>	<u>8 Feet</u>
<u>Mid-City</u>	<u>C-XXXX</u>	<u>B</u>	<u>Both side of University Avenue between 54th Street and Chollas Parkway</u>	<u>8 Feet</u>
<u>Mid-City</u>	<u>C-XXXX</u>	<u>B</u>	<u>North side of University Avenue between 60th Street and 69 Street</u>	<u>8 Feet</u>
<u>Mid-City</u>	<u>C-XXXX</u>	<u>B</u>	<u>South side of University Avenue between 58th Street and 69 Street</u>	<u>8 Feet</u>
<u>Mid-City</u>	<u>C-XXXX</u>	<u>B</u>	<u>Both sides of 54th Street between Grape Street and Euclid Avenue</u>	<u>8 Feet</u>
<u>Mid-City</u>	<u>C-XXXX</u>	<u>B, C</u>	<u>Both sides of Euclid Avenue between Elm Street and State Route 94</u>	<u>8 Feet</u>

§132.1636 Public Space - Exterior Common Open Space Adjacent to Freeways

Buildings with residential uses on a premises abutting a freeway right-of-way shall not have exterior common open space within 30 feet from the property line abutting a freeway right-of-way.

Table 132-16F
Public Space – Exterior Common Space Adjacent to Freeways

<u>Community Plan Area</u>	<u>Map No.</u>	<u>Sub Area</u>	<u>Location</u>	<u>Minimum Public Space – Exterior Common Space Width</u>

<u>Mid-City</u>	<u>C-XXXX</u>	<u>C</u>	<u>Parcels abutting Interstate 805 from the North side of Adams Avenue to the north side of Landis Street</u>	<u>30 Feet</u>
<u>Mid-City</u>	<u>C-XXXX</u>	<u>C</u>	<u>Parcels abutting State Route 15 from the north side of Adams Avenue to the north side of Landis Street</u>	<u>30 Feet</u>
<u>Mid-City</u>	<u>C-XXXX</u>	<u>C</u>	<u>Parcels abutting State Route 94 from 49th Street to Bayview Heights Drive</u>	<u>30 Feet</u>
<u>Mid-City</u>	<u>C-XXXX</u>	<u>C</u>	<u>Parcels abutting State Route 94 from South Chollas Park to College Avenue</u>	<u>30 Feet</u>