

ORDINANCE NUMBER O- 21401 (NEW SERIES)

DATE OF FINAL PASSAGE DEC 17 2021

AN ORDINANCE AMENDING CHAPTER 11, ARTICLE 3, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 113.0103; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 BY AMENDING SECTION 142.0530, ADDING SECTION 142.0531, AND AMENDING SECTION 142.0545; AMENDING CHAPTER 15, ARTICLE 2, DIVISION 1 BY AMENDING SECTION 152.0102; AMENDING CHAPTER 15, ARTICLE 3, DIVISION 1 BY AMENDING SECTION 153.0103; AMENDING CHAPTER 15, ARTICLE 4, DIVISION 1 BY AMENDING SECTION 154.0103; AMENDING CHAPTER 15, ARTICLE 5, DIVISION 2 BY AMENDING SECTION 155.0252; AMENDING CHAPTER 15, ARTICLE 6, DIVISION 3 BY AMENDING SECTION 156.0313; AMENDING CHAPTER 15, ARTICLE 16, DIVISION 1 BY AMENDING SECTION 1516.0104, ALL RELATING TO CITYWIDE PARKING REFORM INCLUDING NON-RESIDENTIAL USES IN TRANSIT PRIORITY AREAS AND NEIGHBORHOOD COMMERCIAL ZONES AND OTHER PARKING RELATED AMENDMENTS.

WHEREAS, these amendments to the Municipal Code eliminate minimum parking requirements for a majority of nonresidential land uses within Transit Priority Areas (TPA) and neighborhoods serving commercial land uses Citywide, and will align the City of San Diego's parking policies with its climate and long-range mobility goals; and

WHEREAS, this complements the City's recent reduction of parking requirements for multi-family residential developments within TPAs, its Climate Action Plan, and Complete Communities-Mobility Choices Initiative; and

WHEREAS, the amendments reduce reliance on vehicles, which reduce vehicle-generated greenhouse gas emissions and traffic congestion; and

WHEREAS, the amendments streamline the non-residential development process by removing parking requirements and giving business operators, property owners, and developers flexibility to identify the parking requirements for their operations; and

WHEREAS, a technical study was conducted which included a review of national and local studies that indicate that a reduction in parking requirements has a positive effect on the reduction of vehicular use and miles traveled; and

WHEREAS, the study included a benchmarking review of other U.S cities' approach to reducing parking requirements near transit, and an evaluation of the region's current transportation demand management program (SANDAG's iCommute). The data from the benchmarking review and evaluation supports the reduction and elimination of parking requirements; and

WHEREAS, transportation demand management programs designed to inform, educate, and incentivize transit use, biking, walking, and ridesharing will help the City achieve its Climate Action Plan goals and aid in the creation of complete communities that are walkable, bikeable, environmentally friendly; and

WHEREAS, the amendments include the elimination of minimum parking requirements for a majority of nonresidential land uses within TPAs, and the elimination of minimum parking requirements for neighborhood serving land uses (CN zones) Citywide; and

WHEREAS, the amendments also correct outdated parking regulations related to Planned Districts, certain bicycle parking requirements, and contain other amendments to parking regulations that are included with these amendments for convenience; and

WHEREAS, no additional requirements for active transportation improvements are proposed with this regulatory reform because these amendments work in tandem with the

Complete Communities - Mobility Choices Initiative requirement for employment uses to provide transportation amenities that are aimed at educating, informing, and incentivizing transit use, biking, walking, ridesharing and the use of micromobility and shared devices and will benefit communities and the City; NOW, THEREFORE,

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

Section 1. That Chapter 11, Article 3, Division 1 of the San Diego Municipal Code is amended by amending section 113.0103 to read as follows:

§113.0103 Definitions

Abutting property through Parking space, off-street [No change in text.]

Parking standards transit priority area means the area defined in California Public Resources Code Section 21099, as may be amended, or an area within one-half mile of a *major transit stop* that is existing or planned, if the planned *major transit stop* is scheduled to be completed within the current San Diego Association of Governments (SANDAG) Regional Transportation Improvement Program (RTIP).

Parkway through Yard [No change in text.]

Section 2. That Chapter 14, Article 2, Division 5 of the San Diego Municipal Code is amended by amending section 142.0530, adding section 142.0531, and amending section 142.0545 to read as follows:

§142.0530 Nonresidential Uses — Parking Ratios

(a) [No change in text.]

Table 142-05E
Parking Ratios for Retail Sales, Commercial Services, Offices, and Mixed-Use Development

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted (<i>Floor Area</i> Includes <i>Gross Floor Area</i> plus Below Grade <i>Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)			
	Required Automobile Parking Spaces⁽¹⁾			
	Minimum Required Outside a <i>Transit Area</i> or <i>Parking Standards Transit Priority Area</i>	Minimum Required Within a <i>Parking Standards Transit Priority Area</i>⁽⁶⁾	Minimum Required Within a <i>Transit Area</i>⁽²⁾	Maximum Permitted
Commercial Zones				
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	0	2.1	6.5
CC-1-2 CC-2-2 CC-4-2 CC-5-2	2.5	0	2.1	6.5
CC-1-3 CC-2-3 CC-4-3 CC-5-3	5.0 ⁽³⁾	0	4.3	6.5
CC-2-4 CC-3-4 CC-4-4 CC-5-4	2.5	0	2.1	6.5
CC-3-5	1.0 ⁽⁴⁾	0	1.0 ⁽⁴⁾	5.5
CC-3-5/Beach impact area ⁽⁵⁾	2.5	0	2.1	6.5
CC-4-5	1.0 ⁽⁴⁾	0	1.0 ⁽⁴⁾	5.5
CC-2-5 CC-5-5	1.25	0	1.25	5.5
CC-3-6 CC-4-6 CC-5-6	2.5	0	2.1	6.5
CC-3-7	2.5	0	2.1	6.5

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted (<i>Floor Area</i> Includes <i>Gross Floor Area</i> plus Below <i>Grade Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a <i>Transit Area</i> or <i>Parking Standards Transit Priority Area</i>	Minimum Required Within a <i>Parking Standards Transit Priority Area</i> ⁽⁶⁾	Minimum Required Within a <i>Transit Area</i> ⁽²⁾	Maximum Permitted
CC-3-8	2.5	0	2.1	6.5
CC-3-9	2.5	0	2.1	6.5
CN-1-1	0	0	0	5.5
CN-1-2	0	0	0	6.5
CN-1-3	0	0	0	6.5
CN-1-4	0	0	0	6.5
CN-1-5	0	0	0	6.5
CN-1-6	0	0	0	6.5
CR-1-1 CR-2-1	5.0 ⁽³⁾	0	4.3	6.5
CO-1-1 CO-1-2 CO-2-1 CO-2-2 CO-3-1 CO-3-2 CO-3-3	5.0	0	4.3	6.5
CV-1-1	5.0	0	4.3	6.5
CV-1-2	2.5	0	2.1	6.5
Industrial Zones				
IH-1-1 IH-2-1	5.0	4.3	4.3	6.5
IL-1-1 IL-2-1	5.0	4.3	4.3	6.5
IL-3-1	5.0	0	4.3	6.5
IP-1-1 IP-2-1	5.0	0	4.3	6.5
IS-1-1	1.0 ⁽⁴⁾	0	1.0 ⁽⁴⁾	5.5
IBT-1-1	5.0	0	4.3	6.5

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted (<i>Floor Area</i> Includes <i>Gross Floor Area</i> plus Below Grade <i>Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a <i>Transit Area</i> or <i>Parking Standards Transit Priority Area</i>	Minimum Required Within a <i>Parking Standards Transit Priority Area</i> ⁽⁶⁾	Minimum Required Within a <i>Transit Area</i> ⁽²⁾	Maximum Permitted
Mixed-Use Zones				
RMX-1	1.5	0	1.0	5.5
RMX-2	1.5	0	1.0	5.5
RMX-3	1.5	0	1.0	5.5
EMX-1	1.5	0	1.0	5.5
EMX-2	1.5	0	1.0	5.5
EMX-3	1.5	0	1.0	5.5
Planned Districts				
Barrio Logan: Subdistrict B	1.0 ⁽⁴⁾	0	1.0 ⁽⁴⁾	5.5
Barrio Logan: Except Subdistrict B	2.5	0	2.1	6.5
Carmel Valley	5.0	0	4.3	6.5
Cass Street	2.0	0	2.0	6.5
Central Urbanized	2.5	0	2.1	6.5
La Jolla	1.7	0	1.7	5.5
La Jolla Shores	1.0	0	1.0 ⁽⁴⁾	5.5
Mid-City: CN-3 and CV-3	1.25	0	1.25	5.5

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted (<i>Floor Area</i> Includes <i>Gross Floor Area</i> plus Below Grade <i>Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a <i>Transit Area</i> or <i>Parking Standards Transit Priority Area</i>	Minimum Required Within a <i>Parking Standards Transit Priority Area</i> ⁽⁶⁾	Minimum Required Within a <i>Transit Area</i> ⁽²⁾	Maximum Permitted
Mid-City: Except CN-3, CV-3	2.5	0	2.1	6.5
Mount Hope	3.3	0	2.8	6.5
Mission Valley: CV	2.5	0	2.1	6.5
Mission Valley: Except CV	5.0	0	4.3	6.5
Old Town	4.0	0	3.4	6.5
West Lewis Street	1.0 ⁽⁴⁾	0	1.0 ⁽⁴⁾	5.5

Footnotes for Table 142-05E

¹ [No change in text.]

² *Transit Area*. The *transit area* minimum parking ratios apply in the *Transit Area* Overlay Zone (Chapter 13, Article 2, Division 10) and in the Urban Village Overlay Zone (Chapter 13, Article 2, Division 11).

³ through ⁵ [No change in text.]

⁶ The *parking standards transit priority area* parking ratio apply to *development* within a *parking standards transit priority area* as described in Section 142.0531 and supersede any other applicable parking ratio. Vehicle Miles Travelled Reduction Measures are applicable as described in Section 143.1103(b)(1).

(b) [No change in text.]

Table 142-05F
Parking Ratios for Eating and Drinking Establishments

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment⁽¹⁾ <i>Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking)</i>			
	Required Automobile Parking Spaces⁽²⁾			
	Minimum Required Outside a Transit Area or Parking Standards Transit Priority Area	Minimum Required Within a Parking Standards Transit Priority Area⁽⁶⁾	Minimum Required Within a Transit Area⁽³⁾	Maximum Permitted
Commercial Zones				
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	0	2.1	25.0
CC-1-2 CC-2-2 CC-4-2	2.5	0	2.1	25.0
CC-5-2	2.5	0	2.1	25.0
CC-4- 2/Coastal Overlay Zone ⁽⁴⁾	5.0	0	4.3	25.0
CC-1-3 CC-2-3 CC-4-3 CC-5-3	15.0	0	12.8	25.0
CC-2-4 CC-3-4 CC-4-4	2.5	0	2.1	25.0
CC-4- 4/Coastal Overlay Zone ⁽⁴⁾	5.0	0	4.3	25.0
CC-5-4	2.5	0	2.1	25.0
CC-2-5 CC-3-5	1.0 ⁽⁵⁾	0	1.0 ⁽⁵⁾	20.0
CC-3- 5/Coastal Overlay Zone ⁽⁴⁾	5.0	0	4.3	25.0

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment ⁽¹⁾ <i>Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking)</i>			
	Required Automobile Parking Spaces ⁽²⁾			
	Minimum Required Outside a Transit Area or Parking Standards Transit Priority Area	Minimum Required Within a Parking Standards Transit Priority Area ⁽⁶⁾	Minimum Required Within a Transit Area ⁽³⁾	Maximum Permitted
CC-4-5	1.0 ⁽⁵⁾	0	1.0 ⁽⁵⁾	20.0
CC-5-5	1.25	0	1.25	20.0
CC-3-6 CC-4-6 CC-5-6	2.5	0	2.1	25.0
CC-3-7	2.5	0	2.1	25.0
CC-3-8	2.5	0	2.1	25.0
CC-3-9	2.5	0	2.1	25.0
CN-1-1	0	0	0	20.0
CN-1-2	0	0	0	25.0
CN-1-3	0	0	0	25.0
CN-1-4	0	0	0	25.0
CN-1-5	0	0	0	25.0
CN-1-6	0	0	0	25.0
CR-1-1 CR-2-1	15.0	0	12.8	25.0
CO-1-1 CO-1-2 CO-2-1 CO-2-2 CO-3-1 CO-3-2 CO-3-3	15.0	0	12.8	25.0
CV-1-1	15.0	0	2.1	25.0
CV-1-2	5.0	0	4.3	25.0
Mixed-Use Zones				
RMX-1	1.5	0	1.0	5.5
RMX-2	1.5	0	1.0	5.5
RMX-3	1.5	0	1.0	5.5

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment ⁽¹⁾ <i>Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking)</i>			
	Required Automobile Parking Spaces ⁽²⁾			
	Minimum Required Outside a Transit Area or Parking Standards Transit Priority Area	Minimum Required Within a Parking Standards Transit Priority Area ⁽⁶⁾	Minimum Required Within a Transit Area ⁽³⁾	Maximum Permitted
EMX-1	1.5	0	1.0	5.5
EMX-2	1.5	0	1.0	5.5
EMX-3	1.5	0	1.0	5.5
Industrial Zones				
IH-1-1 IH-2-1	15.0	12.8	12.8	25.0
IL-1-1 IL-2-1	15.0	12.8	12.8	25.0
IL-3-1	15.0	0	12.8	25.0
IP-1-1 IP-2-1	15.0	0	12.8	25.0
IS-1-1	1.0 ⁽⁵⁾	0	1.0 ⁽⁵⁾	20.0
IBT-1-1	15.0	0	12.8	25.0
Planned Districts				
Barrio Logan: Subdistrict B	1.0 ⁽⁵⁾	0	1.0 ⁽⁵⁾	20.0
Barrio Logan: Except Subdistrict B	2.5	0	2.1	20.0
Carmel Valley	15.0	0	12.8	25.0
Cass Street	5.0	0	4.3	25.0
Central Urbanized	2.5	0	2.1	6.5
La Jolla	5.0	0	4.3	20.0
La Jolla Shores	1.0	0	1.0 ⁽⁵⁾	20.0
Mid-City:	1.25	0	1.25	20.0

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment ⁽¹⁾ <i>Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking)</i>			
	Required Automobile Parking Spaces ⁽²⁾			
	Minimum Required Outside a Transit Area or Parking Standards Transit Priority Area	Minimum Required Within a Parking Standards Transit Priority Area ⁽⁶⁾	Minimum Required Within a Transit Area ⁽³⁾	Maximum Permitted
CN-3 and CV-3				
Mid-City: Except CN-3, CV-3	2.5	0	2.1	25.0
Mount Hope	3.3	0	2.8	25.0
Mission Valley: CV	5.0	0	4.3	25.0
Mission Valley: Except CV	15.0	0	12.8	25.0
Old Town	4.0	0	3.4	25.0
West Lewis Street	1.0 ⁽⁵⁾	0	1.0 ⁽⁵⁾	20.0

Footnotes for Table 142-05F¹ through ² [No change in text.]³ *Transit Area*. The *transit area* minimum parking ratios apply in the *Transit Area Overlay Zone* (Chapter 13, Article 2, Division 10) and in the *Urban Village Overlay Zone* (Chapter 13, Article 2, Division 11).⁴ through ⁵ [No change in text.]⁶ The *parking standards transit priority area* parking ratio apply to *development* within a *parking standards transit priority area* as described in Section 142.0531 and supersede any other applicable parking ratio. Vehicle Miles Travelled Reduction Measures are applicable as described in Section 143.1103(b)(1).

(c) [No change in text.]

Table 142-05G
Parking Ratios for Specified Non-Residential Uses

Use	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted (<i>Floor Area</i> Includes <i>Gross Floor Area</i> plus below <i>Grade Floor Area</i> , and Excludes <i>Floor Area</i> Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a <i>Transit Area</i> or <i>Parking Standards Transit Priority Area</i>	Minimum Required Within a <i>Parking Standards Transit Priority Area</i> ⁽⁸⁾	Minimum Required Within a <i>Transit Area</i> ⁽²⁾	Maximum Permitted
Institutional				
Separately Regulated Uses				
Botanical Gardens and Arboretums	3.3	0	2.8	N/A
Educational facilities:				
Kindergarten through grade 9	2.0 per classroom if no assembly area or 30 per 1,000 square feet assembly area	85% of Minimum	85% of Minimum	N/A
Grade 10 through grade 12	1 per 5 students at maximum occupancy	85% of Minimum	85% of Minimum	N/A
Vocational/trade schools	1 per student at maximum occupancy	85% of Minimum	85% of Minimum	N/A
Exhibit Halls & Convention Facilities	1 per 3 seats; 30.0 if no fixed seats	85% of Minimum	85% of Minimum	N/A
Hospitals	2 per bed	85% of Minimum	85% of Minimum	N/A
Intermediate care facilities and nursing facilities	1 per 3 beds	85% of Minimum	85% of Minimum	N/A
Interpretive Centers	3.3	2.8	2.8	N/A
Museums	3.3	2.8	2.8	N/A
Radio & Television Broadcasting	3.3	2.9	2.9	5.0
Retail Sales: See Table 142-05E				
Commercial Services				
Eating & Drinking Establishments	See Table 142-05F			
Public assembly & entertainment				

Use	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area, and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a Transit Area or Parking Standards Transit Priority Area	Minimum Required Within a Parking Standards Transit Priority Area ⁽⁸⁾	Minimum Required Within a Transit Area ⁽²⁾	Maximum Permitted
Theaters	1-3 screens: 1 per 3 seats 4+ screens: 1 per 3.3 seats Per assembly area if not fixed seats: 50.0	0	85% of Minimum	N/A
Health clubs	5.0 Clubs with Courts: 1 additional space per the maximum number of authorized players (Amateur Athletic Union) per court	0	85% of Minimum	N/A
Swimming pools	Commercial: 1 per 100 sq. ft. of pool surface area Community: 1 per 175 sq. ft. of pool surface area	0	85% of Minimum	N/A
All other assembly and entertainment	1 per 3 seats or 1 per 60 inches of bench or pew seating, whichever is greater; or 30 per 1,000 square feet of assembly area if seating is not fixed	85% Minimum	85% of Minimum ⁽⁷⁾	N/A
Visitor accommodations	1 per guest room Conference Area: 10.0	0	1 per guest room Conference Area: 10.0	N/A
Separately Regulated Uses				
Child Care Centers	1 per staff	85% of Minimum	85% of Minimum	N/A
Funeral parlors & Mortuaries	1 per 3 seats; 30.0 for assembly area if no fixed seats	85% of Minimum	85% of minimum	N/A
Private clubs, lodges, fraternal organizations (except fraternities and sororities)	1 per guest room, or 2.5, whichever is greater ⁽³⁾	0	85% of Minimum	N/A

Use	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area, and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a Transit Area or Parking Standards Transit Priority Area	Minimum Required Within a Parking Standards Transit Priority Area ⁽⁸⁾	Minimum Required Within a Transit Area ⁽²⁾	Maximum Permitted
Single room occupancy hotels (For SRO Hotels that meet the criteria for affordable housing dwelling units stated in Section 142.0527, see Section 142.0527 for parking requirements)	1 per room	0	0.5 per room	N/A
Veterinary clinics & hospitals	2.5	2.1	2.1	N/A
Offices⁽⁴⁾				
Business & professional/ Government/ Regional & corporate headquarters (except in IS Zone)	3.3	0	2.9	5.0
Medical, dental, & health practitioners (except in IS Zone)	4.0	0	3.5	6.0
All office uses in the IS Zone	1.0 ⁽⁵⁾	0	1.0 ⁽⁵⁾	5.0
Vehicle & Vehicular Equipment Sales & Service				
Automobile service stations	2 per Station; with Maintenance Facility, 3 per Station Plus 1 per Service Bay Retail Sales: 3.0	85% of Minimum	85% of Minimum	N/A
Vehicle repair & maintenance	5.0	4.3	4.3	N/A
Vehicle sales & rentals	1 per each 10 display cars	85% of Minimum	85% of Minimum	N/A

Use	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted (<i>Floor Area</i> Includes <i>Gross Floor Area</i> plus below <i>Grade Floor Area</i> , and Excludes <i>Floor Area</i> Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a <i>Transit Area</i> or <i>Parking Standards Transit Priority Area</i>	Minimum Required Within a <i>Parking Standards Transit Priority Area</i> ⁽⁸⁾	Minimum Required Within a <i>Transit Area</i> ⁽²⁾	Maximum Permitted
Distribution and Storage⁽⁴⁾				
All distribution and storage uses	1.0 ⁽⁵⁾	0	1.0 ⁽⁵⁾	4.0
Self Storage Facilities	1.0 space/10,000 sq ft plus 3.3 space per 1,000 square foot of accessory office space	0	N/A	N/A
Industrial				
Heavy Manufacturing (except in IS Zone)	1.5 ⁽⁶⁾	1.5 ⁽⁶⁾	1.5 ⁽⁶⁾	4.0
Light manufacturing (except in IS Zone)	2.5 ⁽⁶⁾	2.1 ⁽⁶⁾	2.1 ⁽⁶⁾	4.0
Research & development (except in IS Zone)	2.5	0	2.1	4.0
All industrial uses in the IS Zone	1.0 ⁽⁵⁾	0	1.0 ⁽⁵⁾	4.0

Footnotes for Table 142-05G¹ [No change in text.]² *Transit Area*. The *transit area* minimum parking ratios apply in the *Transit Area Overlay Zone* (Chapter 13, Article 2, Division 10) and in the *Urban Village Overlay Zone* (Chapter 13, Article 2, Division 11).³ through ⁷ [No change in text.]⁸ The *parking standards transit priority area* parking ratio apply to *development* within a *parking standards transit priority area* as described in Section 142.0531 and supersede any other applicable parking ratio. Vehicle Miles Travelled Reduction Measures are applicable as described in Section 143.1103(b)(1).

(d) [No change in text.]

(e) Bicycle Parking Spaces and Facilities

(1) Short-Term Bicycle Parking Spaces

(A) Short-term bicycle parking spaces are intended for use by visitors and shall be calculated based on the total number of automobile

parking spaces provided for the *premises*. Unless exempt under Section 142.0530(e)(1)(D), short-term bicycle parking spaces are required for non-residential *development*. The minimum number of required short-term bicycle parking spaces shall be two; or 0.1 per 1,000 square feet of building *floor* area, excluding *floor* area devoted to parking; or 5% of the provided automobile parking space minimum, whichever is greater.

(B) through (D) [No change in text.]

(2) Long-Term Bicycle Parking Spaces and Facilities

(A) Long-term bicycle parking spaces are intended for use by employees and shall be required for non-residential *development* at a rate of 5% of the provided automobile parking for any *premises* with more than ten full-time employees, unless exempt under Section 142.0530(e)(2)(D). The minimum number of required long-term bicycle parking spaces is one.

(B) through (D) [No change in text.]

(f) [No change in text.]

(g) Motorcycle Parking. Motorcycle parking shall be provided at a ratio of 2 percent of the number of automobile parking spaces provided or two spaces, whichever is greater.

(h) [No change in text.]

§142.0531 Parking Standards Transit Priority Area Regulations for Non-Residential Uses

- (a) Table 142-05E establishes the ratio of required parking spaces to building *floor area* within a *parking standards transit priority area* in the commercial zones, industrial zones, mixed-use zones, and planned districts shown.
- (b) Table 142-05F establishes the required ratio of parking spaces to building *floor area* in the commercial zones, industrial zones, and planned districts shown, for eating and drinking establishments that are the *primary use* on a *premises*.
- (c) Where no *off-street parking spaces* are provided on a *premises* in a *parking standards transit priority area*:
 - (1) The non-residential *development* shall provide a passenger drop-off and loading zone within 200 feet from the *development's* main accessible entrance. The passenger drop-off and loading zone shall comply with The City of San Diego Standard Drawings Public Works Construction. In addition, the non-residential *development* shall also provide an accessible route within the boundaries of the site, from the accessible main entrance of the non-residential *development* to the drop-off and passenger loading zone, pursuant to the California Building Standards Code.
 - (2) The non-residential *development* shall provide an on-street accessible space along the *street frontage*, unless existing accessible on-street parking spaces within the block perimeter are

within a ratio of 1 accessible space for every 25 standard spaces.

The accessible on-street parking spaces shall comply with the City of San Diego Standard Drawings for Public Works Construction.

In addition, the non-residential *development* shall provide an accessible route within the boundaries of the site, from the main accessible entrance of the non-residential *development* to the designated accessible on-street parking space, pursuant to the California Building Standards Code.

- (d) Where *off-street parking spaces* are provided on a *premises* in a *parking standards transit priority area*, a *premises* with 11 to 25 *off-street parking spaces* must provide at least 2 accessible *off-street parking spaces*

§142.0545 Shared Parking Requirements

(a) through (c) [No change in text.]

**Table 142-05I
Parking Ratios for Shared Parking**

Use	Peak Parking Demand (Ratio of spaces per 1,000 square feet of <i>floor</i> area unless otherwise noted. <i>Floor</i> area includes gross <i>floor</i> area plus below grade <i>floor</i> area and excludes <i>floor</i> area devoted to parking)	<i>Transit Area</i>
Office (except medical office)		
Weekday	3.3	2.8
Saturday	0.5	0.5
Medical office		
Weekday	4.0	3.4
Saturday	0.5	0.5
Retail sales	5.0	4.3

Eating & drinking establishment	15.0	12.8
Cinema 1-3 screens	1 space per 3 seats	.85 spaces per 3 seats
4 or more screens	1 space per 3.3 seats	.85 spaces per 3.3 seats
Visitor accommodations through Multiple Dwelling Units	1 space per <i>guest room</i>	1 space per <i>guest room</i>
Conference room	10.0	10.0
Multiple dwelling units	(see Section 142.0525)	(see Section 142.0525)

Footnote for Table 142-05I

- ¹ *Transit Area.* The *transit area* peak parking demand applies in the *Transit Area* Overlay Zone (see Chapter 13, Article 2, Division 10).

(d) [No change in text.]

Table 142-05J
Representative Hourly Accumulation by Percentage of Peak Hour

[No change in text.]

Section 3. That Chapter 15, Article 2, Division 1 of the San Diego Municipal Code is amended by amending section 152.0102, to read as follows:

§152.0102 Applicable Regulations

Where not otherwise specified in the Barrio Logan Planned District Ordinance, the following chapters of the Land Development Code apply:

Chapter 11 (Land Development Procedures) through Chapter 14, Article 7
(Plumbing and Mechanical Regulations) [No change in text.]

Where there is a conflict between the Land Development Code and the Barrio Logan Planned District Ordinance, the Planned District Ordinance shall apply, except as it relates to *parking standards transit priority area*, in which case the *parking standards transit priority area* parking ratio shall apply. Where there is a conflict between the provisions of the Barrio Logan Planned District Ordinance

and the goals and objectives of the Barrio Logan Redevelopment Plan (Ordinance No. O17644 (New Series)), the provisions of the Redevelopment Plan shall apply.

Section 4. That Chapter 15, Article 3, Division 1 of the San Diego Municipal Code is amended by amending section 153.0103, to read as follows:

§153.0103 Applicable Regulations

Where not otherwise specified or inconsistent with the Carmel Valley Planned District Ordinance, the following provisions of the Land Development Code apply:

Chapter 11 (Land Development Procedures) through Chapter 14, Article 7
(Plumbing and Mechanical Regulations) [No change in text.]

Where there is a conflict between the Land Development Code and the Carmel Valley Planned District Ordinance, the Planned District Ordinance applies, except as it relates to *parking standards transit priority area*, in which case the *parking standards transit priority area* parking ratio shall apply.

Section 5. That Chapter 15, Article 4, Division 1 of the San Diego Municipal Code is amended by amending section 154.0103, to read as follows:

§154.0103 Applicable Regulations

Where not otherwise specified by the Cass Street Commercial Planned District Ordinance, the following chapters of the Land Development Code apply:

Chapter 11 (Land Development Procedures) through Chapter 14, Article 7
(Plumbing and Mechanical Regulations) [No change in text.]

Where there is a conflict between the Land Development Code and this Planned District, the Cass Street Commercial Planned District applies, except as it relates

to *parking standards transit priority area*, in which case the *parking standards transit priority area* parking ratio shall apply.

Section 6. That Chapter 15, Article 5, Division 2 of the San Diego Municipal Code is amended by amending section 155.0252, to read as follows:

§155.0252 Additional General Development Regulations

The following additional general *development* regulations apply in the Central Urbanized Planned District:

- (a) Parking.

**Table 155-02E
Parking Ratios for Retail Sales, Commercial Services, Mixed-Use Development,
and Eating and Drinking Establishments**

Zone	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted ⁽³⁾ (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)				
		Required Automobile Parking Spaces			Required Bicycle Parking Spaces ⁽²⁾
	Minimum Required Outside a Transit Area or Outside a Parking Standards Transit Priority Area	Minimum Required within a Parking Standards Transit Priority Area ⁽⁴⁾	Minimum Required Within a Transit Area ⁽¹⁾	Maximum Permitted	Minimum Required
Commercial Zones					
Central Urbanized PDO	2.5	0	2.1	6.5	0.1

Footnotes for Table 155-02E

(1) through ⁽³⁾ [No change in text.]

(4) *Parking standards transit priority area*. The *parking standards transit priority area* parking ratio applies to *development* within a *parking standards transit priority area* as described in Section 142.0531 and supersede any other applicable parking ratio.

Section 7. That Chapter 15, Article 6, Division 3 of the San Diego Municipal Code is amended by amending section 156.0313, to read as follows:

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

- (a) [No change in text.]

**TABLE 156-0313-A
RESIDENTIAL OFF-STREET PARKING SPACE REQUIREMENTS**

[No change in text.]

(1) through (3) [No change in text.]

- (b) Non-Residential Off-Street Parking Space and Loading Bay Requirements.

- (1) There shall be no requirements for the provision of parking or loading areas for non-residential uses.
- (2) If parking is provided, then one motorcycle parking space shall be provided for every twenty vehicle spaces.
- (3) Bicycle parking shall be provided in accordance with Chapter 14, Article 2, Division 5 of the Land Development Code.

- (c) [No change in text.]

**TABLE 156-0313-C
NORTH EMBARCADERO OFF-STREET PARKING REQUIREMENTS**

Use Category	Minimum		Maximum		Notes
<i>Dwelling units including Permanent Supportive Housing</i>	0		1 space per <i>dwelling unit</i>		
<i>Living Units & Single Room Occupancy Hotel Rooms</i>	Market rate unit	0	Market rate unit	0.5 spaces per unit	Maximum parking shall be based on the occupancy or rent restriction applied to the specific unit.
	50% AMI	0	50% AMI	0.2 spaces per unit	
	At or below 40% AMI	0	At or below 40% AMI	0	
<i>Group Living</i>	0		0.1 spaces per room		
<i>Live/Work or Shopkeeper Unit</i>	0		1 space per unit		
<i>Residential Care Facilities</i>	0		1 space per every ten beds		
<i>Transitional Housing Facilities</i>	0		1 space per every 6 beds and 1 space per on-site employee		
<i>Office</i>	0				
<i>Hotel</i>	0				
<i>Warehouse & Storage</i>	0				
<i>Retail</i>	0				
<i>Restaurant</i>	0				

(d) through (n) [No change in text.]

**TABLE 156-0313-D:
TRANSPORTATION DEMAND MANAGEMENT (TDM)**

[No change in text.]

Section 8. That Chapter 15, Article 16, Division 1 of the San Diego Municipal Code is amended by amending section 1516.0104, to read as follows:

§1516.0104 Applicable Regulations

Unless otherwise specified in this Division, the following provisions of the Land Development Code apply in the Planned District:

Chapter 11 (Land Development Procedures) through Chapter 14, Article 7
(Plumbing and Mechanical Regulations) [No change in text.]

Where there is a conflict between these provisions of the Land Development Code and this Division, this Division applies, except as it relates to *parking standards transit priority area*, in which case the *parking standards transit priority area* parking ratio shall apply.

Section 9. That prior to becoming effective, this Ordinance shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) for a consistency determination. That if the SDCRAA finds this Ordinance consistent with the Airport Land Use Compatibility Plans (ALUCP) for San Diego International Airport, Marine Corps Air Station Miramar, Gillespie Field, Montgomery-Gibbs Executive Airport, and Brown Field Airport (collectively, Airports), this Ordinance shall take effect and be in force on the thirtieth day from and after the finding of consistency, or on the thirtieth day from and after its final passage, whichever is later, except that the provisions of this Ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

That if the SDCRAA determines that this Ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCPs for the Airports, the Ordinance shall be submitted to the City Council for reconsideration.

That if the SDCRAA determines that this Ordinance is conditionally consistent with the ALUCPs for the Airports, but that consistency is subject to proposed modifications, the City Council may amend this Ordinance to accept the proposed modifications, and this Ordinance as amended shall take effect and be in force on the thirtieth day from and after its final passage, except that the provisions of this Ordinance as amended inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

That a proposed decision by the City Council to overrule a determination of inconsistency or to reject the proposed modifications for a finding of conditional consistency shall include the findings required pursuant to Public Utilities Code section 21670 and require a two-thirds vote. The proposed decision and findings shall be forwarded to the SDCRAA, the California Department of Transportation, Division of Aeronautics, and the airport operators for the Airports. The City Council shall hold a second hearing not less than 45 days from the date the proposed decision and findings were provided, at which hearing any comments submitted by the public agencies shall be considered and a final decision to overrule a determination of inconsistency shall require a two-thirds vote.

That if the City Council makes a final decision to overrule a determination of inconsistency, this Ordinance shall take effect and be in force on the thirtieth day from and after that final decision, except that the provisions of this Ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

Section 10. That no permits shall be issued for development that is inconsistent with the provisions of this Ordinance unless a deemed complete application for such permits is submitted to the City prior to the date on which the applicable provisions of this Ordinance become effective.

Section 11. That a full reading of this Ordinance is dispensed with prior to passage, a written copy having been made available to the Council and the public prior to the day of its passage.

Section 12. That this Ordinance shall take effect and be in force on the thirtieth day from and after its final passage.

APPROVED: MARA W. ELLIOTT, City Attorney

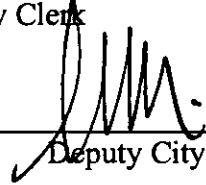
By /s/ Noah J. Brazier
Noah J. Brazier
Deputy City Attorney

NJB:nja:sc
06/30/2021
11/17/2021 Rev. Copy
Or. Dept: Planning
Doc. No.: 2702655_2

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of DEC 07 2021.

ELIZABETH S. MALAND
City Clerk

By



Deputy City Clerk

Approved:

12/27/21
(date)


TODD GLORIA, Mayor

Vetoed:

(date)

TODD GLORIA, Mayor

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~

NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 11, ARTICLE 3, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 113.0103; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 BY AMENDING SECTION 142.0530, ADDING SECTION 142.0531, AND AMENDING SECTION 142.0545; AMENDING CHAPTER 15, ARTICLE 2, DIVISION 1 BY AMENDING SECTION 152.0102; AMENDING CHAPTER 15, ARTICLE 3, DIVISION 1 BY AMENDING SECTION 153.0103; AMENDING CHAPTER 15, ARTICLE 4, DIVISION 1 BY AMENDING SECTION 154.0103; AMENDING CHAPTER 15, ARTICLE 5, DIVISION 2 BY AMENDING SECTION 155.0252; AMENDING CHAPTER 15, ARTICLE 6, DIVISION 3 BY AMENDING SECTION 156.0313; AMENDING CHAPTER 15, ARTICLE 16, DIVISION 1 BY AMENDING SECTION 1516.0104, ALL RELATING TO CITYWIDE PARKING REFORM INCLUDING NON-RESIDENTIAL USES IN TRANSIT PRIORITY AREAS AND NEIGHBORHOOD COMMERCIAL ZONES AND OTHER PARKING RELATED AMENDMENTS.

§113.0103 Definitions

Abutting property through Parking space, off-street [No change in text.]

Parking standards transit priority area means the area defined in California

Public Resources Code Section 21099, as may be amended, or an area within one-

half mile of a major transit stop that is existing or planned, if the planned major

transit stop is scheduled to be completed within the current San Diego

Association of Governments (SANDAG) Regional Transportation Improvement

Program (RTIP).

Parkway through Yard [No change in text.]

§142.0530 Nonresidential Uses — Parking Ratios

(a) [No change in text.]

Table 142-05E
Parking Ratios for Retail Sales, Commercial Services, Offices, and Mixed-Use Development

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted (<i>Floor Area</i> Includes <i>Gross Floor Area</i> plus Below Grade <i>Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a <i>Transit Area</i> or <i>Parking Standards Transit Priority Area</i>	Minimum Required Within a <i>Parking Standards Transit Priority Area</i> ⁽⁶⁾	Minimum Required Within a <i>Transit Area</i> or <i>Transit Priority Area</i> ⁽²⁾	Maximum Permitted
Commercial Zones				
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	<u>0</u>	2.1	6.5
CC-1-2 CC-2-2 CC-4-2 CC-5-2	2.5	<u>0</u>	2.1	6.5
CC-1-3 CC-2-3 CC-4-3 CC-5-3	5.0 ⁽³⁾	<u>0</u>	4.3	6.5
CC-2-4 CC-3-4 CC-4-4 CC-5-4	2.5	<u>0</u>	2.1	6.5
CC-3-5	1.0 ⁽⁴⁾	<u>0</u>	1.0 ⁽⁴⁾	5.5
CC-3-5/Beach impact area ⁽⁵⁾	2.5	<u>0</u>	2.1	6.5
CC-4-5	1.0 ⁽⁴⁾	<u>0</u>	1.0 ⁽⁴⁾	5.5
CC-2-5	1.25	<u>0</u>	1.25	5.5

Zone	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a Transit Area or <u>Parking Standards Transit Priority Area</u>	<u>Minimum Required Within a Parking Standards Transit Priority Area⁽⁶⁾</u>	Minimum Required Within a Transit Area or <u>Transit Priority Area⁽²⁾</u>	Maximum Permitted
CC-5-5				
CC-3-6 CC-4-6 CC-5-6	2.5	<u>0</u>	2.1	6.5
CC-3-7	2.5	<u>0</u>	2.1	6.5
CC-3-8	2.5	<u>0</u>	2.1	6.5
CC-3-9	2.5	<u>0</u>	2.1	6.5
CN-1-1	1.0 ⁽⁴⁾ <u>0</u>	<u>0</u>	1.0 ⁽⁴⁾ <u>0</u>	5.5
CN-1-2	5.0 <u>0</u>	<u>0</u>	4.3 <u>0</u>	6.5
CN-1-3	2.5 <u>0</u>	<u>0</u>	2.1 <u>0</u>	6.5
CN-1-4	2.5 <u>0</u>	<u>0</u>	2.1 <u>0</u>	6.5
CN-1-5	2.5 <u>0</u>	<u>0</u>	2.1 <u>0</u>	6.5
CN-1-6	2.5 <u>0</u>	<u>0</u>	2.1 <u>0</u>	6.5
CR-1-1 CR-2-1	5.0 ⁽³⁾	<u>0</u>	4.3	6.5
CO-1-1 CO-1-2 CO-2-1 CO-2-2 CO-3-1 CO-3-2 CO-3-3	5.0	<u>0</u>	4.3	6.5
CV-1-1	5.0	<u>0</u>	4.3	6.5
CV-1-2	2.5	<u>0</u>	2.1	6.5
Industrial Zones				
IH-1-1 IH-2-1	5.0	<u>4.3</u>	4.3	6.5
IL-1-1 IL-2-1	5.0	<u>4.3</u>	4.3	6.5

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted (<i>Floor Area</i> Includes <i>Gross Floor Area</i> plus Below Grade <i>Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a <i>Transit Area</i> or <i>Parking Standards Transit Priority Area</i>	<u>Minimum Required Within a <i>Parking Standards Transit Priority Area</i></u> ⁽⁶⁾	Minimum Required Within a <i>Transit Area</i> or <i>Transit Priority Area</i> ⁽²⁾	Maximum Permitted
IL-3-1				
<u>IL-3-1</u>	<u>5.0</u>	<u>0</u>	<u>4.3</u>	<u>6.5</u>
IP-1-1 IP-2-1	5.0	<u>0</u>	4.3	6.5
IS-1-1	1.0 ⁽⁴⁾	<u>0</u>	1.0 ⁽⁴⁾	5.5
IBT-1-1	5.0	<u>0</u>	4.3	6.5
Mixed-Use Zones				
RMX-1	1.5	<u>0</u>	1.0	5.5
RMX-2	1.5	<u>0</u>	1.0	5.5
RMX-3	1.5	<u>0</u>	1.0	5.5
EMX-1	1.5	<u>0</u>	1.0	5.5
EMX-2	1.5	<u>0</u>	1.0	5.5
EMX-3	1.5	<u>0</u>	1.0	5.5
Planned Districts				
Barrio Logan: Subdistrict B	1.0 ⁽⁴⁾	<u>0</u>	1.0 ⁽⁴⁾	5.5

Zone	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a Transit Area or <u>Parking Standards Transit Priority Area</u>	<u>Minimum Required Within a Parking Standards Transit Priority Area⁽⁶⁾</u>	Minimum Required Within a Transit Area or Transit Priority Area ⁽²⁾	Maximum Permitted
Barrio Logan: Except Subdistrict B	2.5	<u>0</u>	2.1	6.5
Carmel Valley	5.0	<u>0</u>	4.3	6.5
Cass Street	2.0	<u>0</u>	2.0	6.5
Central Urbanized	2.5	<u>0</u>	2.1	6.5
La Jolla	1.7	<u>0</u>	1.7	5.5
La Jolla Shores	1.0	<u>0</u>	1.0 ⁽⁴⁾	5.5
Mid-City: CN-3 and CV-3	1.25	<u>0</u>	1.25	5.5
Mid-City: Except CN-3, CV-3	2.5	<u>0</u>	2.1	6.5
Mount Hope	3.3	<u>0</u>	2.8	6.5
Mission Valley: CV	2.5	<u>0</u>	2.1	6.5
Mission Valley: Except CV	5.0	<u>0</u>	4.3	6.5
Old Town	4.0	<u>0</u>	3.4	6.5
West Lewis Street	1.0 ⁽⁴⁾	<u>0</u>	1.0 ⁽⁴⁾	5.5

Footnotes for Table 142-05E

¹ [No change in text.]

² ~~Transit Area or Transit Priority Area.~~ The transit area ~~or transit priority area~~ minimum parking ratios apply in the Transit Area Overlay Zone (Chapter 13, Article 2, Division 10), ~~transit priority areas~~, and in the Urban Village Overlay Zone (Chapter 13, Article 2, Division 11).

³ through ⁵ [No change in text.]

⁶ The parking standards transit priority area parking ratio apply to development within a parking standards transit priority area as described in Section 142.0531 and supersede any other applicable parking ratio. Vehicle Miles Travelled Reduction Measures are applicable as described in Section 143.1103(b)(1).

(b) [No change in text.]

Table 142-05F
Parking Ratios for Eating and Drinking Establishments

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment ⁽¹⁾ <i>Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking)</i>			
	Required Automobile Parking Spaces ⁽²⁾			
	Minimum Required Outside a Transit Area or Transit Priority Area <u>Parking Standards Transit Priority Area</u>	<u>Minimum Required Within a Parking Standards Transit Priority Area</u> ⁽⁶⁾	Minimum Required Within a Transit Area or Transit Priority Area ⁽³⁾	Maximum Permitted
Commercial Zones				
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	<u>0</u>	2.1	25.0
CC-1-2 CC-2-2 CC-4-2	2.5	<u>0</u>	2.1	25.0
CC-5-2	2.5	<u>0</u>	2.1	25.0
CC-4-2/Coastal Overlay Zone ⁽⁴⁾	5.0	<u>0</u>	4.3	25.0
CC-1-3 CC-2-3 CC-4-3 CC-5-3	15.0	<u>0</u>	12.8	25.0
CC-2-4 CC-3-4 CC-4-4	2.5	<u>0</u>	2.1	25.0

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment ⁽¹⁾ <i>Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking)</i>			
	Required Automobile Parking Spaces ⁽²⁾			
	Minimum Required Outside a Transit Area or Transit Priority Area <u>Parking Standards Transit Priority Area</u>	<u>Minimum Required Within a Parking Standards Transit Priority Area</u> ⁽⁶⁾	Minimum Required Within a Transit Area or Transit Priority Area ⁽³⁾	Maximum Permitted
CC-4-4/Coastal Overlay Zone ⁽⁴⁾	5.0	<u>0</u>	4.3	25.0
CC-5-4	2.5	<u>0</u>	2.1	25.0
CC-2-5 CC-3-5	1.0 ⁽⁵⁾	<u>0</u>	1.0 ⁽⁵⁾	20.0
CC-3-5/Coastal Overlay Zone ⁽⁴⁾	5.0	<u>0</u>	4.3	25.0
CC-4-5	1.0 ⁽⁵⁾	<u>0</u>	1.0 ⁽⁵⁾	20.0
CC-5-5	1.25	<u>0</u>	1.25	20.0
CC-3-6 CC-4-6 CC-5-6	2.5	<u>0</u>	2.1	25.0
CC-3-7	2.5	<u>0</u>	2.1	25.0
CC-3-8	2.5	<u>0</u>	2.1	25.0
CC-3-9	2.5	<u>0</u>	2.1	25.0
CN-1-1	1.0 ⁽⁵⁾ <u>0</u>	<u>0</u>	1.0 ⁽⁵⁾ <u>0</u>	20.0
CN-1-2	15.0 <u>0</u>	<u>0</u>	12.8 <u>0</u>	25.0
CN-1-3	2.5 <u>0</u>	<u>0</u>	2.1 <u>0</u>	25.0
CN-1-4	2.5 <u>0</u>	<u>0</u>	2.1 <u>0</u>	25.0
CN-1-5	2.5 <u>0</u>	<u>0</u>	2.1 <u>0</u>	25.0
CN-1-6	2.5 <u>0</u>	<u>0</u>	2.1 <u>0</u>	25.0
CR-1-1 CR-2-1	15.0	<u>0</u>	12.8	25.0
CO-1-1 CO-1-2	15.0	<u>0</u>	12.8	25.0

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment ⁽¹⁾ <i>Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking)</i>			
	Required Automobile Parking Spaces ⁽²⁾			
	Minimum Required Outside a Transit Area or Transit Priority Area <u>Parking Standards Transit Priority Area</u>	Minimum Required Within a Parking Standards Transit Priority Area ⁽⁶⁾	Minimum Required Within a Transit Area or Transit Priority Area ⁽³⁾	Maximum Permitted
CO-2-1 CO-2-2 CO-3-1 CO-3-2 CO-3-3				
CV-1-1	15.0	<u>0</u>	2.1	25.0
CV-1-2	5.0	<u>0</u>	4.3	25.0
Mixed-Use Zones				
RMX-1	1.5	<u>0</u>	1.0	5.5
RMX-2	1.5	<u>0</u>	1.0	5.5
RMX-3	1.5	<u>0</u>	1.0	5.5
EMX-1	1.5	<u>0</u>	1.0	5.5
EMX-2	1.5	<u>0</u>	1.0	5.5
EMX-3	1.5	<u>0</u>	1.0	5.5
Industrial Zones				
IH-1-1 IH-2-1	15.0	<u>12.8</u>	12.8	25.0
IL-1-1 IL-2-1 IL-3-1	15.0	<u>12.8</u>	12.8	25.0
<u>IL-3-1</u>	<u>15.0</u>	<u>0</u>	<u>12.8</u>	<u>25.0</u>
IP-1-1 IP-2-1	15.0	<u>0</u>	12.8	25.0
IS-1-1	1.0 ⁽⁵⁾	<u>0</u>	1.0 ⁽⁵⁾	20.0
IBT-1-1	15.0	<u>0</u>	12.8	25.0
Planned Districts				
Barrio Logan: Subdistrict B	1.0 ⁽⁵⁾	<u>0</u>	1.0 ⁽⁵⁾	20.0

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment ⁽¹⁾ <i>Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking)</i>			
	Required Automobile Parking Spaces ⁽²⁾			
	Minimum Required Outside a Transit Area or Transit Priority Area <u>Parking Standards Transit Priority Area</u>	<u>Minimum Required Within a Parking Standards Transit Priority Area</u> ⁽⁶⁾	Minimum Required Within a Transit Area or Transit Priority Area ⁽³⁾	Maximum Permitted
Barrio Logan: Except Subdistrict B	2.5	<u>0</u>	2.1	20.0
Carmel Valley	15.0	<u>0</u>	12.8	25.0
Cass Street	5.0	<u>0</u>	4.3	25.0
Central Urbanized	2.5	<u>0</u>	2.1	6.5
La Jolla	5.0	<u>0</u>	4.3	20.0
La Jolla Shores	1.0	<u>0</u>	1.0 ⁽⁵⁾	20.0
Mid-City: CN-3 and CV-3	1.25	<u>0</u>	1.25	20.0
Mid-City: Except CN-3, CV-3	2.5	<u>0</u>	2.1	25.0
Mount Hope	3.3	<u>0</u>	2.8	25.0
Mission Valley: CV	5.0	<u>0</u>	4.3	25.0
Mission Valley: Except CV	15.0	<u>0</u>	12.8	25.0
Old Town	4.0	<u>0</u>	3.4	25.0
West Lewis Street	1.0 ⁽⁵⁾	<u>0</u>	1.0 ⁽⁵⁾	20.0

Footnotes for Table 142-05F

¹ through ² [No change in text.]

- ³ ~~Transit Area or Transit Priority Area.~~ The ~~transit area or transit priority area~~ minimum parking ratios apply in the *Transit Area* Overlay Zone (Chapter 13, Article 2, Division 10), ~~transit priority areas~~, and in the Urban Village Overlay Zone (Chapter 13, Article 2, Division 11).
- ⁴ through ⁵ [No change in text.]
- ⁶ The parking standards transit priority area parking ratio apply to development within a parking standards transit priority area as described in Section 142.0531 and supersede any other applicable parking ratio. Vehicle Miles Travelled Reduction Measures are applicable as described in Section 143.1103(b)(1).

(c) [No change in text.]

Table 142-05G
Parking Ratios for Specified Non-Residential Uses

Use	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area, and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a Transit Area or Parking Standards Parking Standards Transit Priority Area	Minimum Required Within a Parking Standards Transit Priority Area ⁽⁸⁾	Minimum Required Within a Transit Area or Transit Priority Area ⁽²⁾	Maximum Permitted
Institutional				
Separately Regulated Uses				
Botanical Gardens and Arboretums	3.3	<u>0</u>	2.8	N/A
Educational facilities:				
Kindergarten through grade 9	2.0 per classroom if no assembly area or 30 per 1,000 square feet assembly area	<u>85% of Minimum</u>	85% of Minimum	N/A
Grade 10 through grade 12	1 per 5 students at maximum occupancy	<u>85% of Minimum</u>	85% of Minimum	N/A
Vocational/trade schools	1 per student at maximum occupancy	<u>85% of Minimum</u>	85% of Minimum	N/A
Exhibit Halls & Convention Facilities	1 per 3 seats; 30.0 if no fixed seats	<u>85% of Minimum</u>	85% of Minimum	N/A
Hospitals	2 per bed	<u>85% of Minimum</u>	85% of Minimum	N/A
Intermediate care facilities and nursing facilities	1 per 3 beds	<u>85% of Minimum</u>	85% of Minimum	N/A
Interpretive Centers	3.3	<u>2.8</u>	2.8	N/A
Museums	3.3	<u>2.8</u>	2.8	N/A

Use	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area, and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a Transit Area or Parking Standards <u>Parking Standards Transit Priority Area</u>	Minimum Required Within a Parking Standards Transit <u>Priority Area</u> ⁽⁸⁾	Minimum Required Within a Transit Area or Transit Priority Area ⁽²⁾	Maximum Permitted
Radio & Television Broadcasting	3.3	<u>2.9</u>	2.9	5.0
Retail Sales: See Table 142-05E				
Commercial Services				
Eating & Drinking Establishments	See Table 142-05F			
Public assembly & entertainment				
Theaters	1-3 screens: 1 per 3 seats 4+ screens: 1 per 3.3 seats Per assembly area if not fixed seats: 50.0	<u>0</u>	85% of Minimum	N/A
Health clubs	5.0 Clubs with Courts: 1 additional space per the maximum number of authorized players (Amateur Athletic Union) per court	<u>0</u>	85% of Minimum	N/A
Swimming pools	Commercial: 1 per 100 sq. ft. of pool surface area Community: 1 per 175 sq. ft. of pool surface area	<u>0</u>	85% of Minimum	N/A
All other assembly and entertainment	10 per 1,000 square feet of assembly area <u>1 per 3 seats or 1 per 60 inches of bench or pew seating, whichever is greater; or 30 per 1,000 square feet of assembly area if seating is not fixed</u>	<u>85% Minimum</u>	85% of Minimum ⁽⁷⁾	N/A

Use	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area, and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a Transit Area or Parking Standards <u>Parking Standards Transit Priority Area</u>	Minimum Required Within a Parking Standards Transit Priority Area ⁽⁸⁾	Minimum Required Within a Transit Area or Transit Priority Area ⁽²⁾	Maximum Permitted
Visitor accommodations	1 per guest room Conference Area: 10.0	0	1 per guest room Conference Area: 10.0	N/A
Separately Regulated Uses				
Child Care Centers	1 per staff	85% of Minimum	85% of Minimum	N/A
Funeral parlors & Mortuaries	1 per 3 seats; 30.0 for assembly area if no fixed seats	85% of Minimum	85% of minimum	N/A
Private clubs, lodges, fraternal organizations (except fraternities and sororities)	1 per guest room, or 2.5, whichever is greater ⁽³⁾	0	85% of Minimum	N/A
Single room occupancy hotels (For SRO Hotels that meet the criteria for affordable housing dwelling units stated in Section 142.0527, see Section 142.0527 for parking requirements)	1 per room	0	0.5 per room	N/A
Veterinary clinics & hospitals	2.5	2.1	2.1	N/A
Offices ⁽⁴⁾				
Business & professional/ Government/ Regional & corporate headquarters (except in IS Zone)	3.3	0	2.9	5.0
Medical, dental, & health practitioners (except in IS Zone)	4.0	0	3.5	6.0
All office uses in the IS Zone	1.0 ⁽⁵⁾	0	1.0 ⁽⁵⁾	5.0

Use	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area, and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces ⁽¹⁾			
	Minimum Required Outside a Transit Area or Parking Standards Parking Standards Transit Priority Area	Minimum Required Within a Parking Standards Transit Priority Area ⁽⁸⁾	Minimum Required Within a Transit Area or Transit Priority Area ⁽²⁾	Maximum Permitted
Vehicle & Vehicular Equipment Sales & Service				
Automobile service stations	2 per Station; with Maintenance Facility, 3 per Station Plus 1 per Service Bay Retail Sales: 3.0	<u>85% of Minimum</u>	85% of Minimum	N/A
Vehicle repair & maintenance	5.0	<u>4.3</u>	4.3	N/A
Vehicle sales & rentals	1 per each 10 display cars	<u>85% of Minimum</u>	85% of Minimum	N/A
Distribution and Storage⁽⁴⁾				
All distribution and storage uses	1.0 ⁽⁵⁾	<u>0</u>	1.0 ⁽⁵⁾	4.0
Self Storage Facilities	1.0 space/10,000 sq ft plus 3.3 space per 1,000 square foot of accessory office space	<u>0</u>	N/A	N/A
Industrial				
Heavy Manufacturing (except in IS Zone)	1.5 ⁽⁶⁾	<u>1.5⁽⁶⁾</u>	1.5 ⁽⁶⁾	4.0
Light manufacturing (except in IS Zone)	2.5 ⁽⁶⁾	<u>2.1⁽⁶⁾</u>	2.1 ⁽⁶⁾	4.0
Research & development (except in IS Zone)	2.5	<u>0</u>	2.1	4.0
All industrial uses in the IS Zone	1.0 ⁽⁵⁾	<u>0</u>	1.0 ⁽⁵⁾	4.0

Footnotes For Table 142-05G

¹ [No change in text.]

² ~~Transit Area or Transit Priority Area.~~ The transit area or ~~transit priority area~~ minimum parking ratios apply in the Transit Area Overlay Zone (Chapter 13, Article 2, Division 10), ~~transit priority areas~~, and in the Urban Village Overlay Zone (Chapter 13, Article 2, Division 11).

³ through ⁷ [No change in text.]

⁸ The parking standards transit priority area parking ratio apply to development within a parking standards transit priority area as described in Section 142.0531 and supersede any other

applicable parking ratio. Vehicle Miles Travelled Reduction Measures are applicable as described in Section 143.1103(b)(1).

(d) [No change in text.]

(e) Bicycle Parking Spaces and Facilities

(1) Short-Term Bicycle Parking Spaces

(A) Short-term bicycle parking spaces are intended for use by visitors and shall be calculated based on the total number of automobile parking spaces ~~required~~ provided for the *premises*. Unless exempt under Section 142.0530(e)(1)(D), short-term bicycle parking spaces are required for non-residential *development*. The minimum number of required short-term bicycle parking spaces shall be two; or 0.1 per 1,000 square feet of building *floor* area, excluding *floor* area devoted to parking; or 5% of the ~~required~~ provided automobile parking space minimum, whichever is greater.

(B) through (D) [No change in text.]

(2) Long-Term Bicycle Parking Spaces and Facilities

(A) Long-term bicycle parking spaces are intended for use by employees and shall be required for non-residential *development* at a rate of 5% of the ~~required~~ provided automobile parking for any *premises* with more than ten full-time employees, unless exempt under Section 142.0530(e)(2)(D). The minimum number of required long-term bicycle parking spaces is one.

(B) through (D) [No change in text.]

- (f) [No change in text.]
- (g) Motorcycle Parking. Motorcycle parking shall be provided at a ratio of 2 percent of the ~~minimum~~ number of automobile parking spaces ~~required~~ provided or two spaces, whichever is greater.
- (h) [No change in text.]

§142.0531 **Parking Standards Transit Priority Area Regulations for Non-Residential Uses**

- (a) Table 142-05E establishes the ratio of required parking spaces to building floor area within a parking standards transit priority area in the commercial zones, industrial zones, mixed-use zones, and planned districts shown.
- (b) Table 142-05F establishes the required ratio of parking spaces to building floor area in the commercial zones, industrial zones, and planned districts shown, for eating and drinking establishments that are the primary use on a premises.
- (c) Where no off-street parking spaces are provided on a premises in a parking standards transit priority area:
 - (1) The non-residential development shall provide a passenger drop-off and loading zone within 200 feet from the development's main accessible entrance. The passenger drop-off and loading zone shall comply with The City of San Diego Standard Drawings Public Works Construction. In addition, the non-residential development shall also provide an accessible route within the boundaries of the

site, from the accessible main entrance of the non-residential development to the drop-off and passenger loading zone, pursuant to the California Building Standards Code.

- (2) The non-residential development shall provide an on-street accessible space along the street frontage, unless existing accessible on-street parking spaces within the block perimeter are within a ratio of 1 accessible space for every 25 standard spaces. The accessible on-street parking spaces shall comply with the City of San Diego Standard Drawings for Public Works Construction. In addition, the non-residential development shall provide an accessible route within the boundaries of the site, from the main accessible entrance of the non-residential development to the designated accessible on-street parking space, pursuant to the California Building Standards Code.

- (d) Where off-street parking spaces are provided on a premises in a parking standards transit priority area, a premises with 11 to 25 off-street parking spaces must provide at least 2 accessible off-street parking spaces

§142.0545 Shared Parking Requirements

- (a) through (c) [No change in text.]

**Table 142-05I
Parking Ratios for Shared Parking**

Use	Peak Parking Demand (Ratio of spaces per 1,000 square feet of <i>floor</i> area unless otherwise noted. <i>Floor</i> area includes gross <i>floor</i> area plus below grade <i>floor</i> area and excludes <i>floor</i> area devoted to parking)	<i>Transit Area or Transit Priority Area</i>⁽¹⁾
Office (except medical office)		
Weekday	3.3	2.8
Saturday	0.5	0.5
Medical office		
Weekday	4.0	3.4
Saturday	0.5	0.5
Retail sales	5.0	4.3
Eating & drinking establishment	15.0	12.8
Cinema 1-3 screens	1 space per 3 seats	.85 spaces per 3 seats
4 or more screens	1 space per 3.3 seats	.85 spaces per 3.3 seats
Visitor accommodations through Multiple Dwelling Units	1 space per <i>guest room</i>	1 space per <i>guest room</i>
Conference room	10.0	10.0
Multiple dwelling units	(see Section 142.0525)	<u>(see Section 142.0525)</u>

Footnote for Table 142-05I

- 1 ~~Transit Area or Transit Priority Area.~~ The ~~transit area or transit priority area~~ peak parking demand applies in the *Transit Area* Overlay Zone (see Chapter 13, Article 2, Division 10) ~~or transit priority areas.~~

(d) [No change in text.]

**Table 142-05J
Representative Hourly Accumulation by Percentage of Peak Hour**

[No change in text.]

§152.0102 Applicable Regulations

Where not otherwise specified in the Barrio Logan Planned District Ordinance, the following chapters of the Land Development Code apply:

Chapter 11 (Land Development Procedures) through Chapter 14, Article 7
(Plumbing and Mechanical Regulations) [No change in text.]

Where there is a conflict between the Land Development Code and the Barrio Logan Planned District Ordinance, the Planned District Ordinance shall apply, except as it relates to parking standards transit priority area, in which case the parking standards transit priority area, parking ratio shall apply. Where there is a conflict between the provisions of the Barrio Logan Planned District Ordinance and the goals and objectives of the Barrio Logan Redevelopment Plan (Ordinance No. O17644 (New Series)), the provisions of the Redevelopment Plan shall apply.

§153.0103 Applicable Regulations

Where not otherwise specified or inconsistent with the Carmel Valley Planned District Ordinance, the following provisions of the Land Development Code apply:

Chapter 11 (Land Development Procedures) through Chapter 14, Article 7
(Plumbing and Mechanical Regulations) [No change in text.]

Where there is a conflict between the Land Development Code and the Carmel Valley Planned District Ordinance, the Planned District Ordinance applies, except as it relates to parking standards transit priority area, in which case the parking standards transit priority area parking ratio shall apply.

§154.0103 Applicable Regulations

Where not otherwise specified by the Cass Street Commercial Planned District Ordinance, the following chapters of the Land Development Code apply:

Chapter 11 (Land Development Procedures) through Chapter 14, Article 7
(Plumbing and Mechanical Regulations) [No change in text.]

Where there is a conflict between the Land Development Code and this Planned District, the Cass Street Commercial Planned District applies, except as it relates to parking standards transit priority area, in which case the parking standards transit priority area parking ratio shall apply.

§155.0252 Additional General Development Regulations

The following additional general *development* regulations apply in the Central Urbanized Planned District:

- (a) Parking.

Table 155-02E
Parking Ratios for Retail Sales, Commercial Services, Mixed-Use Development, and Eating and Drinking Establishments

Zone	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted ⁽³⁾ (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)				
		Required Automobile Parking Spaces			Required Bicycle Parking Spaces ⁽²⁾
	Minimum Required Outside a Transit Area <u>or</u> Outside a Parking Standards Transit Priority Area	Minimum Required within a Parking Standards Transit Priority Area ⁽⁴⁾	Minimum Required Within a Transit Area ⁽¹⁾	Maximum Permitted	Minimum Required
Commercial Zones					
Central Urbanized PDO	2.5	0	2.1	6.5	0.1

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Footnotes for Table 155-02E

(1) through (3) [No change in text.]

(4) Parking standards transit priority area. The parking standards transit priority area parking ratio applies to development within a parking standards transit priority area as described in Section 142.0531 and supersede any other applicable parking ratio.

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

(a) [No change in text.]

**TABLE 156-0313-A
RESIDENTIAL OFF-STREET PARKING SPACE REQUIREMENTS**

[No change in text.]

(1) through (3) [No change in text.]

(b) Non-Residential *Off-Street Parking Space* and Loading Bay Requirements

~~The parking requirements in Table 156-0313-B and Section 156.0313(b)~~
~~shall apply to non-residential uses.~~

TABLE 156-0313-B
NON-RESIDENTIAL OFF-STREET PARKING SPACE REQUIREMENTS

Use Category	Minimum		Notes
Office	1.5 spaces per 1,000 square feet		<i>Development containing less than 50,000 square feet of office space is exempt.</i>
Commercial/Retail	1 space per 1,000 square feet		<i>Development containing less than 30,000 square feet of commercial/retail space is exempt.</i>
Warehouse & Storage	1 space per 10,000 square feet		
Hotel	0.3 spaces per room		<i>Development containing less than 100 guest rooms is exempt.</i>
Single Room Occupancy Units	Market rate unit	0.5 spaces per unit	Parking shall be based on the occupancy/rent restriction applied to the specific unit.
	50% AMI	0.1 spaces per unit	
	At or below 40% AMI	None	

- (1) ~~Motoreycle and Bicycle Parking. One motoreycle parking space and one bicycle parking space shall be provided for every twenty required vehicle spaces. There shall be no requirements for the provision of parking or loading areas for non-residential uses.~~
- (2) ~~Off-Street Loading. If parking is provided, then one motorcycle parking space shall be provided for every twenty vehicle spaces.~~
 - (A) ~~For development containing 30,000 to 100,000 square feet of commercial space, one off-street loading bay shall be provided that shall be a minimum of 30 feet deep, 14 feet wide, and 14 feet tall (measured from the inside walls).~~

~~Small lots of 5,000 square feet or less in size shall be exempt.~~

- (3) ~~Small Lot Commercial Development—commercial development on lots—of 15,000 square feet or less shall be exempt from parking requirements~~ Bicycle parking shall be provided in accordance with Chapter 14, Article 2, Division 5 of the Land Development Code.

- (4) ~~An alternative parking design for a commercial development may be approved for a parking area exclusively serviced by a valet parking program, subject to approval by the City Manager. The parking operation design and valet requirements shall be documented in a recorded agreement subject to approval, as to form, by the City Attorney.~~

- (B) ~~For developments containing over 100,000 square feet of commercial space:~~

- (i) ~~One off-street loading bay shall be provided, with the bay measuring a minimum of 35 feet deep, 14 feet wide, and 14 feet tall;~~
- (ii) ~~Loading bays shall provide direct access into the internal circulation system of the development;~~
- (iii) ~~Loading bays shall share the parking access driveway, unless separate driveways better facilitate~~

~~access to the loading and parking areas and decrease potential traffic conflicts; and~~

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

(c) [No change in text.]

**TABLE 156-0313-C
NORTH EMBARCADERO OFF-STREET PARKING REQUIREMENTS**

Use Category	Minimum		Maximum		Notes
<i>Dwelling units including Permanent Supportive Housing</i>	0		1 space per <i>dwelling unit</i>		
<i>Living Units & Single Room Occupancy Hotel Rooms</i>	Market rate unit	0	Market rate unit	0.5 spaces per unit	Maximum parking shall be based on the occupancy or rent restriction applied to the specific unit.
	50% AMI	0	50% AMI	0.2 spaces per unit	
	At or below 40% AMI	0	At or below 40% AMI	0	
<i>Group Living</i>	0		0.1 spaces per room		
<i>Live/Work or Shopkeeper Unit</i>	0		1 space per unit		
<i>Residential Care Facilities</i>	0		1 space per every ten beds		
<i>Transitional Housing Facilities</i>	0		1 space per every 6 beds and 1 space per on-site employee		
Office	2 spaces per 1,000 square feet <u>0</u>				
Hotel	0.5 spaces per room <u>0</u>				
Warehouse & Storage	1 space per 10,000 square feet <u>0</u>				
Retail	2.5 spaces per 1,000 square feet <u>0</u>				
Restaurant	5.0 spaces per 1,000 square feet <u>0</u>				

(d) through (n) [No change in text.]

**TABLE 156-0313-D:
TRANSPORTATION DEMAND MANAGEMENT (TDM)**

[No change in text.]

§1516.0104 Applicable Regulations

Unless otherwise specified in this Division, the following provisions of the Land Development Code apply in the Planned District:

Chapter 11 (Land Development Procedures) through Chapter 14, Article 7
(Plumbing and Mechanical Regulations) [No change in text.]

Where there is a conflict between these provisions of the Land Development Code and this Division, this Division applies, except as it relates to *parking standards transit priority area*, in which case the *parking standards transit priority area*, parking ratio shall apply.

NJB:nja:sc
06/30/2021
11/17/2021 REV.
Or. Dept: Planning
Doc. No.: 2702579_2

Passed by the Council of The City of San Diego on DEC 07 2021, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage DEC 17 2021.

AUTHENTICATED BY:

TODD GLORIA
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.
By [Signature], Deputy

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

NOV 16 2021, and on DEC 17 2021.

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.
By [Signature], Deputy

Office of the City Clerk, San Diego, California

Ordinance Number O- 21401