

Attachment 1

Proposed Mission Valley Community Plan (May 2019) (Under Separate Cover)

Draft Resolution – Amending the Mission Valley Community Plan and General Plan

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING THE MISSION VALLEY COMMUNITY PLAN, AND AMENDING THE GENERAL PLAN TO EFFECT A COMPREHENSIVE UPDATE TO THE MISSION VALLEY COMMUNITY PLAN.

WHEREAS, on _____, the City Council of the City of San Diego held a public hearing for the purpose of considering amendments to the Mission Valley Community Plan and General Plan and other actions associated with the comprehensive update to the Mission Valley Community Plan; and

WHEREAS, the current Mission Valley Community Plan was adopted in 1985 and encompasses parcels within Mission Valley; and

WHEREAS, this update creates a new community plan for the Mission Valley community, in order to recognize its unique land use and urban form characteristics; and

WHEREAS, as part of the plan update, the City's General Plan will be amended due to the Community Plan being part of the adopted General Plan; and

WHEREAS, the Planning Commission of the City of San Diego held a public hearing on **June 20, 2019** to consider the amendments to the Mission Valley Community Plan;

WHEREAS, the Planning Commission recommended certification of Program Environmental Impact Report (Project No. No. 518009/Sch. No. 2017071066) prepared as part of this project; and

WHEREAS, the Planning Commission found, based on its hearing record, that this comprehensive community plan update is consistent with and implements the City of San Diego's General Plan and Climate Action Plan and that the proposed update helps achieve long-term goals within the community as well as meets city-wide goals; and

WHEREAS, on February 21, 2019, the Airport Land Use Commission determined that the proposed Mission Valley Community Plan is conditionally consistent with the San Diego International Airport ALUCP and Montgomery-Gibbs Executive Airport ALUCP, with the condition that future construction within the project area complies with the airspace protection policies of the applicable ALUCP, including obtaining and complying with the conditions of a determination of no hazard from the Federal Aviation Administration (FAA) for any project meeting FAA notice criteria;

WHEREAS, the City Council has considered the Planning Commission record and recommendation as well as the maps, exhibits, and written documents contained in the file for these updates on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that the Mission Valley Community Plan incorporates the policies of the City of San Diego General Plan and Climate Action Plan.

BE IT FURTHER RESOLVED, that the City Council of the City of San Diego hereby updates the Mission Valley Community Plan, and amends the General Plan, with a copy of said update and new plan being on file in the office of the City Clerk as Document No. R-

_____.

APPROVED: MARA W. ELLIOT, City Attorney

By _____
Shannon Thomas
Deputy City Attorney

ST:nhg
DATE
Or.Dept: PLANNING
Doc. No.: XXXXX

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

KEVIN FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN FAULCONER, Mayor

Attachment 2

Mission Valley Planning Group Initial Recommendation (September 2017)

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

September 06, 2017

Members Present:

Steve Abbo, Deborah Bossmeyer, Paul Brown, Cameron Bucher, Robert Doherty, Kaye Durant, Randall Dolph, Alan Grant, Mary Holland, Rob Hutsel, John Laraia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Josh Weiselberg, Larry Wenell

Members Absent:

Bob Cummings, Derek Hulse, Dottie Surdi, Rick Tarbell

City/Government Staff:

Summer Adleberg, Keli Balo, Zach Bunshaft, Maureen Gardiner, Javier Gomez, Nancy Graham, Liz Saidkhanian, Brian Schoenfisch, Wendell Taper, Ryan Trabuco

Guests:

See list at end of minutes

A. CALL TO ORDER

Marco Sessa, Vice Chair, called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:02 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

Verify Quorum: 19 members were present, constituting a quorum.

B. PLEDGE OF ALLEGIANCE –

Elizabeth Leventhal led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Marco Sessa welcomed everyone to the meeting. Marco reminded those present to sign the sign in sheets.

Guests introduced themselves.

D. APPROVAL OF MINUTES

Alan Grant moved to approve the minutes of the August 02, 2017 regular meeting. Elizabeth Leventhal seconded the motion. Minutes were approved 12–0 – 7 with Deborah Bossmeyer, Cameron Bucher, Randall Dolph, Alan Grant, Mary Holland, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Keith Pittsford, Josh Weiselberg, Larry Wenell voting yes, and Steve Abbo, Paul Brown, Robert V. Doherty, Kaye Durant, Rob Hutsel, Jim Penner, Marco Sessa abstaining.

E. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.

“The Mission Valley Planning Group has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the Mission Valley community boundaries. The planning group also advises on other land use matters as requested by the City or other governmental agency.”
Mission Valley Planning Group Bylaws as Amended and approved July 2015

The following topics were addressed:

- Medical Marijuana Consumer Cooperatives (MMCC). Due to two City council districts within the Mission valley Planning area the Southern portion or the Mission Valley could host up to 8 Medical Marijuana Consumer Cooperatives. For more information: <https://www.sandiego.gov/sites/default/files/dsdib170.pdf>

F. MEMBERSHIP BUSINESS

Keith Pittsford reported that there are no current open Board positions. No other business.

G. TREASURER’S REPORT

Bob Doherty reported the balance is \$1,344.16

H. INFORMATION ITEMS

1. The San Diego River/Stadium Wetland Mitigation Project

Summer Adleberg, from the City Public Utilities Department reviewed the The San Diego River/Stadium Wetland Mitigation Project

Compensatory mitigation is required for projects that have unavoidable impacts to wetlands, streams, and/or other aquatic resource functions considered jurisdictional by the United States Army Corp of Engineers under Section 404 of the Clean Water Act and by the California Department of Fish and Wildlife under Section 1602 of the California Fish and Game Code, as well as areas considered wetlands and/or ecologically important by the Regional Water Quality Control Board and City of San Diego.

Compensatory mitigation may be completed through obtaining credits from an established mitigation bank, or contributing financially to an approved in-lieu fee program or establishing their own mitigation site.

The San Diego River/Stadium Wetland Mitigation Project is a mitigation area for City of San Diego Projects. The restoration project is serving as mitigation for multiple public utilities projects for the City of San Diego.

The San Diego River/Stadium Wetland Mitigation Project is a 57-acre habitat restoration project within the San Diego River channel, between I-15 and I-805, south of Qualcomm Stadium, in the Mission Valley area of the City of San Diego.

The project area includes a one-mile stretch of river, and ranges in width from 300 to 800 feet. Initial phases of the project include development and implementation of a

Stormwater Pollution Prevention Plan (SWPPP) and removal of non-native species within the river channel using heavy equipment. Following removal of non-native species, irrigation over approximately 30 acres will be installed, followed by native plant and seed installation. The native plant material will aid in stabilization of the disturbed areas within the river channel and provide native habitat for species.

The project period is expected to last over six years, with a one year installation phase followed by five years of maintenance and biological monitoring to ensure success criteria outlined in the regulatory permits are satisfied.

For more information:

https://www.sandiego.gov/sites/default/files/legacy/stormwater/pdf/alvaradomitigati_onplan.pdf

Discussion/Comments

- Considerations for wildlife that use non native plants for habitation
- Non native vegetation returning after mitigation project is complete/City will continue to monitor
- Challenge of homeless encampments/homeless agencies assisting in homeless in area
- No signage indicating purpose of project
- Land (Riverbed) owned by City Public Utilities
- Potential/identified infrastructure (auto/pedestrian/bike) bridges over river but within mitigation area received easement and were removed from mitigation area.

I. ACTION ITEMS

1. Mission Valley Community Plan Update/Approve a draft land use map as the future condition land use map for mobility modeling and analysis

DRAFT MOTION:

Recommend the proposed Mission Valley land use map as the basis for mobility modeling and analysis

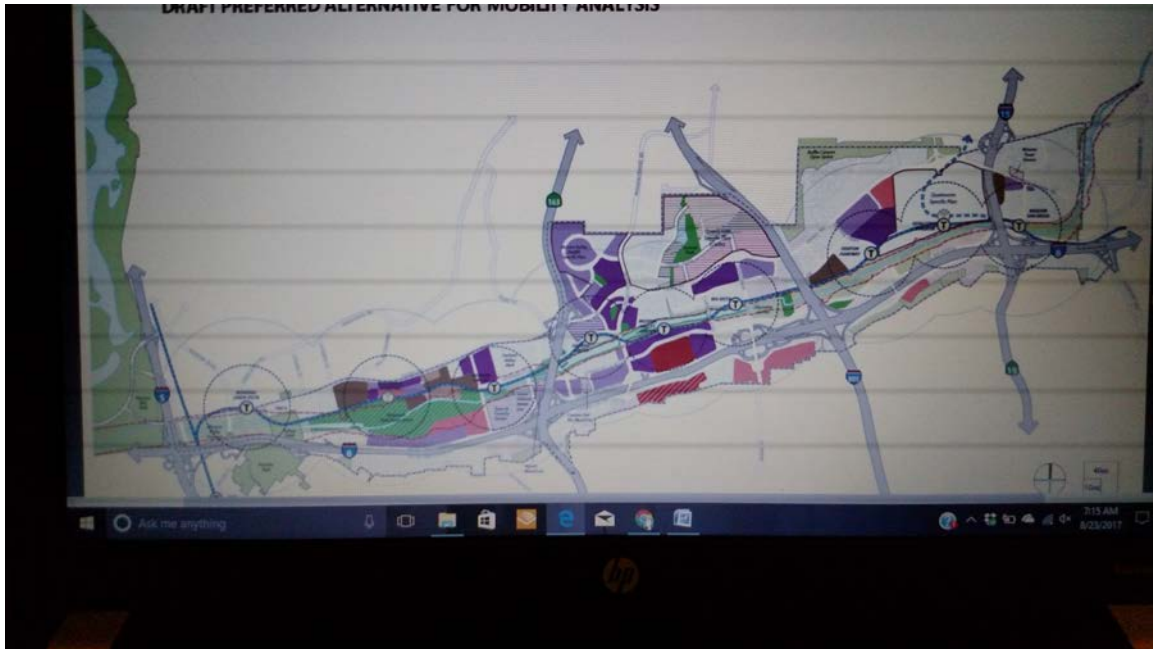
Andrew Michajlenko reviewed the work of the Mission Valley Community Plan Update Committee.

Nancy Graham, from the City Planning Department, provided an update on the Mission Valley Community Plan Update process. More information and background/study materials and reports can be found on the Mission Valley Community Plan Update website: <https://www.sandiego.gov/planning/community/cpu/missionvalley>

Reference was made to the existing conditions mobility report. The report can be found on the MV Community Plan Update website:
<https://www.sandiego.gov/planning/community/cpu/missionvalley>

Nancy reviewed the proposed “futures” map for the Mission Valley to be used for mobility (motor vehicle/pedestrian/bicycle/transit) modeling and analysis. It is a

“consensus land use map” of three reviewed by the committee but is not the final land use map for the Mission Valley Community Plan Update. Nancy explained the assumptions included in the mobility report for the entire Mission Valley and the Mission Valley stadium site.



Discussion/Comments/Questions

- Ridership of mass transit within the Mission Valley is suboptimal due to connectivity issues.
- Additional signage for mass transit is need in the Mission Valley
- The existing conditions mobility report indicates substantial differences between the duration length of mass transit trips as opposed to the duration length of automobile trips. If ridership of mass transit is to be increased the duration length of mass transit trips will need to be addressed.
- The Existing Conditions Report, Mobility Element Section, does not address Emergency Vehicle (EV) preemption. Experientially, this is a problem within the Mission Valley. Request for new mobility reports to include a section on Emergency Vehicle (EV) preemption.
- Serra Mesa Community Plan Amendment Roadway Connection Project, aka, Franklin Ridge Road Connection. The proposed project would connect Franklin Ridge road and Via Alta in the Mission Valley Civita development to Phyllis Place in Serra Mesa. Phyllis Place provides access to Interstate 805. The connection is described as a “four lane collector road including bicycle and pedestrian facilities.” The project is considered, by some, to be vital to traffic circulation in Civita as well as the Mission Valley. The project is considered, by some, to be a detriment to the quality of life in Civita and would bring unwanted traffic congestion to the Serra Mesa Community.



The city's Planning Department has directed that the map for the Mission Valley mobility modeling and analysis include the Serra Mesa Community Plan Amendment Street Connection Project. There was discussion about doing two different mobility modeling and analysis reports, one with the Serra Mesa Community Plan Amendment Street Connection Project included, and one with the Serra Mesa Community Plan Amendment Street Connection Project excluded. Nancy Graham reported that, due to Serra Mesa Community Plan Amendment Street Connection Project being in the process cycle for City Council review, the City Director of Planning has directed that the Mission Valley mobility modeling and analysis report be conducted with the Serra Mesa Community Plan Amendment Street Connection Project being included, unless the City Council provides other direction or denies the project prior to the start of the modeling and analysis process. Nancy indicated that even if the Mission Valley Planning Group passed a resolution indicating that they wanted the mobility modeling and analysis report to include both a model with the Serra Mesa Community Plan Amendment Street Connection Project included and one with the Serra Mesa Community Plan Amendment Street Connection Project excluded that it would not change the directive to complete the Mission Valley mobility modeling and analysis report with the Serra Mesa Community Plan Amendment Street Connection Project included. For More information:

https://www.sandiego.gov/sites/default/files/serra_mesa_cpa_recirculated_draft_eir_march_2017.pdf

Andrew Michajlenko moved to recommend the proposed Mission Valley Community Plan Update subcommittee consensus land use map as the basis for mobility modeling and analysis with a report being completed with the Serra Mesa Community Plan Amendment Street Connection Project included and a report being completed with the Serra Mesa Community Plan Amendment Street Connection Project excluded. Deborah Bossmeyer seconded the motion.

After discussion the motion was withdrawn.

Andrew Michajlenko moved to recommend the proposed Mission Valley Community Plan Update subcommittee consensus land use map as the basis for mobility modeling and analysis with the report being completed with the Serra Mesa Community Plan Amendment Street Connection Project included and the MVPG minutes reflecting that City staff have been directed to complete the report, regardless of the desires of the Mission Valley Planning Group, only with the Serra Mesa Community Plan Amendment Street Connection Project being included. Elizabeth Leventhal seconded the motion.

The motion was approved 17-3- 0 with Steve Abbo, Cameron Bucher, Robert Doherty, Randall Dolph, Kaye Durant, Alan Grant, Mary Holland, Rob Hutsel, John Laraia, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, John Nugent, Jim Penner, Keith Pittsford, Marco Sessa, Larry Wenell voting yes, and Deborah Bossmeyer, Paul Brown, Josh Weiselberg voting no.

J. Committee/Community Reports:

A. Standing Committees:

1) Design Advisory Board – Randy Dolph

Randy reported that no meeting was held.

The next meeting is set for Monday October 02, 2017 at 3:30 p.m. at the Mission Valley Library.

2) Mission Valley Community Plan Update- Elizabeth Leventhal/Andrew Michajlenko

The Community Plan Update Subcommittee (CPUS) will meet on September 08, 2017 at the Mission Valley Library.

The committee did not meet in its regular setting in August. The August 11th meeting was a public outreach meeting located at Westfield Mission Valley Mall East. The meeting also served as the EIR NOP meeting. A public open house was hosted by City Staff on Sat Aug 12th from 10 am – 6pm at the same location.

The CPUS committee normally meets the second Friday of each month from 3:00-4:30 at the Mission Valley Library.

For more information please visit the CPUS website at:

<http://www.sandiego.gov/planning/community/cpu/missionvalley/>

B. Ad Hoc Committees

1) Parks – Rob Hutsel

Rob reported, after consultation with Dottie Surdi, that the Ad Hoc Parks subcommittee was being dissolved.

2) Public Health, Safety and Welfare – Elizabeth Leventhal

Elizabeth Leventhal –No Report

3) Riverwalk-Rob Hutsel

A community meeting will be on 10/07/17 at 10:00 am at the Riverwalk Golf Course to provide ideas and feedback on the Community Parks/Open Spaces within the proposed development.

For more information please visit the Riverwalk website at:

<http://riverwalksd.com/>

4. MV Stadium Redevelopment-Paul Brown

Paul introduced Gina Jacobs, Chief of Staff, Office of the President at San Diego State University and Rachel Gregg, Community Relations Manager at San Diego State University. Gina spoke regarding San Diego State University's expressed interest in a campus expansion at the MV stadium site, having played football there since the stadium opened 50 years ago. Gina shared information about their vision and interest in working with the community to bring forward a plan for the site.

Paul Brown indicated that he will call a Mission Valley Stadium Redevelopment Ad Hoc subcommittee meeting for the near future.

2. Community Reports

1. San Diego River Coalition

Alan Grant invited all members to the 16th Anniversary Celebration of the San Diego River Park Foundation and the San Diego River Coalition on September 21, 2017 from 6-9 pm Town and Country Resort, 500 Hotel Circle North San Diego, CA 92108

Due to the 16th Anniversary Celebration there is no regular meeting in September. The next meeting will be October 20, 2017.

The Coalition normally meets the third Friday of each month from 3:00-4:30 at the Mission Valley Library.

More info at: <http://www.sandiegoriver.org>

3. Community Planning Chairs Meeting –

No report

4. Miscellaneous Mail/Items/For the Good of the Order

The Serra Mesa Community Plan Amendment Street Connection Project is on the agenda for the City Council's Smart Growth and Land Use Committee in September.

L. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 2:01P.M.

The next regular meeting will be on Wednesday October 04, 2017 at 12:00 p.m. at the Mission Valley Library, Community Room.

John Nugent, Secretary

Design Advisory Board (DAB) Standing Committee

The committee did not meet. There are no minutes included with these minutes

The Community Plan Update Subcommittee (CPUS)

The committee did not meet in its regular setting in August. The August 11th meeting was a public outreach meeting located at Westfield Mission Valley Mall East. The meeting also served as the EIR NOP meeting. A public open house was hosted by City Staff on Sat Aug 12th from 10 am – 6pm at the same location.

PHOTO OF GUEST SIGN IN SHEET FOR SEPTEMBER 06, 2017 MVPG MEETING

GUEST SIGN-IN Meeting Date 9/06/17

We have open board positions—please let us know if you wish to volunteer.

	Print Name	Print Affiliation
1	Susan Wilcox	Citizen
2	Jan Kane	Scripps Ranch
3	Kathy Lippitt	San Diegoans For Safe Neighborhoods
4	Robert Wachter	Westchester
5	JA Susan	SDCPA
6	Media Fettinger	Resident
7	N. L. D'Amico	Riverwalk
8	Noel Tose	MVPG Chairman
9	JIM HAUGHEY	Michael Baker Intl.
10	Don Dowell	SMPG
11	Cindy Moore	SMPG
12	KEN GOTHELT	LAND OWNER
13	Bhuvanesh Parikh	Riverwalk
14	JOHN ZIEBARTH	
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Attachment 3

Historic Resources Board Meeting Minutes (April 2019)

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF APRIL 25, 2019
CIVIC SAN DIEGO BOARDROOM
401 B STREET, SUITE 400, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING

The meeting was called to order by Vice-Chair Hutter at 1:02 PM

Chairperson	David McCullough	Absent
Vice-Chairperson	Tim Hutter	Present
2 nd Vice-Chairperson	Courtney Ann Coyle	Present
Boardmember	Andrew Bowen	Present
Boardmember	Charlie Colvin	Absent
Boardmember	Diana Cordileone	Present <i>Arrived at 1:04 PM</i>
Boardmember	Amy Harleman	Present
Boardmember	Todd Pitman	Present
Boardmember	Cindy Stankowski	Present
Boardmember	Mathew Winter	Present
Boardmember	Ann Woods	Present

Staff to the Board in Attendance

Sheila Santos, Board Secretary
Michelle Sokolowski, Deputy Director
Anna McPherson, Program Manager
Laura Black, Deputy Director
Kelley Stanco, Project Manager, Board Liaison, Planning
Suzanne Segur, Senior Planner
Shannon Anthony, Junior Planner
Emma Haggerty, Assistant Planner

Legal Counsel in Attendance: Corrine Neuffer, Deputy City Attorney

ITEM 1 - APPROVAL OF MINUTES FOR MARCH 28, 2019

BOARD ACTION:

MOTION BY BOARDMEMBER WINTER TO APPROVE THE MINUTES FOR MARCH 28, 2019 AS WRITTEN.

Seconded by Boardmember Stankowski

Vote: 8-0-0

Motion Passes

ITEM 2 - NON-AGENDA PUBLIC COMMENT

None

ITEM 3 - ADMINISTRATIVE ITEMS

A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION

• **GENERAL INFORMATION**

- Revised Resolution for Item 7 – William Tascher House
- HRB Criteria Guidelines
- Motion and Findings Form for Historical Designation

• **GENERAL BOARD MEMBER COMMENTS**

None

B. CONFLICT OF INTEREST DECLARATIONS

• **CONFLICTS OF INTEREST**

Boardmember Pitman had a conflict of interest for Item 11 – The Mission Valley Community Plan Update and recused himself from the discussion and vote.

• **EX PARTE COMMUNICATIONS**

None

• **FAILURE TO VISIT DESIGNATION SITES (INCLUDING INTERIORS/PROPOSED FOR DESIGNATION)/INVOCATION OF WAIVER**

None

C. STAFF REPORT

• **HISTORICAL RESOURCES SECTION, DSD**

Anna McPherson, Program Manager

- The appeal for HRB# 939-Henry B. Jones House located at 4114 Ibis Street was heard by the City Council on Tuesday, April 23rd; the designation was upheld.

Michelle Sokolowski, Deputy Director

- Good afternoon HRB Boardmembers, this month, April, is volunteer month. As you know we greatly appreciate all the work that you do in DSD. It is not a thankless job because we are very thankful for all of your work. You guys spend a whole lot of time and invest a lot of time in doing everything regarding historic preservation for our City. As we all know, it is an unpaid job and we are just incredibly appreciative for all the work that you do. Today happens to be take your children to work and Earth day as well, so we have some wonderful children from our staff members here helping pass out your treats for you. Thank you very much on behalf of DSD and the Planning Department. We are incredibly thankful and grateful for all of the work that you do. My boss, Greg Hopkins, the Assistant Director for DSD is here as well to express his thanks. He is in the front row. Joel Day who is the new director for the City's Boards and Commissions Office was hoping to be here, but I just got a last minute message that he wasn't able to attend but he extends his thanks as well. Thank you very much.

D. SUBCOMMITTEE REPORT OUT

- **POLICY**

Report out by Shannon Anthony

The Policy subcommittee met on April 8th and discussed the Draft 2018 Standardized Report of City Boards and Commissions.

The next regularly scheduled Policy Subcommittee meeting will be held Monday, May 13, 2019 at 3:00pm in the Training Room of the 4th Floor of Development Services.

- **DESIGN ASSISTANCE AND ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES**

Report out by Suzanne Segur

The next regularly scheduled DAS meeting will be held Wednesday, May 1, 2019, at 4:00pm in Conference Room 5C on the 5th floor of Development Services.

The next regularly scheduled Archaeological and Tribal Cultural Resources Subcommittee meeting will be held on Monday, May 13, 2019 at 4:00pm in the Training Room on the 4th Floor of Development Services.

E. REQUESTS FOR CONTINUANCES

None

ITEM 4 - REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA

- ITEM 6 – JOSEPHINE AND ALBERT ANDERSON HOUSE *located at 821 Armada Terrace*
- ITEM 7 – WILLIAM TASCHER HOUSE *located at 5000 Westminster Terrace*
- ITEM 9 – NATE AND BEVERLY ROSENBERG HOUSE *located at 742 Armada Terrace*

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO APPROVE ITEMS 6, 7 AND 9 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATIONS.

Seconded by Boardmember Pitman

Vote: 9-0-0

Motion Passes

ACTION ITEMS

ITEM 5 – MUT KULA XUY / MUT LAH HOY YA SITE #10

Applicant: Tulip 1031 LLC represented by Brian F. Smith and Associates

Location: Not permitted to list, La Jolla Community, Council District 1

Description: Consider the designation of the property above as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Mut kula xuy / Mut lah hoy ya Site #10 as a historical resource under HRB Criterion A. The designation applies to the site only and excludes the residence and all other above ground structures currently located on the premises.

Report Number: HRB 19-016

Staff Report by Emma Haggerty

Testimony Received:

In Favor: None

In Opposition: None

BOARD ACTION:

MOTION BY BOARDMEMBER STANKOWSKI TO DESIGNATE ITEM 5 – MUT KULA XUY / MUT LAH HOY YA SITE #10 PER STAFF'S RECOMMENDATION

Seconded by Boardmember Harleman

Vote: 9-0-0

Motion Passes

ITEM 6 – JOSEPHINE AND ALBERT ANDERSON HOUSE

Applicant: Davidson Family Trust represented by Alexander D. Bevil

Location: 821 Armada Terrace, 92106, Peninsula Community, Council District 2 (**1288 3-A**)

Description: Consider the designation of the property located at 821 Armada Terrace as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Josephine and Albert Anderson House located at 821 Armada Terrace as a historical resource with a period of significance of 1927 under HRB Criterion C. The designation excludes rear additions completed after the 1927 period of significance.

Report Number: HRB 19-011

ITEM PASSED ON CONSENT

ITEM 7 – WILLIAM TASCHER HOUSE

Applicant: Steven Oas and Eric M Schumacher represented by Legacy 106, Inc

Location: 5000 Westminster Terrace, 92116, Kensington-Talmadge Community, Council District 9 (**1269 2-G**)

Description: Consider the designation of the property located at 5000 Westminster Terrace as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the William Tascher House located at 5000 Westminster Terrace as a historical resource with a period of significance of 1927 under HRB Criterion C. The designation excludes the retaining wall and the 140 sq. ft rear addition which were both built outside the period of significance.

Report Number: HRB 19-012

ITEM PASSED ON CONSENT

ITEM 8 – ARTHUR AND ANNIE MCALEXNDER HOUSE

Applicant: KC C. Kruger and Marissa E. Wiley

Location: 3382 33rd Street, 92104, North Park Community, Council District 3 (**1269 6-F**)

Description: Consider the designation of the property located at 3382 33rd Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Arthur and Nannie McAlexander House located at 3382 33rd Street as a historical resource with a period of significance of 1923 under HRB Criterion C. The designation excludes the detached garage and rear twenty-five square foot laundry room addition constructed outside the period of significance.

Report Number: HRB 19-013

Staff Report by Shannon Anthony

Testimony Received:

In Favor: KC Kruger

In Opposition: None

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO DESIGNATE ITEM 8 – ARTHUR AND NANNIE MCALEXANDER HOUSE PER STAFF'S RECOMMENDATION

Seconded by Boardmember Harleman

Vote: 8-1-0
(Hutter)

Motion Passes

ITEM 9 – NATE AND BEVERLY ROSENBERG HOUSE

Applicant: Gregory V. Mauro represented by Marie Burke Lia

Location: 742 Armada Terrace, 92106, Peninsula Community, Council District 2 (1288 3-A)

Description: Consider the designation of the property located at 742 Armada Terrace as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Nate and Beverly Rosenberg House located at 742 Armada Terrace as a historical resource with a period of significance of 1961 under HRB Criterion C.

Report Number: HRB 19-014

ITEM PASSED ON CONSENT

ITEM 10 – STANDARDIZED REPORT OF CITY BOARDS AND COMMISSIONS 2018

Applicant: City of San Diego, Development Services and Planning Departments

Location: City-wide

Description: Consider the Draft Standardized Report for transmittal to the Office of Boards and Commissions.

Today's Action: Review, comment and approve the Standardized Report.

Staff Recommendation: Direct staff to forward the Standardized Report of City Boards and Commission to the Office of Boards and Commission, or revise the Standardized Report and forward as appropriate.

Report Number: HRB 19-017

Staff Report by Kelley Stanco

Testimony Received:

In Favor: None

In Opposition: None

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO APPROVE THE STANDARDIZED REPORT AND FORWARD AS APPROPRIATE WITH THE FOLLOWING COMMENTS: ITEM 7 ADD CONTEXT STATEMENTS FOR "RISE OF HIGH TECH & LIFE SCIENCES" AND "EARLY WOMEN DEVELOPERS & ARCHITECTS"; AND REVISE ITEM 9 BY REPLACING "EQUALS" WITH "TOTALS."

Seconded by Boardmember Bowen

Vote: 9-0-0

Motion Passes

ITEM 11 – MISSION VALLEY COMMUNITY PLAN UPDATE

Applicant: City of San Diego

Location: Mission Valley Community, Council District 7

Description: Review and consider the Mission Valley Community Plan Area Historic Context Statement (HCS); the Cultural Resources Constraints Analysis (CRCA); the Historic Preservation Section of the Mission Valley Community Plan update; and the Program Environmental Impact Report (PEIR) related to Cultural/Historical Resources for the purposes of making a recommendation on the adoption of the HCS, CRCA, Historic Preservation Section, and the PEIR to the City Council.

Today's Action: Recommend to the City Council adoption of the HCS, CRCA, Historic Preservation Section, and the PEIR or do not recommend adoption

Staff Recommendation: Recommend to the City Council adoption of the Mission Valley Community Plan Area Historic Context Statement; the Cultural Resources Constraints Analysis; the Historic Preservation Section of the Mission Valley Community Plan update (HPE); and the Program Environmental Impact Report (PEIR) related to Cultural/Historical Resources.

Report Number: HRB 19-018

Staff Report by Kelley Stanco

Testimony Received:

In Favor: None

In Opposition: Bruce Coons, Kiley Wallace, Alexandra Wallace

BOARD ACTION:

MOTION BY VICE-CHAIR HUTTER TO RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE MISSION VALLEY COMMUNITY PLAN AREA HISTORIC CONTEXT STATEMENT; THE HISTORIC PRESERVATION SECTION OF THE MISSION VALLEY COMMUNITY PLAN UPDATE; AND THE PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR) RELATED TO CULTURAL/HISTORICAL RESOURCES PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Harleman

Vote: 8-0-1

Motion Passes

(Pitman)

BOARD ACTION:

MOTION BY VICE-CHAIR HUTTER TO RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE MISSION VALLEY COMMUNITY PLAN AREA CULTURAL RESOURCES CONSTRAINTS ANALYSIS PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Winter

Vote: 4-4-1

Motion Fails

(Coyle, Cordileone, Stankowski, Woods) (Pitman)

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE MISSION VALLEY COMMUNITY PLAN AREA CULTURAL RESOURCES CONSTRAINTS ANALYSIS PER STAFF'S RECOMMENDATION AND RECOMMEND THEY CONSIDER ANY MAPS WITH BOUNDARIES THAT ARE PROVIDED RELATIVE TO A MORE EXPANSIVE BUFFER AROUND THE HISTORIC MISSION AND ITS GROUNDS.

Seconded by Boardmember Woods

Vote: 5-3-1

Motion Passes

(Harleman, Winter, Hutter) (Pitman)

REMINDER:

NEXT BOARD MEETING DATE:

Thursday, May 23, 2019

LOCATION:

Civic San Diego Board Room

MEETING ADJOURNED AT 2:58 PM

Attachment 4

Mission Valley Community Plan Final PEIR (Under Separate Cover)
Draft Resolution – Certifying the Final PEIR

RESOLUTION NUMBER R- _____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING ENVIRONMENTAL IMPACT REPORT SCH. NO. 2017071066 AND ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM, FINDINGS, AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE COMPREHENSIVE UPDATE TO THE MISSION VALLEY COMMUNITY PLAN.

WHEREAS, the City of San Diego undertook a comprehensive update to the Mission Valley Community Plan, amendments to the General Plan, amendments to the Land Development Code, and associated actions (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the City Council of the City of San Diego; and

WHEREAS, the matter was heard by the City Council on _____; and

WHEREAS, the City Council considered the issues discussed in the Environmental Impact Report Sch. No. 2017071066 (Report) prepared for this Project; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that it is hereby certified that the Report has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (California Public Resources Code Section 21000 et seq.), as amended, and the State Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City Council hereby adopts the Mitigation and Monitoring Reporting Program, or alterations to implement the changes to the Project as required by the City Council, in order to mitigate or avoid significant effects on the environment, a copy of which is attached as Exhibit A hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081 and CEQA Guidelines Sections 15091 and 15093, the City Council hereby adopts Findings and a Statement of Overriding Considerations with respect to the Project, a copy of which is attached hereto as Exhibit B and incorporated herein by reference.

BE IT FURTHER RESOLVED, that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the City Clerk at 202 C Street, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project after final passage of the ordinances associated with the Project.

APPROVED: MARA W. ELLIOT, CITY ATTORNEY

By: _____
Shannon Thomas
Deputy City Attorney

ST: nhg
DATE
Or. Dept: Planning
Doc. No.:

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program
Exhibit B, Findings and Statement of Overriding Considerations

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

KEVIN FAULCONER, Mayor

Vetoed: _____
(date)

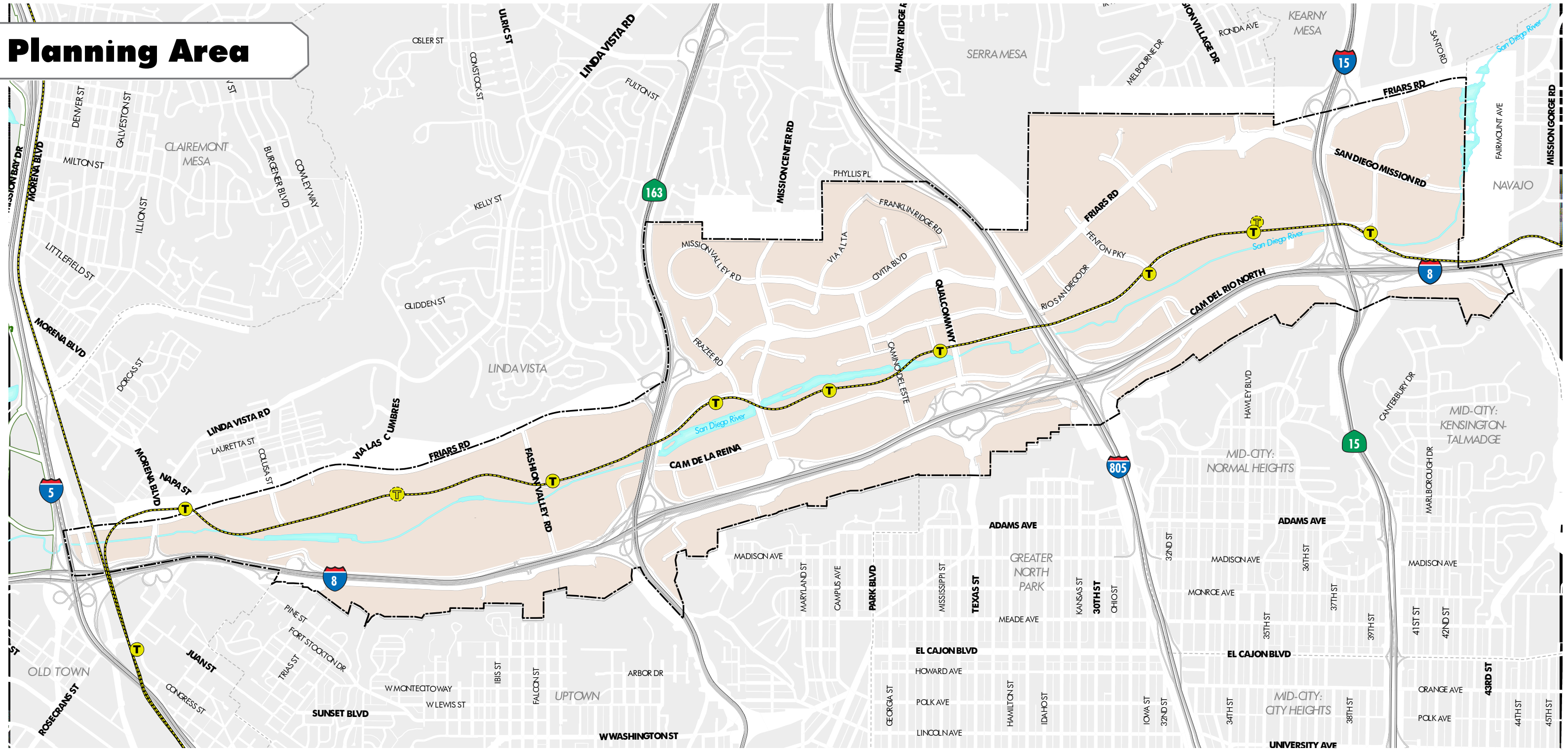
KEVIN FAULCONER, Mayor

DRAFT

Attachment 5

Mission Valley Community Plan Area Map

Planning Area



Trolley Stops



Planned/Proposed Trolley Stops



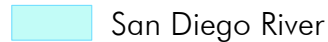
Light Rail



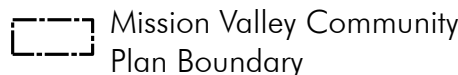
Freeways



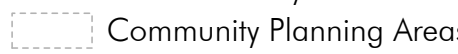
Ramps



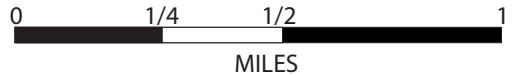
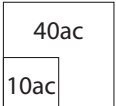
San Diego River



Mission Valley Community Plan Boundary



Community Planning Areas



Attachment 6

Mission Valley Urban Village Areas Map

Urban Village Areas

Western Mission Valley

Western Mission Valley will have a residential and park focus with complementing office and retail uses. Habitat along the San Diego River will be designated open space with a focus on conservation and restoration. Beyond the open space, a park of community significance to serve the Mission Valley community will be provided with features like trails, sports fields, abundant tree canopy, and playgrounds. Further, stakeholder engagement will ensure this park meets the needs of nearby residents and workers. The YMCA, Sefton Field, and Presidio Park will continue to be assets in the community and will be further featured via wayfinding signage and connections, like a pedestrian bridge, to and from the San Diego River Trail.

Stadium Site

Redevelopment of the SDCCU Stadium site will be accomplished through a Specific Plan or Campus Master Plan, which will include detailed information on the land uses, mobility system, and recreation facilities. This plan should adhere to the land uses, mobility system, and policies of this community plan.

Eastern Mission Valley

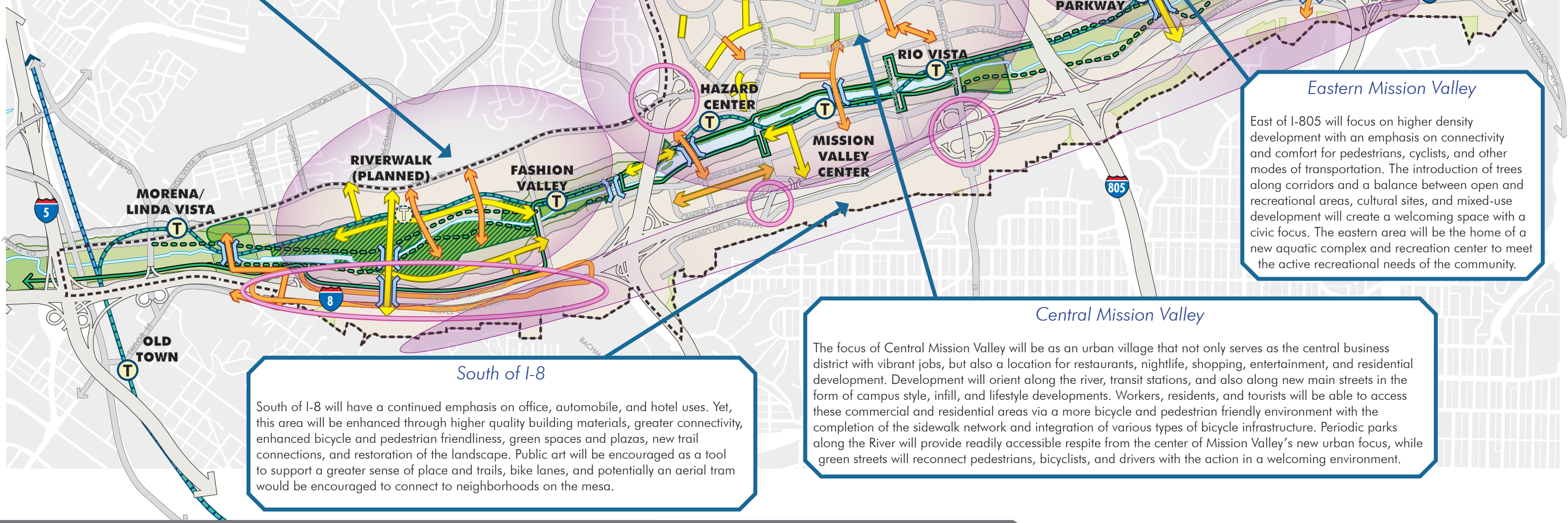
East of I-805 will focus on higher density development with an emphasis on connectivity and comfort for pedestrians, cyclists, and other modes of transportation. The introduction of trees along corridors and a balance between open and recreational areas, cultural sites, and mixed-use development will create a welcoming space with a civic focus. The eastern area will be the home of a new aquatic complex and recreation center to meet the active recreational needs of the community.

Central Mission Valley

The focus of Central Mission Valley will be as an urban village that not only serves as the central business district with vibrant jobs, but also a location for restaurants, nightlife, shopping, entertainment, and residential development. Development will orient along the river, transit stations, and also along new main streets in the form of campus style, infill, and lifestyle developments. Workers, residents, and tourists will be able to access these commercial and residential areas via a more bicycle and pedestrian friendly environment with the completion of the sidewalk network and integration of various types of bicycle infrastructure. Periodic parks along the River will provide readily accessible respite from the center of Mission Valley's new urban focus, while green streets will reconnect pedestrians, bicyclists, and drivers with the action in a welcoming environment.

South of I-8

South of I-8 will have a continued emphasis on office, automobile, and hotel uses. Yet, this area will be enhanced through higher quality building materials, greater connectivity, enhanced bicycle and pedestrian friendliness, green spaces and plazas, new trail connections, and restoration of the landscape. Public art will be encouraged as a tool to support a greater sense of place and trails, bike lanes, and potentially an aerial tram would be encouraged to connect to neighborhoods on the mesa.



General Information

- Mission Valley Community Plan Area
- San Diego River

Transit

- Existing Trolley (Blue Line)
- Existing Trolley (Green Line)
- Planned Trolley (Purple Line)
- Planned Trolley Stop (Riverwalk)

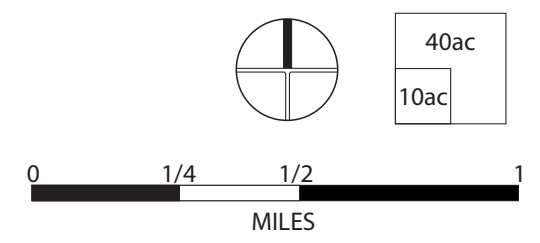
Circulation Improvement

- Roadway Connection
- Pedestrian/Bicycle Connection
- New Bridge
- Existing San Diego River Pathway
- Proposed San Diego River Pathway
- Intersection/Interchange Improvement

Park and Open Space

- Existing Park
- Existing Open Space
- Potential Park/Open Space
- River Corridor
- River Influence Area

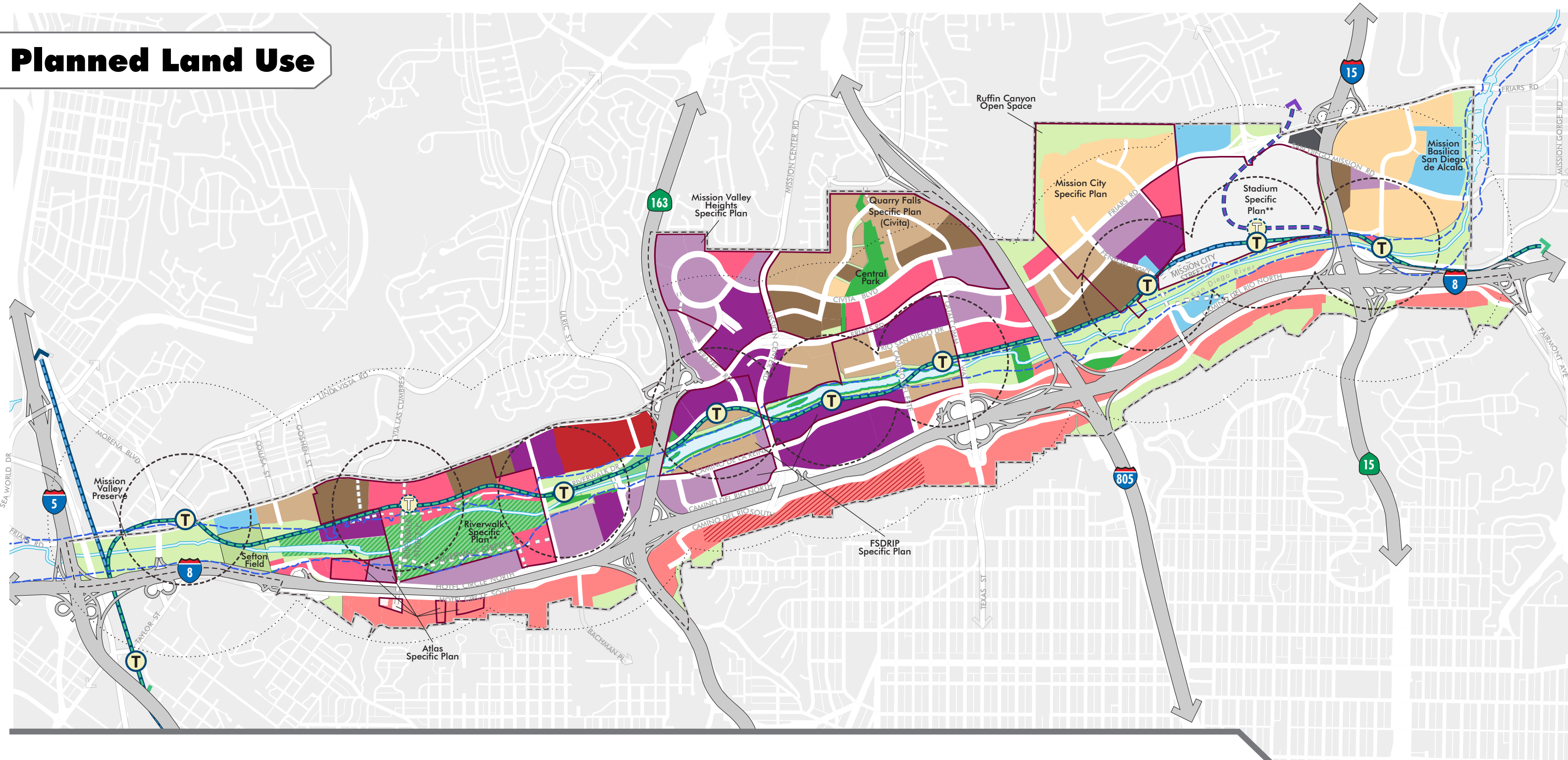
*Additional infrastructure will be recommended through the specific plan.



Attachment 7

Mission Valley Land Use Map

Planned Land Use



General Information

- Mission Valley Community Plan Area
- 100 Year Floodway
- Specific Plan
- Parcels
- Planned Roadway
- San Diego River

Transit

- Existing Trolley (Blue Line)
- Existing Trolley (Green Line)
- Planned Trolley (Purple Line)
- Planned Trolley Stop (Riverwalk)
- Trolley Station Design District (1/4 mile)
- Transit Priority Area (1/2 mile)

Land Use

- Mixed Use (HD)
- Mixed Use (MD)
- Residential (HD)
- Residential (MD)
- Residential (LD)
- Public/Institutional

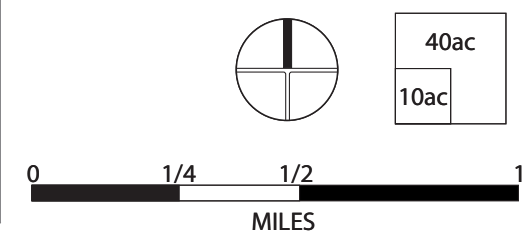
- Office and Visitor Commercial
- Office and Visitor Commercial*
- Regional Commercial*
- Regional Office and Visitor Commercial*
- Industrial

*Residential Prohibited

Park and Open Space

- Existing Park
- Existing Open Space
- Potential Park
- Potential Open Space
- Potential Park/Open Space

**To be completed



Attachment 8

SDSU West Campus Master Plan NOP

**NOTICE OF PREPARATION
OF DRAFT ENVIRONMENTAL IMPACT REPORT
AND INITIAL STUDY;
NOTICE OF PUBLIC INFORMATION/SCOPING MEETINGS;
SAN DIEGO STATE UNIVERSITY
MISSION VALLEY CAMPUS MASTER PLAN PROJECT**

Prepared for:

The Board of Trustees of the
California State University
401 Golden Shore
Long Beach, California 90802

Prepared by:

San Diego State University
Facilities Planning, Design, and Construction
5500 Campanile Drive
San Diego, California 92182-1624

January 18, 2019

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT;
NOTICE OF PUBLIC INFORMATION/SCOPING MEETINGS**

To: State of California
Office of Planning and Research
State Clearinghouse
1400 Tenth Street
Sacramento, California 95812

From: The Board of Trustees of the
California State University
Laura Shinn, Director
Facilities Planning, Design, and Construction
Business and Financial Affairs
San Diego State University
5500 Campanile Drive
San Diego, California 92182-1624

The Board of Trustees of the California State University (CSU), which is the State of California acting in its higher education capacity, will be the lead agency for the preparation of an environmental impact report (EIR) in accordance with the California Environmental Quality Act (CEQA; Public Resources Code section 21000 et seq.), and Title 14 of the California Code of Regulations section 15000 et seq. (hereafter “CEQA Guidelines”). CSU has prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines sections 15082(a) and 15375. San Diego State University (SDSU) is one of 23 campuses in the CSU system. The EIR will address the environmental effects of the proposed SDSU Mission Valley Campus Master Plan project (proposed project) to be developed at 9449 Friars Road, San Diego, California 92108. The proposed project site is located south of Friars Road, west of Interstate 15 (I-15), north of the San Diego River, and east of the Fenton Marketplace shopping center (see NOP **Figure 1**, Vicinity Map).

The proposed project is referenced in San Diego Municipal Code section 22.0908, *Sale of Real Property to SDSU*, which was adopted after the *SDSU West Campus Research Center, Stadium, and River Park Initiative* (Measure G) was approved by City of San Diego voters on November 6, 2018, enabling the City of San Diego to sell the existing property site to CSU for this proposed project. The proposed project would include (a) development of a Mission Valley campus for SDSU, including facilities for educational, research, technology, and support programs within a mixed-use campus village and research park; (b) demolition of the existing San Diego County Credit Union Stadium (“Stadium,” previously known as “San Diego Stadium,” “Jack Murphy Stadium,” and “Qualcomm Stadium”); (c) construction of a new, multipurpose stadium; (d) creation of the River Park; (e) passive and active recreation space and parks; and (f) associated infrastructure and amenities. Specifically, the proposed project would consist of development of facilities to accommodate the new 35,000-seat multipurpose stadium; approximately 1.6 million square feet for campus uses; approximately 4,600 residential units; two hotels with approximately 400 hotel rooms; approximately 95,000 square feet of commercial/retail uses to support SDSU’s Mission Valley campus and related project facilities; approximately 84 acres of parks, recreation, and open space,

including the approximate 34-acre River Park and bike and pedestrian trails; transit opportunities due to the existing on-site transit station; and associated infrastructure and other amenities (see NOP **Figure 2**, Site Plan). The proposed project will accommodate up to 15,000 full-time equivalent students (FTES)¹ at buildout at the SDSU Mission Valley campus, as well as additional faculty and staff, and will require approval of a SDSU Mission Valley Campus Master Plan.

The proposed project implementation and development will arise from a Purchase and Sale Agreement (PSA) between the City of San Diego and CSU, in accordance with San Diego Municipal Code section 22.0908, and include preparation of a CSU Campus Master Plan. Though not required by the CSU Campus Master Plan process, CSU shall use the content requirements of a Specific Plan, prepared pursuant to California Government Code section 65461(a), in completing the SDSU Campus Master Plan for this proposed project.

CSU is seeking public and agency input regarding the scope and content of the environmental information to be contained in the Draft EIR. Further, while not required by CEQA, CSU/SDSU is requesting feedback on the site plan shown in **Figure 2**, which will help inform the Campus Master Plan process. Any responsible or trustee agency may need to use the EIR when considering permits or other project approvals. The failure to respond to this notice, or otherwise object to the conclusions made in the accompanying Initial Study, may prevent later assertions that issues excluded by the Initial Study should have been included in the Draft EIR.

Consistent with CEQA Guidelines section 15082, all responses must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. All written comments received on or before 5:00 p.m. PST February 18, 2019, will be considered. Please send your written response to mvcomments@sdsu.edu. Please provide the name of the contact person for commenting parties or agencies. Written responses may also be sent via mail to Laura Shinn, Director; Facilities Planning, Design, and Construction; SDSU, 5500 Campanile Drive, San Diego, California 92182-1624.

Project Title: SDSU Mission Valley Campus Master Plan project

Location: The project site is located south of Friars Road, west of I-15, north of the San Diego River, and east of the Fenton Marketplace shopping center (see NOP **Figure 1**, Vicinity Map).

List of Probable Environmental Effects: A more detailed description of the proposed project, the project location, and the potential environmental effects associated with development of the

¹ One full-time equivalent student (FTES) is defined as one student taking 15 course units (which is considered to be a “full course load”). Two part-time students, each taking 7.5 course units, also would be considered one FTES; therefore, the total student headcount enrolled at the university is higher than the FTES enrollment. SDSU projects that at buildout, when enrollment reaches 15,000 FTES at the SDSU Mission Valley campus, total students enrolled at the Mission Valley campus could be approximately 20,000 students.

proposed project, are provided in the Initial Study. A copy of this NOP and the Initial Study are available for review on the SDSU website at <http://sdsu.edu/missionvalley>. As described in the Initial Study, the proposed project potentially would affect the following environmental impact factors which will be addressed in the Draft EIR: aesthetics, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, and wildfire.

Government Code Section 65962.5 List: Based on a preliminary review, a portion of the project site is identified on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5, and the specific case was closed as of February 11, 2014. Inclusion of the project site on any such list will be further evaluated in the Draft EIR.

Public Information/Scoping Meeting: CSU will hold public information/scoping meetings to discuss the proposed project, to obtain information regarding the content and scope of the Draft EIR, and to obtain public input on the proposed project's site plan, which was circulated during the Measure G initiative depicting CSU's/SDSU's vision of the SDSU Mission Valley campus. The meetings will take place as follows:

- January 29, 2019 – 3:30 p.m. to 5:30 p.m. at Parma Payne Goodall Alumni Center, 5250 55th Street, San Diego, California 92182
- January 30, 2019 – 5:30 p.m. to 7:30 p.m. at Mission Valley Marriott, 8757 Rio San Diego Drive, San Diego, California 92108
- February 7, 2019 – 5:00 p.m. to 7:00 p.m. at Mission Valley Marriott, 8757 Rio San Diego Drive, San Diego, California 92108.

All public agencies, organizations, and interested parties are encouraged to attend and participate at the meetings. The failure of any public agency, organization, or interested party to attend the scoping meetings or submit written comments may prevent that agency, organization, or party from later asserting that issues excluded by the Initial Study should have been included in the Draft EIR.

Distribution List: A list of the federal, state, and local agencies, and organizations to which this notice has been distributed is provided in Section 8 of the Initial Study.

**Table 1
Campus Land Use Summary**

Proposed Campus Land Uses	Footprint (acres)	# of Buildings	Stories	Units	
				Homes	Hotel Rooms
Parks, Recreation and Open Space ¹	83.6 ²	— ³	—		—
Mixed-use Campus (Including Stadium)	28.6	17	3-5		—
Campus Residential	24.6	16	3-24	4,600	
Campus Hospitality ⁴	5.2	2	3-22		400
Circulation	27.4	—	—		—
Total ⁵	169.4	34	—	4,600	400

Source: Carrier Johnson 2017

Notes:

¹ Includes trails.

² Excludes 1.3-acre MTD fee-title for San Diego Trolley Line; no development proposed within that area.

³ A dash (—) signifies that the information does not apply for a given category.

⁴ Hotel H1 includes both hotel and residential uses.

⁵ All values are approximate and subject to change in the Draft EIR.

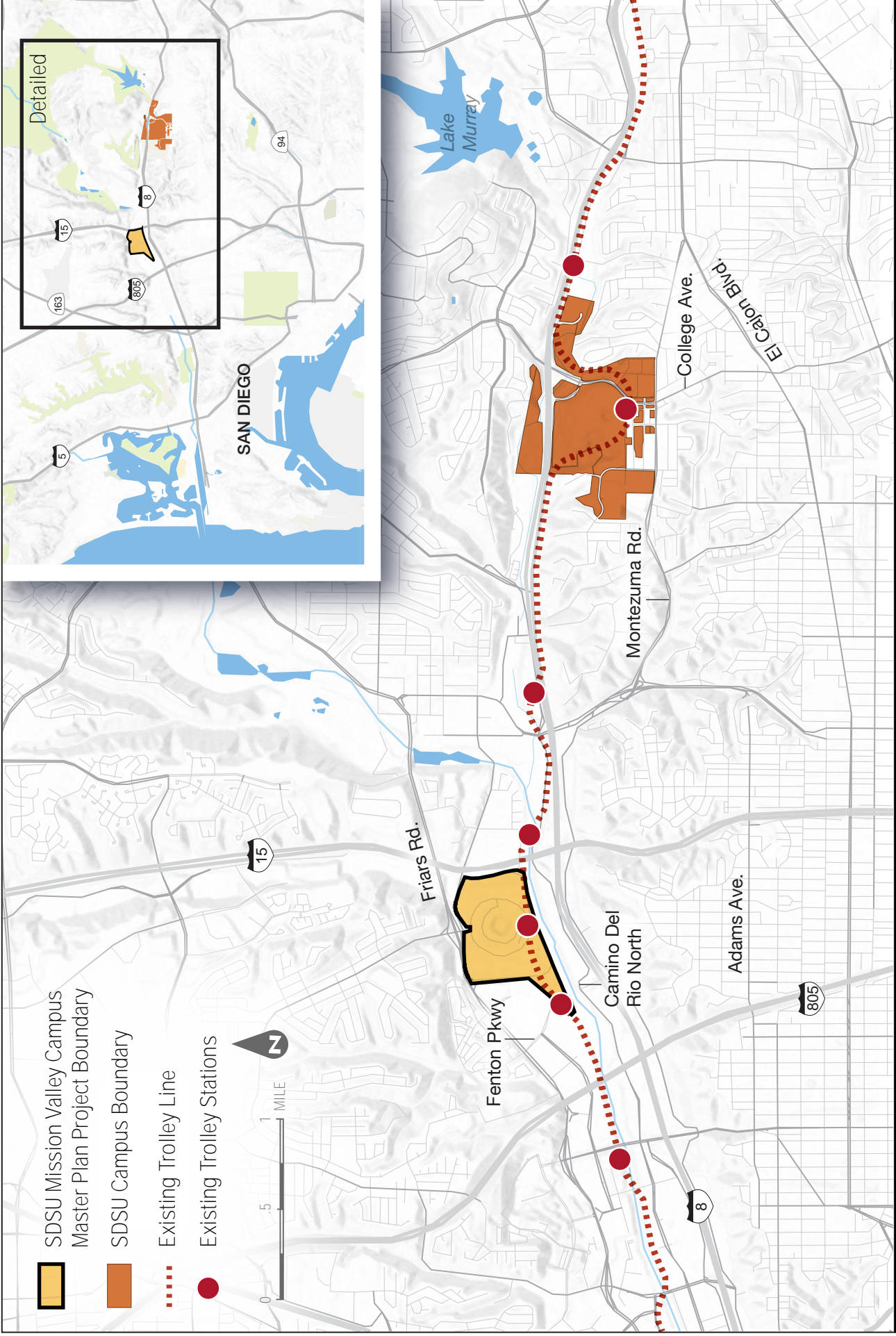


Figure 1
Vicinity Map



Figure 2
Site Plan

Attachment 9

Climate Action Plan (CAP) Conformance Evaluation

CLIMATE ACTION PLAN CONFORMANCE EVALUATION FOR COMMUNITY PLAN UPDATES

The following Climate Action Plan (CAP) conformance questions relate to implementation actions identified in the CAP. These questions are to serve as a tool to help guide the CAP-related discussion and inform the community plan update process in conjunction with other quantifiable evaluation programs as well as an understanding of the local context of each community planning area. This information should be considered at the outset of the community plan update process and written analysis should be prepared demonstrating conformance with the following questions prior to presenting the plan to the public, the Planning Commission, and the City Council for approval.

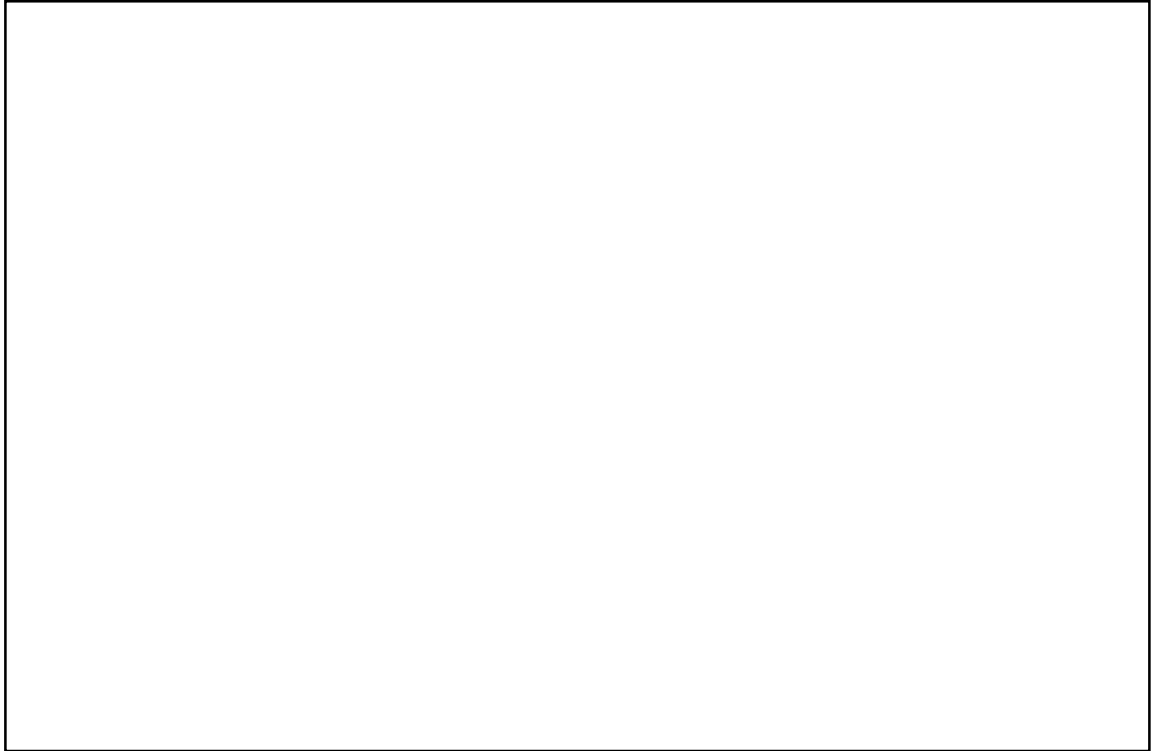
COMMUNITY PLAN:

1. DOES THE PROPOSED COMMUNITY PLAN IMPLEMENT THE GENERAL PLAN'S CITY OF VILLAGES STRATEGY IN TRANSIT PRIORITY AREAS (TPAS) TO INCREASE THE CAPACITY FOR TRANSIT-SUPPORTIVE RESIDENTIAL AND/OR EMPLOYMENT DENSITIES? (STRATEGY 3)

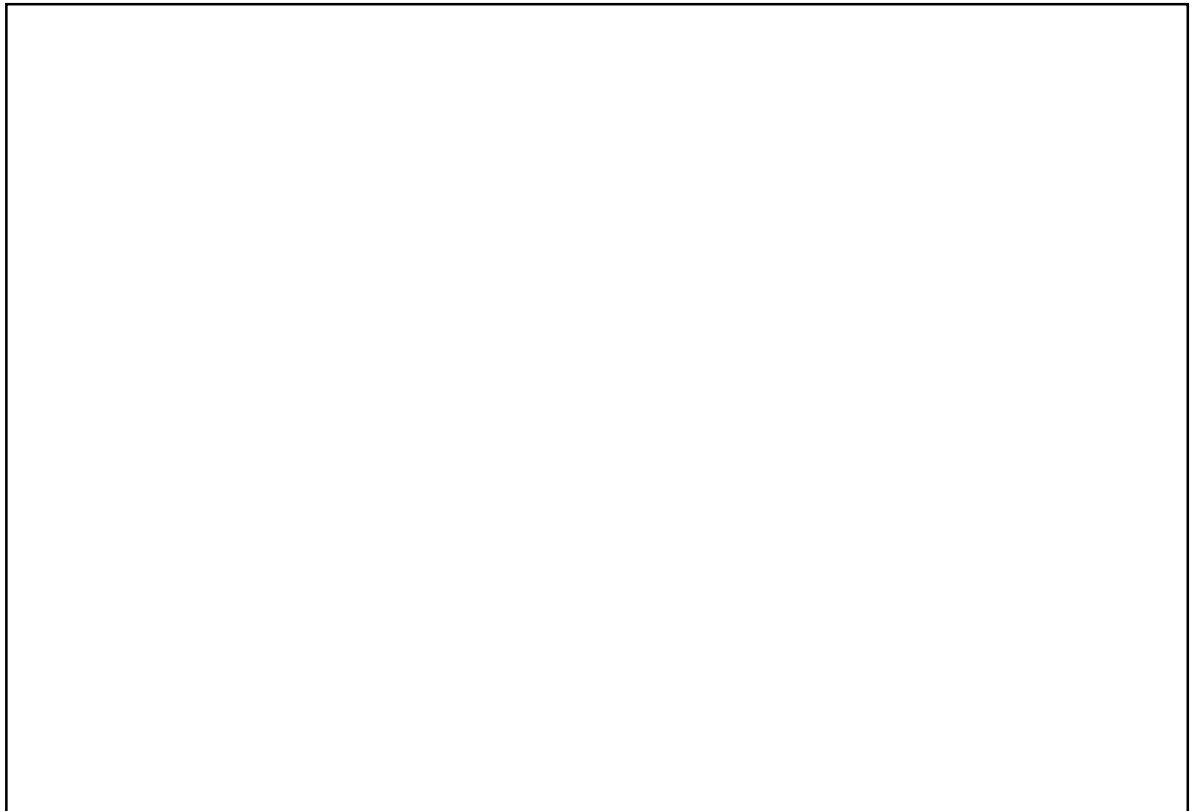
Considerations:

- Does the land use and zoning associated with the plan provide capacity for transit-supportive residential densities within TPAs?

- Is a majority of the additional residential density proposed within TPAs?



- Does the land use and zoning associated with the plan provide capacity for transit-supportive employment intensities within TPAs?



- Is there community-specific data to demonstrate that the proposed plan will lead to an increased number of jobs within TPAs?

- Does the plan identify sites suitable to accommodate mixed-use, village development, as defined in the General Plan, within identified TPAs?

- Does the plan include community-specific policies to facilitate the development of affordable housing within TPAs?

- Does the plan update process include accompanying implementation regulations to facilitate achievement of the plan’s densities and intensities?

2. DOES THE PROPOSED COMMUNITY PLAN IMPLEMENT THE GENERAL PLAN'S MOBILITY ELEMENT IN TRANSIT PRIORITY AREAS TO INCREASE THE USE OF TRANSIT? (STRATEGY 3)

Considerations:

- Does the plan support identified transit routes and stops/stations?

- Does the plan identify transit priority measures, such as: exclusive transit lanes, transit ways, direct freeway HOV access ramps, transit signal priority, Safe Routes to Transit, and first mile/last mile initiatives?

- Does the plan circulation system address the potential for re-purposing of existing street right-of-way for multi-modal transportation?

3. DOES THE PROPOSED COMMUNITY PLAN IMPLEMENT PEDESTRIAN IMPROVEMENTS IN TRANSIT PRIORITY AREAS TO INCREASE WALKING OPPORTUNITIES? (STRATEGY 3)

Considerations:

- Does the plan's circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers, such as transit stations, schools, shopping centers, and libraries?

- Does the plan's urban design element include design recommendations for walkability to promote pedestrian supportive design?

4. DOES THE PROPOSED COMMUNITY PLAN IMPLEMENT THE CITY OF SAN DIEGO'S BICYCLE MASTER PLAN TO INCREASE BICYCLING OPPORTUNITIES? (STRATEGY 3)

Considerations:

- Does the plan's circulation system identify bicycle improvements in consideration of the Bicycle Master Plan that include, but are not limited to: Class I bicycle path, Class II bicycle lanes with buffers, Class III bicycle routes, or Class IV protected bicycle facilities?

- Does the plan’s circulation system provide a balanced, multimodal, “complete streets” approach to accommodate mobility needs of all users?

5. DOES THE PROPOSED COMMUNITY PLAN IDENTIFY IMPLEMENTATION MECHANISMS TO SUPPORT TRANSIT ORIENTED DEVELOPMENT? (STRATEGY 3)

Considerations:

- Does the plan identify new or expanded urban public spaces such as plazas, pocket parks, or greenways in TPAs?

- Does the plan locate new public facilities that generate large numbers of person trips, such as libraries and recreational facilities in TPAs?

- Does the plan and associated Impact Fee Study include new transit-supportive infrastructure within TPAs and census tracts ranking in the top 30% of [CalEnviroScreen](#) scores? (Where Applicable)

- Do the zoning/implementing regulations associated with the plan support the efficient use of parking through mechanisms such as: shared parking, parking districts, unbundled parking, reduced parking, paid or time-limited parking, etc.?

- For increases in density/intensity outside of a TPA, does the plan include policies to reduce auto dependence at those locations?

6. DOES THE PROPOSED COMMUNITY PLAN INCLUDE ANY COMMUNITY-SPECIFIC ADAPTATION AND RESOURCE CONSERVATION MEASURES? (STRATEGY 5)

Considerations:

- Does the plan include a street tree master plan that provides at least three different species for the primary, secondary and accent trees in order to accommodate varying parkway widths?

- Does the plan include policies or strategies for preserving existing trees?

- Does the plan call for tree planting in villages, sidewalks, and other urban public spaces or include a strategy for contributing to the City's tree canopy goal?

- Does the plan include policies which address climate resiliency measures (sea-level rise, increased fire risk, flooding, urban heat island, or other locally specific impact of climate change)?

7. DOES THE PROPOSED COMMUNITY PLAN INCLUDE ANY COMMUNITY-SPECIFIC STRATEGIES TO SUPPORT CITYWIDE ENERGY, WATER, WASTE REDUCTION OR ANY OTHER CAP GOALS IN ADDITION TO THOSE DESCRIBED ABOVE? (STRATEGIES 1, 2,3,4, AND 5)

Attachment 10

Draft Ordinances Rezoning Mission Valley Community Planning Area (inside and outside of Coastal Zone)

Mission Valley Proposed Zoning Maps (C-999 and B4343)

Proposed Lists of Assessor's Parcel Numbers for Rezone

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO REZONING 3,560 ACRES LOCATED WITHIN THE MISSION VALLEY COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM MISSION VALLEY PLANNED DISTRICT ZONES TO THE RS-1-1, RS-1-3, RS-1-14, RM-1-1, RM-1-3, RM-2-4, RM-2-5, RM-3-7, RM-3-8, RM-3-9, RM-4-10, CC-3-5, CC-3-8, CC-3-9, CO-1-2, CO-2-2, CO-3-3, CR-2-1, CV-1-1, CV-1-2, AR-1-2, OC-1-1, OF,1-1, OP-1-1, IH-2-1, IL-1-1, EMX-1, EMX-2, RMX-1, AND RMX-2 ZONES, AND REPEALING ORDINANCES OF THE CITY OF SAN DIEGO AS DESCRIBED HEREWITHIN INSOFAR AS THE SAME CONFLICT HEREWITH.

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

Section 1. That 2,392 acres located in the Mission Valley Community Plan area, and legally described as in Exhibit A, the appended boundary description file in the office of the City Clerk under Document No. OO-_____, within the Mission Valley Community Plan (MVCP) area, in the City of San Diego, California, as shown on Zone Map Drawing No. C-999, filed in the office of the City Clerk as Document No. OO-_____, and the parcels listed in Exhibit B, are rezoned from the Mission Valley Planned District’s Zoning and Subdistricts to the RS-1-1, RS-1-3, RS-1-14, RM-1-1, RM-1-3, RM-2-4, RM-2-5, RM-3-7, RM-3-8, RM-3-9, RM-4-10, CC-3-5, CC-3-8, CC-3-9, CO-1-2, CO-2-2, CO-3-3, CR-2-1, CV-1-1, CV-1-2, AR-1-2, OC-1-1, OF,1-1, OP-1-1, IH-2-1, IL-1-1, EMX-1, EMX-2, RMX-1, and RMX-2 zones, as the zones are described and defined by San Diego Municipal Code Chapter 13, Article 1, Divisions 4,

5, and 7. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That ordinances as described in Exhibit C, of the ordinances of the City of San Diego are repealed insofar as the same conflict with the rezoned uses of the land.

Section 3. 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 prior to the day of its final passage.

Section 4. That this Ordinance shall take effect and be in force as to each individual parcel shown on Zone Map Drawing No. C-999, filed in the Office of the City Clerk as Document No. OO-_____, on the thirtieth day from and after its passage.

5. No building permits for development inconsistent with the provisions of this Ordinance shall be issued unless application therefore was made prior to the effective date of this Ordinance.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
Shannon M. Thomas
Deputy City Attorney

ST:nhg
Date
Or. Dept: Planning
Doc No.

Attachments:

Exhibit A – Mission Valley Community Plan Area Zone Map Drawing No. C-999

Exhibit B – Mission Valley Community Plan Area Rezone Parcels List

Exhibit C – List of Ordinances to be Repealed

I hereby certify that the foregoing Ordinances were passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH MALAND
City Clerk

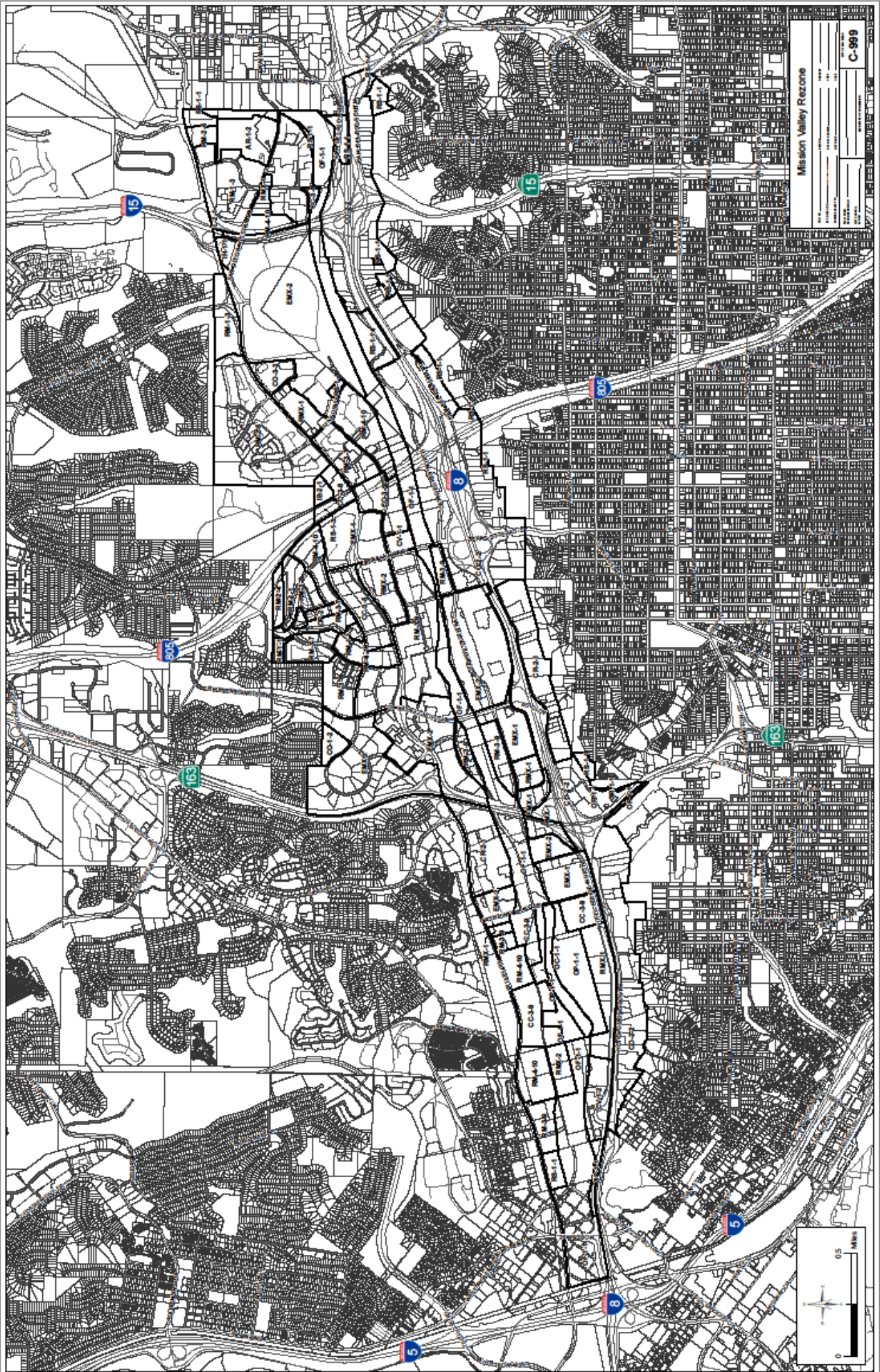
By _____
Deputy City Clerk

Approved: _____
(date)

KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor



Mission Valley Rezone

DATE: 11/11/11
BY: [Redacted]
CHECKED BY: [Redacted]
SCALE: AS SHOWN
SHEET NO.: C-899

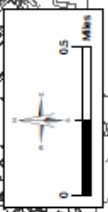


Exhibit B: Mission Valley Community Planning Area Rezone Parcels List
by Assessor's Parcel Number (APN)

43802072	43812011	43330124	43330116
43837104	43327033	44304019	43330133
43420002	43330144	44411005	43724029
43327032	43330113	67740025	43403247
43330147	43801118	43402038	43812022
43661066	43836118	43404034	43330125
43724012	43836207	43330126	43330131
44406020	43736004	67743009	44411017
43809032	43836114	43809023	44304033
67741002	44067040	43802128	43649020
67740012	67742018	43404120	43667004
67739025	43673005	43802127	43330143
76024111	43836123	43802058	67739031
76024530	43420008	67741028	43952019
43330130	43402031	43908009	43310109
43402030	43404105	67744009	43802125
43420005	43661125	43327040	43726038
43805111	67741043	43403239	43330114
43661127	43330129	43403235	43323036
76010212	67741036	43404109	43833204
43653007	43404117	43836117	67744002
43327039	43661115	67741051	43666019
43420010	43806020	43327029	43330137
67740015	43836116	43807013	43726040
43330132	43819005	67740022	67741039
43327037	43330153	43802131	43803053
43330135	43404040	43403237	43803006
43404111	43724020	43330140	43729126
43724009	43814028	43330123	43802132
43420001	43327031	43330136	67741045
43802114	43403236	43814036	67742017
67744024	67740021	43404110	43806013
43330141	43330142	43661060	44411019
43802123	43661111	43403111	67739008
67740023	43420004	43836005	43310102
67740014	43403240	67742028	67739014
67741053	43404108	43661129	43805216
67744017	43802059	43802121	44304025
43836102	67744026	43330127	43833107
43403241	43817018	44412013	67739007
43403238	43729127	43836115	43328017
43420007	43817014	43801124	43836112

Exhibit B: Mission Valley Community Planning Area Rezone Parcels List
by Assessor's Parcel Number (APN)

44067050	43310103	43310111	43805205
43330139	43814035	67742026	43323016
43952008	43802011	43404042	67742015
67739012	43661048	43327019	67743010
43323034	43833201	67740019	44067029
44067042	43952009	43672007	46135003
44412005	44304038	67741034	43328016
43812027	43818032	67744012	43310040
43330134	43807021	43836127	67744016
67742023	67739030	43724023	43330115
76095025	43802129	43420009	43836004
43330128	44304042	67739036	44304003
67744020	43735005	43327044	67740001
67740018	43661064	43802054	44411018
43327007	43836213	67741031	43310107
76021612	67741048	43323046	43817028
43805213	43724026	67740011	43661062
43661051	43833104	43666046	67744006
43671007	43908008	46135010	67744018
43324019	43652003	67741049	67741044
43325013	43802113	67744019	67739002
43948021	43802043	67741041	67744011
43403231	43325101	43833206	43818030
67722014	43404106	46135008	44304001
43327035	43801142	67741057	43805214
43814030	43801101	43661029	67742009
43948026	43729152	67736027	43948009
43948022	67741056	67742005	67744004
43802117	43325103	43330120	43814029
43803046	43801138	43952018	44412024
43729150	67744014	67742021	44402029
67742012	67739029	43952017	43420003
67739032	43661039	43666029	43404113
67743008	44304036	43806016	43948025
43904032	43661024	43404122	43667006
43661061	44304026	43652005	67739005
67740004	43329001	43327017	43803054
67741054	43908021	43330138	43325106
43818033	44412018	67744023	44402032
43809024	43802042	67742027	43330119
67741052	43323041	43835002	43802051
43403230	44402033	43802055	67741019

Exhibit B: Mission Valley Community Planning Area Rezone Parcels List
by Assessor's Parcel Number (APN)

43812026	67739027	43724027	67742010
67739011	67743012	67742013	67743006
43818034	43817027	43821022	43403117
43330118	44411010	44412016	43817030
44412023	43806022	43807024	43803051
43330110	67739009	43952020	67741058
43404044	43661106	43833202	67741050
67739034	43310101	67741040	67741035
43803033	43327016	46130021	67742022
43802120	67741046	67742002	67740020
44412020	43310106	43661015	67743001
44412021	43821028	43724028	43729151
43729116	43661067	44406021	44304010
67741030	43661052	44067031	67737009
43809031	67739026	43735007	67742020
43310105	43802074	43836111	43803048
43801119	44304021	44406005	43834001
44304027	43821030	67741038	67744010
44304041	43724010	67741047	67743011
67742011	43310104	67741016	43833103
43325005	43735003	67744005	43908018
43818027	67741017	43908020	43806049
43329002	43404045	43809038	67744013
67744015	43819004	43835001	43729128
43726039	43801117	67741032	44067044
67742003	43821027	43806044	43807019
67742001	43805112	44304034	67739006
43802045	43661042	43802075	67743002
43661010	43805106	67739035	43661013
43833106	43948024	43801114	43908016
43310110	43668005	43833102	43908005
67742024	43670004	43325024	43310112
43328018	43832002	67739010	43805215
43729131	67743007	43661014	67742016
43310041	43803044	43324023	43836212
67742025	67737008	67741018	43801116
43404116	43801125	44067039	67742008
43328002	43325102	46135007	43801105
43330117	43735006	43724024	67741055
43818036	43802115	44067023	43833105
67742019	43801102	67742014	43325105
46135005	43802041	67740007	43327014

Exhibit B: Mission Valley Community Planning Area Rezone Parcels List
by Assessor's Parcel Number (APN)

43801115	43814014	43327043	43327018
43812024	43818028	43948028	43805113
43324024	43803045	67739013	43805107
43327030	43729125	43403243	43325019
43803055	43661053	43801137	44402017
43420006	67740017	43327041	43729129
43402013	43661130	43802033	43735008
67742007	43833101	43661065	43327036
44304032	44067051	43832001	
43814034	43403248	43330011	
43328003	43833203	44067049	
67744007	43325107	43805109	
43836001	43809030	44406023	
67744003	43801143	43821029	
43806048	43807023	43801121	
43403246	43908004	43403108	
43325014	44304030	43817029	
43310108	43836108	43952010	
67744001	43836214	43809033	
43948023	43832012	43819006	
43801140	44412004	43832014	
44412019	43805110	43812025	
67741033	43803034	43801131	
67741001	43908006	43948020	
44304039	43327038	67739003	
43324015	43325104	43833205	
67744021	43819007	43836211	
43837001	43805217	67739033	
67739028	43836003	43736011	
43836002	67742029	43661009	
43837002	43803050	43665014	
67739001	44412022	43323040	
43817001	43327008	44304002	
43803047	43724003	67739004	
43814037	43821019	43809034	
44412017	43803052	43403223	
43803049	44067048	43818031	
43818035	43325108	43806047	
43328001	43726041	43327015	
44067038	43404107	43801136	
43807012	43809026	43661037	
43952016	43818021	43805114	

Exhibit C – Ordinances in the Mission Valley Community Planning Area to be Repealed

Ordinance	Adoption Date
34	12-Sep-32
85	21-Nov-32
1947	01-Oct-40
5774	03-Sep-53
6708	06-Oct-55
7923	03-Jul-58
8330	04-Aug-60
8349	01-Sep-60
10225	29-Jan-70
10525	18-Mar-71
10546	15-Apr-71
10839	25-May-72
11116	06-Sep-73
11125	27-Sep-73
11790	03-Mar-76
12191	26-Oct-77
12192	26-Oct-77
12231	14-Dec-77
12623	09-Apr-79
12988	25-May-72
12988	03-Mar-76
12990	20-Oct-30
12990	01-Oct-40
12990	04-Aug-60
12990	22-Oct-64
12990	18-May-67
12990	26-Oct-77
12990	16-Nov-77
13457	15-Feb-32
13594	28-May-59
15095	03-Dec-79
15164	07-Jan-80
15662	01-Feb-82
16907	20-Jul-87
16993	07-Dec-87
17306	30-May-89
17499	23-Jul-90
18020	03-Jan-94
18222	16-Oct-95

Ordinance	Adoption Date
18505	04-May-98
18506	04-May-98
18593	19-Oct-98
18614	19-Jan-99
18619	01-Feb-99
18855	02-Oct-00
18877	14-Nov-00

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO REZONING 18 ACRES LOCATED WITHIN THE MISSION VALLEY COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM IL-1-1 TO THE OF-1-1 ZONE, AND REPEALING ORDINANCE NOS. O-34, ADOPTED 09-12-32, O-85, ADOPTED 11-21-32, O-12990, ADOPTED 10-20-30, AND O-16907, ADOPTED 07-20-87, OF ORDINANCES OF THE CITY OF SAN DIEGO AS DESCRIBED HEREWITHIN INsofar AS THE SAME CONFLICT HEREWITH.

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

Section 1. That 18 acres located in the Mission Valley Planning Area, and legally described as in the appended boundary description file in the office of the City Clerk under Document No. OO-_____, within the Mission Valley Community Plan (MVCP) area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4343, filed in the office of the City Clerk as Document No. OO-_____, are rezoned from the IL-1-1 to the the OF-1-1 zone, as the zones are described and defined by San Diego Municipal Code Chapter 13, Article 1, Divisions 2 and 6. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance Nos. O-34, adopted 09-12-32, O-85, adopted 11-21-32, O-12990, adopted 10-20-30, and O-16907, adopted 07-20-87, of the ordinances of the City of San Diego are repealed insofar as the same conflict with the rezoned uses of the land.

Section 3. 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 prior to the day of its final passage.

Section 4. That this Ordinance shall take effect and be in force as to each individual parcel shown on Zone Map Drawing No. B-4343, filed in the Office of the City Clerk as Document No. OO-_____, no sooner than the thirtieth day from and after its passage, except that prior to becoming effective, this Ordinance shall be submitted to the California Coastal Commission and shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions. No building permits for development inconsistent with the provisions of this Ordinance shall be issued unless application therefore was made prior to the effective date of this Ordinance.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
Shannon M. Thomas
Deputy City Attorney

ST:nhg
Date
Or. Dept: Planning
Doc No.

Attachments:

Exhibit A – Mission Valley Coastal Area Rezone Parcel List

I hereby certify that the foregoing Ordinances were passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

PROPOSED REZONING



MISSION VALLEY - COASTAL ZONE

ORDINANCE NO. _____
 EFF. DATE ORD. _____
 ZONING SUBJ. TO _____
 BEFORE DATE _____
 EFF. DATE ZONING _____
 MAP NAME AND NO. _____

REQUEST OF-1-1
 PLANNING COMM.
 RECOMMENDATION
 CITY COUNCIL
 ACTION

CASE NO.

DEVELOPMENT SERVICES MANAGER

B-4343

Exhibit A: Mission Valley Coastal Area Rezone Parcel List
by Assessor's Parcel Number (APN)

43666051
43666044
43666006
43666020
43666033
43666042
43548017
43548016
43666043
43666045

Attachment 11

Draft Ordinances Amending the Land Development Code

Draft Land Development Code Amendments (Chapter 13 and Chapter 15)

Mission Valley Proposed Community Plan Implementation Overlay Zone Map (C998)

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 1,
DIVISION 14 OF THE SAN DIEGO MUNICIPAL CODE BY
AMENDING SECTIONS 132.1402 AND 132.1403, RELATING
TO THE MISSION VALLEY COMMUNITY PLAN UPDATE.

WHEREAS, the City of San Diego desires to update the Mission Valley Community Plan, which was adopted in 1984; and

WHEREAS, implementation of the proposed update requires amendments to the San Diego Municipal Code section relating to Community Plan Implementation Overlay Zones (CPIOZ) to implement a new CPIOZ area; NOW, THEREFORE,

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

Section 1. That Chapter 13, Article 2, Division 14 of the San Diego Municipal Code is amended by amending Sections 132.1402 and 132.1403 to read as follows:

§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 132-14P.

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

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Clairemont Mesa (See Diagram 132-14A)	C-771.1, B-3951
Encanto Neighborhoods (See Diagram 132-14O)	C-962
Linda Vista (See Diagram 132-14C)	C-750
Mid-City Eastern Area-Chollas Triangle (See Diagram 132-14N)	B-4310
Midway-Pacific Highway (See Diagram 132-14D)	B-4331
Mission Valley (See Diagram 132-Q)	C-998
Navajo (See Diagram 132-14E)	C-954
Otay Mesa (See Diagram 132-14B)	C-956, B-4300
Pacific Beach (See Diagram 132-14F)	B-37371, B-3857
Peninsula (See Diagram 132-14G)	C-744, C-781
Rancho Bernardo (See Diagram 132-14H)	C-773.1
Rancho Penasquitos (See Diagram 132-14I)	B-4025
Sherman Heights and Grant Hill Historic Districts (See Diagram 132-14M)	B-4312
Skyline Paradise Hills (See Diagram 132-14L)	B-4272
Southeastern San Diego (See Diagram 132-14P)	C-961
University (See Diagram 132-14J)	C-725, C-751.2
Uptown (See Diagram 132-14K)	C-978

(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 proposed *development* that is minor, temporary, or incidental and is consistent with the intent of this division. Exceptions made by the City Manager shall be filed with the office of the City Clerk.

DIAGRAM 132-14A

Clairemont Mesa Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-771.1 & B-3951 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14B

Otay Mesa Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. B-4300 & C-956 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14C

Linda Vista Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-750 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14D

Midway-Pacific Highway

Community Plan Implementation Overlay Zone

This is a reproduction of Map No. B-4331 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14E

Navajo Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-954 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14F

Pacific Beach Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. B-3737.1 & B-3857 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14G

Peninsula Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-744 & C-781 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14H

Rancho Bernardo Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-773.1 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14I

Rancho Penasquitos Community Plan Implementation Overlay Zone

This is a reproduction of Map No. B-4025 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14J

University Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-725 & C-751.2 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14K

Uptown Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-978 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14L

Skyline-Paradise Hills Community Plan Implementation Overlay Zone

This is a reproduction of Map No. V-2 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14M

Sherman Heights and Grant Hill Historic Districts

This is a reproduction of Map No. B-4312 for illustration purposes only.

[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.

[No change in text.]

DIAGRAM 132-14O

Encanto Neighborhoods Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-962 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14P

Southeastern San Diego Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-961 for illustration purposes only.

[No change in text.]

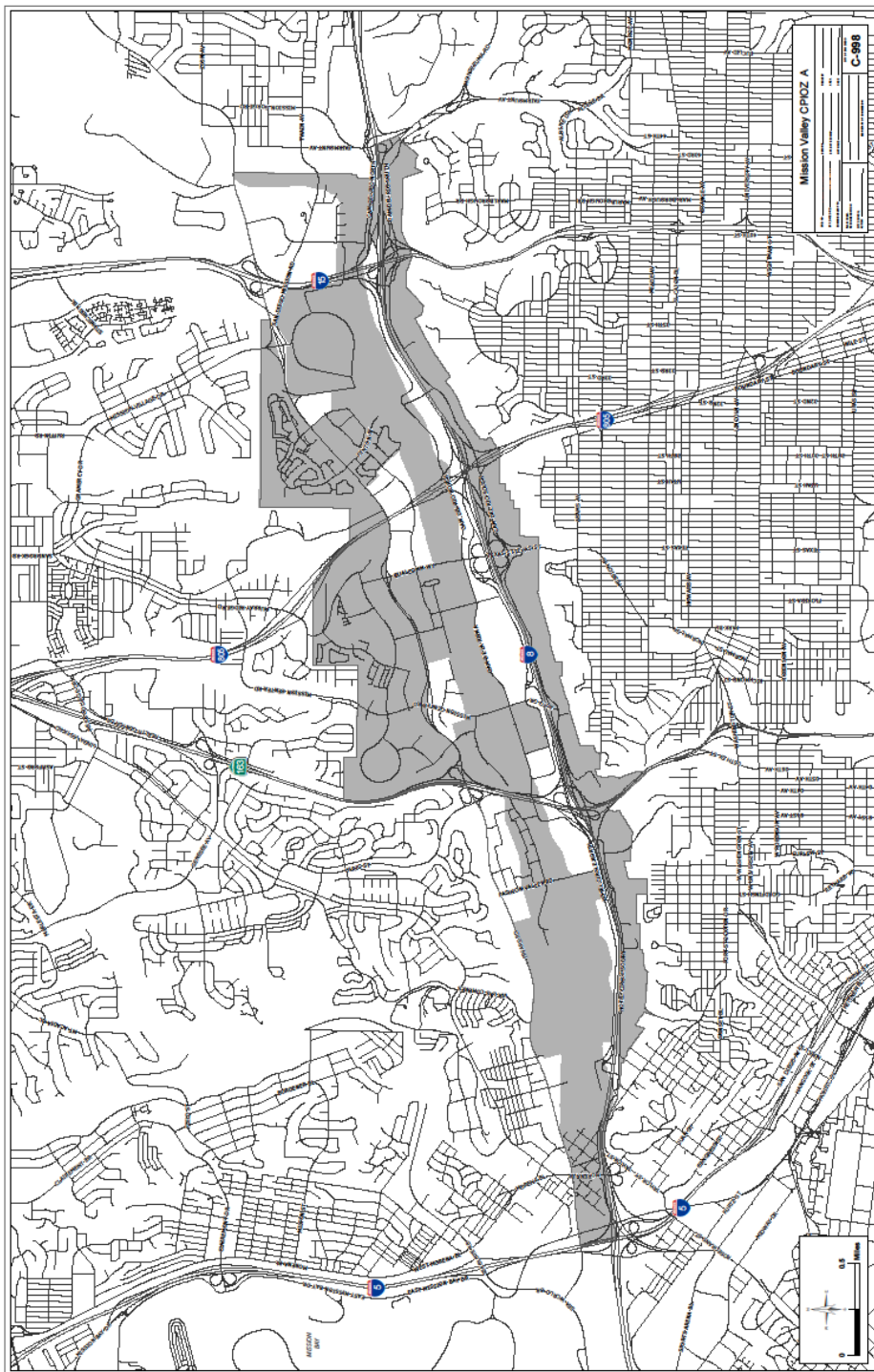


DIAGRAM 132-14Q

Mission Valley Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-998 for illustration purposes only.

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

Section 3. 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 (ALUCPs) for the San Diego International Airport (SDIA) and Montgomery Field, this Ordinance shall take effect and be in force on the date of the finding of consistency, provided that and not until at least thirty days have passed from the date of final passage, or the date that R-_____ adopting the Mission Valley Community Plan becomes effective, whichever date occurs later.

That if the SDCRAA determines that this ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCPs for SDIA and/or Montgomery Field, 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 SDIA and/or Montgomery Field, 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, or the date that R-_____ adopting the Mission Valley Community Plan becomes effective, whichever date occurs later.

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 applicable airport(s). The City Council shall hold a second hearing not less than forty-five 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, or the date that R-_____ adopting the Mission Valley Community Plan becomes effective, whichever date occurs later.

Section 4. No building permits for development inconsistent with the provisions of this Ordinance shall be issued unless complete applications for such permits are submitted to the City prior to the date on which the applicable provisions of this Ordinance become effective, which date is determined in accordance with Section 7, above.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
Shannon M. Thomas
Senior Deputy City Attorney

SMT:als
Date
Or.Dept: Planning
Doc. No.:

I hereby certify that the foregoing Ordinances were passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

DRAFT

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 1, DIVISION 14 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 132.1402 AND 132.1403, RELATING TO THE MISSION VALLEY COMMUNITY PLAN UPDATE.

§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 132-14P.

Table 132-14A

Community Plans with Property in the Community Plan Implementation Overlay Zone

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Clairemont Mesa (See Diagram 132-14A)	C-771.1, B-3951
Encanto Neighborhoods (See Diagram 132-14O)	C-962

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Linda Vista (See Diagram 132-14C)	C-750
Mid-City Eastern Area-Chollas Triangle (See Diagram 132-14N)	B-4310
Midway-Pacific Highway (See Diagram 132-14D)	B-4331
<u>Mission Valley (See Diagram 132-Q)</u>	<u>C-998</u>
Navajo (See Diagram 132-14E)	C-954
Otay Mesa (See Diagram 132-14B)	C-956, B-4300
Pacific Beach (See Diagram 132-14F)	B-37371, B-3857
Peninsula (See Diagram 132-14G)	C-744, C-781
Rancho Bernardo (See Diagram 132-14H)	C-773.1
Rancho Penasquitos (See Diagram 132-14I)	B-4025
Sherman Heights and Grant Hill Historic Districts (See Diagram 132-14M)	B-4312
Skyline Paradise Hills (See Diagram 132-14L)	B-4272
Southeastern San Diego (See Diagram 132-14P)	C-961
University (See Diagram 132-14J)	C-725, C-751.2
Uptown (See Diagram 132-14K)	C-978

(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 proposed *development* that is minor, temporary, or incidental and is consistent with the intent of this division. Exceptions made by the City Manager shall be filed with the office of the City Clerk.

DIAGRAM 132-14A

Clairemont Mesa Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-771.1 & B-3951 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14B

Otay Mesa Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. B-4300 & C-956 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14C

Linda Vista Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-750 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14D

Midway-Pacific Highway

Community Plan Implementation Overlay Zone

This is a reproduction of Map No. B-4331 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14E

Navajo Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-954 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14F

Pacific Beach Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. B-3737.1 & B-3857 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14G

Peninsula Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-744 & C-781 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14H

Rancho Bernardo Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-773.1 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14I

Rancho Penasquitos Community Plan Implementation Overlay Zone

This is a reproduction of Map No. B-4025 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14J

University Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-725 & C-751.2 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14K

Uptown Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-978 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14L

Skyline-Paradise Hills Community Plan Implementation Overlay Zone

This is a reproduction of Map No. V-2 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14M

Sherman Heights and Grant Hill Historic Districts

This is a reproduction of Map No. B-4312 for illustration purposes only.

[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.

[No change in text.]

DIAGRAM 132-14O

Encanto Neighborhoods Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-962 for illustration purposes only.

[No change in text.]

DIAGRAM 132-14P

Southeastern San Diego Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-961 for illustration purposes only.

[No change in text.]

DRAFT

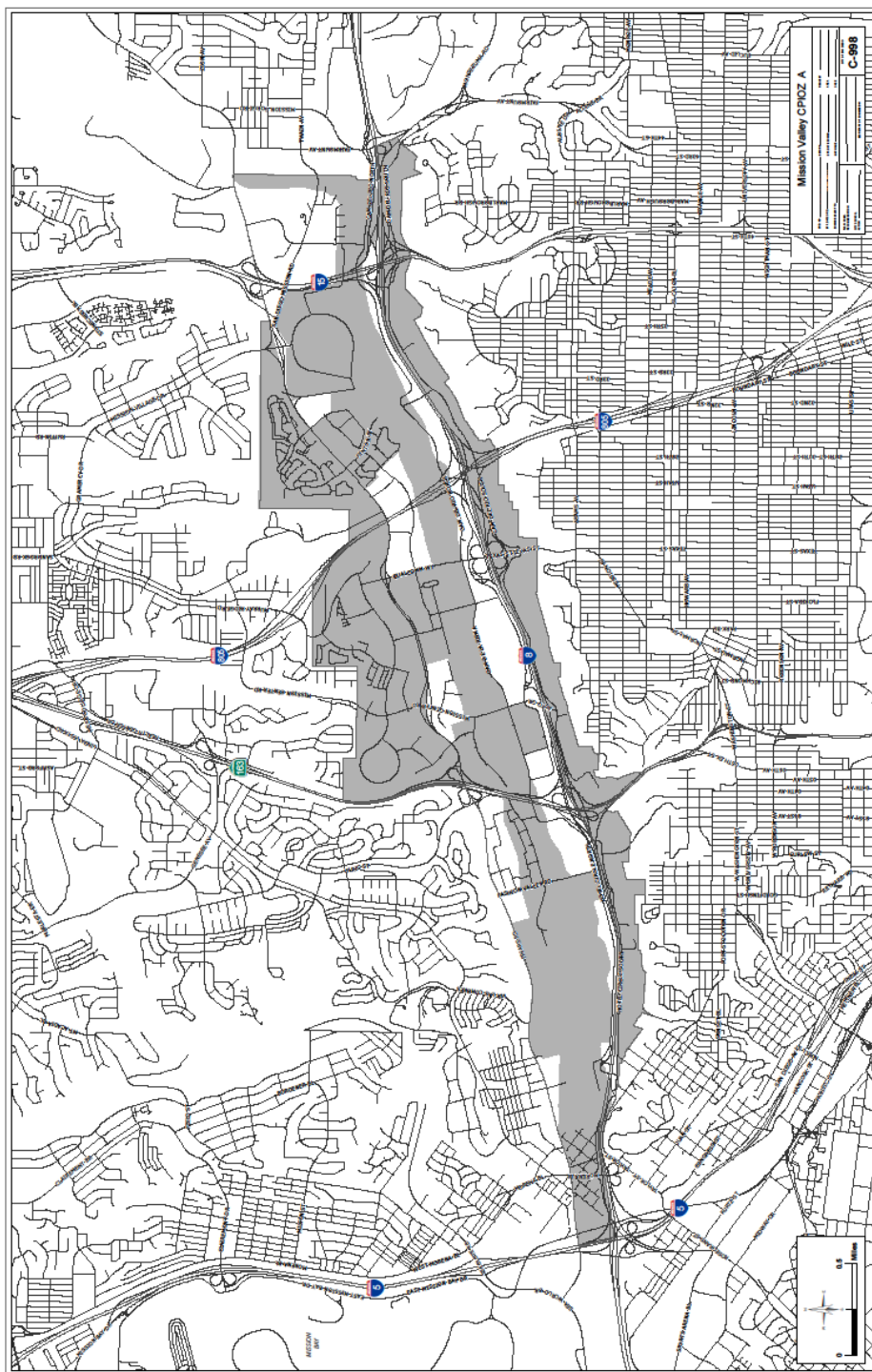


DIAGRAM 132-14Q

Mission Valley Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-998 for illustration purposes only.

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 15, ARTICLE 14, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY REPEALING SECTIONS 1514.0101, 1514.0102, 1514.0103, AND 1514.0104; AMENDING CHAPTER 15, ARTICLE 14, DIVISION 2 BY REPEALING SECTIONS 1514.0201, 1514.0202, 1514.0203, 1514.0204, AND 1514.0205; AMENDING CHAPTER 15, ARTICLE 14, DIVISION 3 BY REPEALING SECTIONS 1514.0301, 1514.0302, 1514.0303, 1514.0304, 1514.0305, 1514.0306, AND 1514.0307; AMENDING CHAPTER 15, ARTICLE 14, DIVISION 4 BY REPEALING SECTIONS 1514.0401, 1514.0402, 1514.0403, 1514.0404, 1514.0405, 1514.0406, 1514.0407, AND 1514.0408; AND AMENDING CHAPTER 15, ARTICLE 14 BY REPEALING APPENDIX B, APPENDIX C, APPENDIX D, AND APPENDIX E RELATING TO THE MISSION VALLEY COMMUNITY PLAN UPDATE AND THE MISSION VALLEY PLANNED DISTRICT ORDINANCE.

WHEREAS, Resolution No. _____, which was considered along with this Ordinance, proposes to adopt a comprehensive update to the Mission Valley Community Plan; and

WHEREAS, Ordinance No. _____, which was considered along with this Ordinance, proposes to rezone the land within the Mission Valley Community Plan area to use citywide zones as set forth in San Diego Municipal Code Chapter 13, Division 1, on file in the Office of the City Clerk as Document No. OO-_____ (Mission Valley Rezone); and

WHEREAS, the Mission Valley Planned District Ordinance is no longer necessary because of the adoption of the Mission Valley Rezone and Mission Valley Community Plan; and

WHEREAS, on **MONTH DAY, YEAR**, the Planning Commission of the City of San Diego voted **X-X-X** to recommend approval of this Ordinance; and

WHEREAS, the matter was set for public hearing on **MONTH DAY, YEAR**, testimony having been heard, evidence having been submitted and the City Council having fully considered the matter and been fully advised concerning the same; NOW, THEREFORE,

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

Section 1. That Chapter 15, Article 14, Division 1 of the San Diego Municipal Code is amended by repealing Sections 1514.0101, 1514.0102, 1514.0103, and 1514.0104.

Section 2. That Chapter 15, Article 14, Division 3 of the San Diego Municipal Code is amended by repealing Sections 1514.0201, 1514.0202, 1514.0203, 1514.0204, and 1514.0205.

Section 3. That Chapter 15, Article 14, Division 3 of the San Diego Municipal Code is amended by repealing Sections 1514.0301, 1514.0302, 1514.0303, 1514.0304, 1514.0305, 1514.0306, and 1514.0307.

Section 4. That Chapter 15, Article 14, Division 4 of the San Diego Municipal Code is amended by repealing Sections 1514.0401, 1514.0402, 1514.0403, 1514.0404, 1514.0405, 1514.0406, 1514.0407, and 1514.0408.

Section 5. That Chapter 15, Article 14 of the San Diego Municipal Code is amended by repealing Appendix B, Appendix C, Appendix D, and Appendix E.

Section 6. That a full reading of this Ordinance is dispensed with prior to passage, a written or printed copy having been available to the City Council and the public prior to the day of its passage.

Section 7. 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 (ALUCPs) for the San Diego International Airport (SDIA) and Montgomery Field, this Ordinance shall take effect and be in force on the date of the finding of consistency, provided that and not until at least thirty days have passed from the date of final passage, or the date that R-_____ adopting the Mission Valley Community Plan becomes effective, whichever date occurs later.

That if the SDCRAA determines that this ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCPs for SDIA and/or Montgomery Field, 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 SDIA and/or Montgomery Field, 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, or the date that R-_____ adopting the Mission Valley Community Plan becomes effective, whichever date occurs later.

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 applicable airport(s). The City Council shall hold a second hearing not less than forty-five 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, or the date that R-_____ adopting the Mission Valley Community Plan becomes effective, whichever date occurs later.

Section 8. No building permits for development inconsistent with the provisions of this Ordinance shall be issued unless complete applications for such permits are submitted to the City prior to the date on which the applicable provisions of this Ordinance become effective, which date is determined in accordance with Section 7, above.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
Shannon M. Thomas
Senior Deputy City Attorney

SMT:als
Date
Or. Dept: Planning
Doc No.

I hereby certify that the foregoing Ordinances were passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~

NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 15, ARTICLE 14, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY REPEALING SECTIONS 1514.0101, 1514.0102, 1514.0103, AND 1514.0104; AMENDING CHAPTER 15, ARTICLE 14, DIVISION 2 BY REPEALING SECTIONS 1514.0201, 1514.0202, 1514.0203, 1514.0204, AND 1514.0205; AMENDING CHAPTER 15, ARTICLE 14, DIVISION 3 BY REPEALING SECTIONS 1514.0301, 1514.0302, 1514.0303, 1514.0304, 1514.0305, 1514.0306, AND 1514.0307; AMENDING CHAPTER 15, ARTICLE 14, DIVISION 4 BY REPEALING SECTIONS 1514.0401, 1514.0402, 1514.0403, 1514.0404, 1514.0405, 1514.0406, 1514.0407, AND 1514.0408; AND AMENDING CHAPTER 15, ARTICLE 14 BY REPEALING APPENDIX B, APPENDIX C, APPENDIX D, AND APPENDIX E RELATING TO THE MISSION VALLEY COMMUNITY PLAN UPDATE AND THE MISSION VALLEY PLANNED DISTRICT ORDINANCE.

~~Article 14: Mission Valley Planned District~~

~~Division 1: General Rules~~

~~§1514.0101 Purpose and Intent~~

- ~~(a) It is the purpose of these regulations to ensure that development and redevelopment in Mission Valley will be accomplished in a manner that enhances and preserves sensitive resource areas; improves the vehicular, bicycle, pedestrian and public transit circulation network; provides reasonable use of property; and contributes to the aesthetic and functional well-being of the community. These regulations link development intensity to the traffic levels allowed under the adopted community plan, and respond to the unique topography and biology of Mission Valley through land use and design criteria. Flexibility in land use and site design is permitted within established parameters.~~

- ~~(b) — It is the intent of these regulations to implement the Mission Valley Community Plan through the use of: (a) overlay districts regulating development intensity community wide and providing additional development criteria for projects in the San Diego River and Hillside subdistricts; (b) residential, commercial, industrial, and multiple land use zones providing basic development criteria; (c) special development regulations which address unique Mission Valley needs and are applied to all land uses and (d) continued application of the city wide OF-1-1 (Open Space-Floodplain) Zone and Land Development Code Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations).~~

§1514.0102 — Boundaries

~~The regulations in the Mission Valley Planned District Ordinance shall apply in the Mission Valley Planned District which is within the boundaries of the Mission Valley Community Planning Area in the City of San Diego, California, designated in those certain Map Nos. C 873 and C 897, and described in the boundary descriptions filed in the Office of the City Clerk as Document Nos. OO-18223 and OO-18877, respectively.~~

§1514.0103 — Administrative Regulations

~~(a) — General Provisions~~

- ~~(1) — The City Manager shall administer the Mission Valley Planned District Ordinance and ensure compliance with its regulations and procedures. In evaluating the appropriateness of any proposal for which a permit is applied under the Mission Valley Planned District Ordinance the appropriate decision maker shall refer to the Mission Valley Community Plan as presently adopted or as amended from time to time.~~
- ~~(2) — The Mission Valley Planning Group shall have the opportunity to comment on all proposals that require a discretionary Mission Valley Development Permit. The recommendations of the Mission Valley Planning Group shall be forwarded to the appropriate decision maker at noticed public hearings.~~
- ~~(3) — Where not otherwise specified in the Mission Valley Planned District Ordinance, the following provisions of the Land Development Code apply:~~

~~Chapter 12 (Land Development Reviews);~~

~~Chapter 13 (Zones);~~

~~Chapter 14, Article 1 (Separately Regulated Use Regulations);~~

~~Chapter 14, Article 2, Division 1 (Grading Regulations);~~

- ~~Chapter 14, Article 2, Division 2 (Drainage Regulations);~~
- ~~Chapter 14, Article 2, Division 3 (Fence Regulations);~~
- ~~Chapter 14, Article 2, Division 4 (Landscape Regulations);~~
- ~~Chapter 14, Article 2, Division 5 (Parking Regulations);~~
- ~~Chapter 14, Article 2, Division 6 (Public Facility Regulations);~~
- ~~Chapter 14, Article 2, Division 7 (Off Site Development Impact Regulations)~~
- ~~Chapter 14, Article 2, Division 8 (Refuse and Recyclable Materials Storage Regulations);~~
- ~~Chapter 14, Article 2, Division 12 (Sign Regulations);~~
- ~~Chapter 14, Article 3 (Supplemental Development Regulations);~~
- ~~Chapter 14, Article 4 (Subdivision Regulations);~~
- ~~Chapter 14, Article 5 (Building Regulations);~~
- ~~Chapter 14, Article 6 (Electrical Regulations); and~~
- ~~Chapter 14, Article 7 (Plumbing and Mechanical Regulations)~~

~~Where there is a conflict between the Land Development Code and the Mission Valley Planned District Ordinance, the Planned District Ordinance applies.~~

- ~~(4) — When provided for by the City Council approved budget, the provisions of the Mission Valley Planned District Ordinance shall be reviewed annually and a report to the City Council with recommendations shall be filed by the City Manager and the Mission Valley Planning Group on the effectiveness of the Mission Valley Planned District Ordinance in promoting the goals of the community plan.~~
- ~~(b) — Exemptions~~
 - ~~(1) — Projects submitted pursuant to Council adopted specific plans are exempt from the Mission Valley Planned District Ordinance when the submittal is found to be in substantial conformance with the approved specific plan (see Section 1514.0202).~~
 - ~~(2) — Notwithstanding any other provision to the contrary, the City Manager may waive the permit requirements for an activity regulated under the Mission Valley Planned District Ordinance~~

~~when it is determined that the proposed activity is necessary to avoid or abate a hazardous or other unsafe condition.~~

- ~~(3) — Public projects that have approved permits to conduct maintenance work in the Special Flood Hazard Areas are exempt from the requirements of the River Park Subdistrict.~~

§1514.0104 — Definitions

~~For the purposes of this Article, the definitions in Section 1514.0104 apply. The definitions in Section 113.0103 also apply unless the definition conflicts with a definition set forth in Section 1514.0104, in which case the Section 1514.0104 definition applies.~~

~~Blank Wall — means any wall or garage door not enhanced by architectural detailing, artwork, transparent windows, doors or similar features.~~

~~Floodway — means the 100 year floodway as mapped by the Federal Emergency Management Agency (FEMA) on the date the development application is deemed complete.~~

~~Gross Acres — means the total land area of a site including private streets, floodway, and hillsides.~~

~~Ground Floor — means the floor level nearest to street grade. Where two floor levels are equidistant from street grade, the lower floor is the ground floor.~~

~~Path Corridor — means a 35 foot wide area within the River Corridor Area. See Diagram 1514-03A, San Diego River Park Subdistrict Components.~~

~~Plaza — means a pedestrian area on private property, open to the sky and to an adjoining public right of way or Major Pedestrian Path (see Appendix B, Figure 5). A plaza may be used for any type of pedestrian activity permitted in the adjacent sidewalk area.~~

~~San Diego River Park Corridor Area (River Corridor Area) — means the area comprised of the Floodway and the Path Corridors on each side of the Floodway. See Diagram 1514-03A, San Diego River Park Subdistrict Components.~~

~~San Diego River Park Influence Area (River Influence Area) — means the area extending outward from the River Corridor Area for 200 feet on each side of the river. See Diagram 1514-03A, San Diego River Park Subdistrict Components.~~

~~San Diego River Park Pathway (River Pathway) — means a minimum 14 foot wide pathway for pedestrian and bicycle use within the Path Corridor in the River Corridor Area.~~

~~San Diego River Park Subdistrict (River Park Subdistrict) means the area comprised of the River Corridor Area and the River Influence Area.~~

~~Step back means the horizontal separation between two major vertical elements, occurring at upper levels of a structure.~~

~~Article 14: Mission Valley Planned District~~

~~Division 2: Permits and Procedures~~

~~§1514.0201 Permit Application, Review and Issuance~~

~~(a) General~~

~~(1) No permit shall be issued for the erection, construction, conversion, alteration, enlargement or establishment of any structure, sign or use or for the grading of any project located within the Mission Valley Planned District until approval of the City Manager has been obtained by the applicant.~~

~~(2) The City Manager shall process sign permits and review sign plans submitted as part of a Mission Valley Development Permit. Land Development Code Chapter 12, Article 9, Division 8 (Sign Permit Procedures) and Chapter 14, Article 2, Division 12 (Sign Regulations) apply. When the sign permit is a part of a required discretionary permit the decision maker for that discretionary permit must also approve the sign permit. Deviations from the Sign Regulations may be approved through a discretionary permit.~~

~~(3) The Mission Valley Community Plan, the San Diego River Park Master Plan, and the Mission Valley Financing Plan are companion documents to the Mission Valley Planned District Ordinance. The guidelines of the community plan have been restated in the Mission Valley Planned District Ordinance. The financing plan details the funding sources and phasing plan for necessary public facilities.~~

~~(b) Exemption for Interior and Exterior Modifications, Repairs and Alterations~~

~~(1) Interior modifications, repairs or remodeling that do not involve a change of use are exempt from the Mission Valley Planned District Ordinance.~~

~~(2) Interior modifications, repairs or remodeling involving a change of use are exempt from the Mission Valley Planned District Ordinance if the change does not increase existing levels of traffic generation or does not increase traffic generation over Threshold 1 (Section 1514.0301(d)(1)).~~

- ~~(3) — Minor additions, exterior repairs or alterations to conforming or previously conforming uses are not required to process a Mission Valley Development Permit, if such projects do not increase existing levels of traffic generation or do not increase traffic generation over Threshold 1 (Section 1514.0301(d)(1)). All such projects shall: 1) improve or maintain the degree of conformance of an existing site with the design standards of the Mission Valley Planned District Ordinance and development standards of the Mission Valley Planned District Ordinance; and 2) be reviewed by the City Manager. A minor addition is defined as any construction project consisting of less than 20 percent of the building gross floor area to a maximum of 5,000 square feet. Any addition taking place after November 14, 1989, shall cumulatively count toward this 5,000-square-foot maximum. With respect to auto dealerships, a minor addition (less than 20 percent) may be up to a maximum of 12,000 square feet provided that provisions of this paragraph are satisfied.~~
- ~~(4) — In order to determine the traffic generation of the proposal, the applicant must submit a Mission Valley Traffic Assessment application with the required fee and the following information:
 - ~~(A) — The gross site acreage and the Hillside Review acreage if applicable;~~
 - ~~(B) — The purpose for which the proposed building structure or improvement is intended to be used; and~~
 - ~~(C) — The existing and proposed square footage of commercial or industrial uses, the number of rooms for hotel uses, and the number of dwelling units for residential uses as appropriate.~~~~
- ~~(5) — Within the River Park Subdistrict, any development that does not require a construction permit and that meets the requirements of Section 1514.0201(b)(3) is not required to obtain a Mission Valley Development Permit.~~
- ~~(e) — Ministerial Permit Review
 - ~~(1) — Applications for building permits shall be made pursuant to Land Development Code Chapter 12, Article 9, Division 2 (Building Permit Procedures) and shall be reviewed by the City Manager for conformance with the development standards of the Mission Valley Planned District Ordinance. Applications for variance to the development standards of the Mission Valley Planned District Ordinance shall be made pursuant to Land Development Code Chapter 12, Article 6, Division 8 (Variances Procedures).~~~~

- ~~(2) The City Manager shall approve a ministerial Mission Valley Development Permit, in accordance with Process One, if the application is determined to be complete, in conformance with all City regulations, policies and guidelines, and is in conformance with the criteria of the Mission Valley Planned District Ordinance including the standards contained in the applicable Mission Valley Planned District Zone and in the Special Regulations (see Chapter 15, Article 14, Division 4).~~
- ~~(3) If the project does not qualify for ministerial permit issuance, the applicant shall process the project through the discretionary Mission Valley Development Permit process.~~
- ~~(4) Ministerial Permit Exceptions~~
- ~~(A) Exceptions to the Mission Valley Planned District Ordinance regulations may be approved or denied by the City Manager, in accordance with Process Two, when the application is for limited relief in the case of new construction or remodeling which would result in a finished project (all structures on the premises) deviating 20 percent or less from applicable development regulations including, but not limited to, required yards, offsetting planes, and roof treatment. However, the City Manager may require additional sidewalk and parkway area, and additional landscaping that may be feasibly placed in the street yard or parkway according to City wide landscape standards; and the addition or improvement must not increase the degree of nonconformity with the design requirements of the Mission Valley Planned District Ordinance. The City Manager's decision may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0504.~~
- ~~(B) The City Manager shall in no case grant exceptions when the application is for deviation from traffic generation, transit reservations, or new construction of previously conforming land uses in excess of 5,000 square feet or 12,000 square feet gross floor area for auto dealerships.~~
- ~~(5) Exceptions other than provided by Section 1514.0201(c)(4)(A), to ministerial permits may be approved, conditionally approved or denied by a Hearing Officer, in accordance with Process Three. The Hearing Officer may approve the exception when due to special conditions; or exceptional characteristics of the property, or of its location or surroundings; strict interpretation of the criteria of the Mission Valley Planned District Ordinance would result in unusual difficulties or unnecessary hardship or would be inconsistent with the general purpose of the Mission Valley Planned District~~

~~Ordinance. Exceptions shall not be granted that will be detrimental to the intent of this Mission Valley Planned District Ordinance, or to the general public health, safety and general welfare. The Hearing Officer's decision may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0506.~~

~~(d) Discretionary Mission Valley Development Permit~~

~~(1) A discretionary Mission Valley Development Permit may be approved, conditionally approved or denied, by a Hearing Officer, in accordance with Process Three, when any one or more of the following situations is applicable (see Table 1514-02A).~~

~~(A) The combined existing and proposed uses on site exceed the Threshold 1 Average Daily Trip (ADT) allocation as stated in the Mission Valley Development Intensity Overlay District (see Section 1514.0301) with exemptions listed in paragraph (b) of this subdivision; or~~

~~(B) The proposal is fully or partially sited in the River Park Subdistrict, (see Section 1514.0302 and Appendix E); or~~

~~(C) The proposal is located in the Hillside Subdistrict north of Friars Road or contains acreage in "steep hillsides," as defined in Section 113.0103, south of I-8; or~~

~~(D) The proposal is located in the Multiple Use (MV-M) Zone (see Section 1514.0307); or~~

~~(E) The proposal includes above or below grade structured parking.~~

~~(2) Except as otherwise noted in the Mission Valley Planned District Ordinance, an application for a discretionary Mission Valley Development Permit shall be processed in the same manner as an application for a Site Development Permit, in accordance with Land Development Code Chapter 11, Article 2 (Required Steps in Processing) and Chapter 12, Article 6, Division 5 (Site Development Permit Procedures). In no case shall an application for a city wide planned development permit replace the requirement for a Mission Valley Development Permit.~~

~~Sign plans shall be a required element of a Mission Valley Development Permit application submittal. Allowable signage shall be contained within permit conditions.~~

- ~~(3) — The Hearing Officer may approve or conditionally approve a discretionary Mission Valley Development Permit if the application is determined to be complete, and in conformance with all applicable City Council adopted regulations, policies and guidelines, and if it is found from the evidence presented that all of the following facts exist:

 - ~~(A) — The proposed development is consistent with the Mission Valley Community Plan and the Progress Guide and General Plan; and~~
 - ~~(B) — The proposed development provides the required public facilities and is compatible with adjacent open space areas; and~~
 - ~~(C) — The proposed development meets the purpose, intent and criteria of the Mission Valley Planned District Ordinance including the applicable "Guidelines for Discretionary Review" adopted as a part of this planned district; and~~
 - ~~(D) — The proposed development will comply with all other relevant regulations in the San Diego Municipal Code.~~~~

- ~~(4) — On an individual project basis, the criteria of the Mission Valley Planned District Ordinance may be increased or decreased if approved by the City Manager when one or more of the following situations is applicable: 1) due to special conditions, or exceptional characteristics of the property, or of its location or surroundings, strict interpretation of the criteria of the Mission Valley Planned District Ordinance would result in unusual difficulties or unnecessary hardship or would be inconsistent with the general purpose of the Mission Valley Planned District Ordinance; 2) a superior design can be achieved by altering the adopted standards; or 3) conformance with the "Guidelines for Discretionary Review" necessitates deviation from the adopted standards.~~

- ~~(5) — A proposal that exceeds the Threshold 2 ADT allocation shall require a community plan amendment unless the findings stated in Section 1514.0301(d)(3) are met. A Mission Valley Development Permit shall be processed concurrently with or subsequent to said amendment.~~

Table 1514-02A

Major Categories – Mission Valley Development Permit Processing

Ministerial Permit⁽¹⁾	Discretionary Permit	Discretionary Permit and Plan Amendment⁽⁴⁾
---	-----------------------------	--

<ul style="list-style-type: none"> ● Traffic Threshold 1,⁽²⁾ ● Not within the River Park Subdistrict, the Hillside Subdistrict, or steep hillsides, or the Multiple Use Zone,⁽³⁾ and ● Does not include structured parking 	<ul style="list-style-type: none"> ● Traffic Threshold 2,⁽²⁾ ● Within the River Park Subdistrict,⁴ the Hillside Subdistrict, or steep hillsides, or the Multiple Use Zone,⁽³⁾ or ● Includes structured parking 	<ul style="list-style-type: none"> ● Exceeds Traffic Threshold 2⁽²⁾ or ● Includes Land Use Designation change or Other Plan Inconsistency
--	---	--

Footnote for Table 1514.02A

¹ Subject to the exemptions and exception in Section 1514.0201.

² Refer to Section 1514.0301(d) to determine development intensity thresholds.

³ Refer to Section 1514.0301(d)(1)(B)-(D).

⁴ Subject to the exemption in Section 1514.0201(d)(5).

§1514.0202 — Special Review Processes

- (a) ~~Specific Plan Requirement. Specific plans should only be required when a project site is 10 or more acres in size and the City Manager determines that a specific plan is necessary to ensure adequate provision and phasing of public facilities and amenities. The decision of the City Manager shall be final.~~
- (b) ~~Amendments to Approved Projects. Amendments to approved specific plans, development agreements, and planned development permits shall be reviewed on a case-by-case basis. The Mission Valley Planned District Ordinance shall be used as a standard upon which to evaluate the proposed amendments but variations from the criteria of the Mission Valley Planned District Ordinance may be considered so as to accommodate flexibility.~~
- (c) ~~Substantial Conformance Findings. All development plans submitted pursuant to an approved specific plan, development agreement, or planned development permit shall be subject to a written finding of substantial conformance with the approved specific plan by the City Manager, and said finding shall be final. Requests for a determination of substantial conformance shall be accompanied with a required deposit.~~
- (d) ~~Conditional Use Permits (CUP). Uses permitted by CUP shall be processed as a combined Mission Valley Development Permit/CUP according to the provisions of the Mission Valley Planned District Ordinance.~~

§1514.0203 — Public Facilities, Structures and Areas

All public projects, facilities, open spaces, streets, sidewalks, street furniture, street signs, lighting, installations, and other incidental structures or monuments shall conform to the purpose and intent of the Mission Valley Planned District

~~Ordinance, and shall be subject to the same regulations, conditions and standards established herein.~~

~~§1514.0204 — Transfer of Development Intensity~~

- ~~(a) — A transfer of development intensity shall be permitted within a Development Intensity District when such a transfer will not inhibit attainment of the environmental and design criteria contained in this district, and a mechanism exists to maintain the terms of the transfer in perpetuity.~~
- ~~(b) — In addition to the conditions stated above, transfers among Development Intensity Districts may be permitted when such transfers will not increase environmental impacts over what was anticipated in the adopted community plan. A request for a transfer of development intensity among districts shall be accompanied by a traffic study to be reviewed by the City Engineer.~~
- ~~(c) — All transfers of development intensity are subject to the approval through the processing of a specific plan or discretionary Mission Valley Development Permit.~~

~~§1514.0205 — Permit Compliance Program~~

~~All applicants who obtain a discretionary Mission Valley Development Permit shall be subject to a Permit Compliance Program (to be established by the City) which shall provide for, but not be limited to, the following measures:~~

- ~~(a) — Compliance reports prepared and submitted by applicant to the City;~~
- ~~(b) — Failure or refusal to furnish reports or falsifying any information therein shall be a misdemeanor and subject to civil penalties;~~
- ~~(c) — The City may issue mandatory compliance orders or cease and desist orders for any actual violation of the permit granted.~~

~~Article 14: Mission Valley Planned District~~

~~Division 3: Zoning and Subdistricts~~

~~§1514.0301 — Development Intensity Overlay District~~

- ~~(a) — Purpose~~

~~It is the purpose of this overlay district to limit development intensity to the levels allowed under the adopted community plan.~~

- ~~(b) — Boundaries~~

~~The Development Intensity Overlay District covers the entire Mission Valley community planning area and that portion of the Linda Vista~~

community adjacent to Friars Road (see map, Appendix D). This overlay district is composed of three traffic areas (Area 1, Area 2, and Area 3) and thirteen traffic districts (DIDs A-M).

~~(c) — Development Intensity Determination~~

- ~~(1) — Development intensity shall be limited by the number of average daily trips (ADT) generated by the existing and proposed land uses of any development proposal.~~
- ~~(2) — Development Intensity Factors (see Table 1514-03B) will be used to calculate the number of ADTs generated by any given land use. In order for trip generation rates listed in Table 1514-03B to change, they must be amended in this document.~~
- ~~(3) — For land uses listed in Table 1514-03B, the development intensity of each project shall be determined, in accordance with the provisions of the Mission Valley Planned District Ordinance during permit review.~~
- ~~(4) — For land uses not listed in Table 1514-03B, the document entitled “Definitions of Land Use Categories” shall be the basis for determinations by the City Manager regarding interpretation of the land uses and development intensity of each project. This document is on file in the Transportation and Traffic Engineering Division of the Engineering Department of The City of San Diego.~~

~~(d) — Development Intensity Thresholds~~

~~(1) — Threshold 1 — Ministerial Mission Valley Development Permits~~

~~Threshold 1 allocations are delineated by Area 1, Area 2, and Area 3 as described below (see map Appendix D). The ADTs assigned to these three areas represent the per acre traffic levels allowed under the adopted community plan based on the existing Mission Valley street system. Projects which would generate average daily trips below the level established by Threshold 1 shall be processed ministerially under the Mission Valley Planned District Ordinance if the criteria of Section 1514.0201(c) are met.~~

- ~~(A) — Area 1 — 150 ADT per gross acre for projects in the area lying north of the centerline of Interstate 8, and west of the centerline of State Route 163 except for any project lying within a “steep hillside” as defined in Land Development Code Section 113.0103. Land acreage within a “steep hillside” shall not be used to calculate the ADT allocation.~~

~~(B) Area 2 140 ADT per gross acre for projects in the area lying north of the centerline of Interstate 8 and east of the center line of State Route 163, except for any project lying within the steep hillsides as stated in Section 1514.0301(d)(1)(A).~~

~~(C) Area 3 200 ADT per gross acre for projects in the area lying south of the centerline of Interstate 8 except for any project lying within the steep hillsides as stated in Section 1514.0301(d)(1)(A).~~

~~(2) Threshold 2 Discretionary Mission Valley Development Permit~~

~~(A) Threshold 2 allocations are delineated by 13 Development Intensity Districts (DID) as set forth in Table 1514-03A (Development Intensity Districts) and shown on the Development Intensity District Map in Appendix D. Any new project or addition to an existing project which would cause the entire site to generate traffic in excess of that provided by Threshold 1 but not exceeding the limits established by Threshold 2 shall be processed as a discretionary Mission Valley Development Permit.~~

~~(B) LRT Bonus the "Hearing Officer" may permit increased development over the DID allocation along the light rail transit corridor where the project site design reflects the proximity to an LRT station through placement of pedestrian paths, pedestrian signage, building orientation or other means, and any portion of the proposed structure(s) that would receive the density bonus is located within 1,500 feet of an LRT station.~~

**Table 1514-03A-
Development Intensity District**

District	Trips Per Gross Acre	
	Threshold 1	Threshold
A	150 ⁽⁺⁾	338 ⁽⁺⁾
B	150	263
C	150 ⁽⁺⁾	417 ⁽⁺⁾
D	200 ⁽⁺⁾	380 ⁽⁺⁾
E	140 ⁽⁺⁾	353 ⁽⁺⁾
F	140 ⁽⁺⁾	140 ⁽⁺⁾
G	140	344
H	140	323
I	140	571
J	200 ⁽⁺⁾	671 ⁽⁺⁾

K	200^(†)	424^(†)
L	140	267
M	140	157

Footnote for Table 1514-03A

~~† — Excluding acreage within steep hillsides.~~

~~(3) — Traffic in Excess of Threshold 2 — Mission Valley Development Permit and Community Plan Amendment or Exception~~

~~(A) — Any new project, or addition to an existing project which would cause the entire site to generate traffic in excess of the traffic allocations established by Threshold 2, shall be processed as a community plan amendment and satisfy the following submittal requirements in addition to those of the Mission Valley Development Permit:~~

~~(i) — A traffic study shall be prepared identifying the traffic impacts and mitigation required by the project.~~

~~(ii) — An environmental study shall be prepared in accordance with CEQA.~~

~~(B) — Exceptions to the allocations established by Threshold 2 may be approved, conditionally approved or denied by a Hearing Officer in accordance with Process Three. The Hearing Officer's decision may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0506. The Hearing Officer may approve an exception on a limited basis, without processing a community plan amendment when all of the following findings can be made:~~

~~(i) — The increase in traffic generated by the proposed development will not lower, by any increment, the level of service of affected streets and freeways from what was anticipated in the community plan; and~~

~~(ii) — Accommodation of the traffic generated by the proposed development will not alter the circulation network identified in the adopted Mission Valley Community Plan; and~~

~~(iii) — An approved light rail transit or other regional or intra-valley public transit system station is identified within 1500 feet of any portion of the proposed structure that would receive the density bonus; and~~

- (iv) All other public facilities can accommodate the increased intensity in land use; and
- (v) The increased intensity in land use does not adversely affect access to, views of, or preservation of community plan identified open space areas.

Legend to Table 1514-03B

Symbol in Table 1514-03B ————— Description of Symbol
 d.u. ————— Dwelling Units
 sq.ft. gfa ————— Square Feet of Gross Floor Area

Table 1514-03B- Development Intensity Factors	
Use	Rate/Units
Residential	
Single family	10 trips per d.u.
Multi family (under 30 du/ac)	8 trips per d.u.
Multi family (30 or more du/ac)	6 trips per d.u.
Offices	
Commercial Office (under 100,000 sq. ft. gfa)	20 trips/1000 sq.ft. gfa
Commercial Office (100,000 or more sq. ft. gfa)	16 trips/1000 sq.ft. gfa
Retail	
Neighborhood Shopping Center (under 100,000 sq. ft. gfa)	60 trips/1000 sq.ft. gfa
Community Shopping Center (100,000 – 225,000 sq. ft. gfa)	49 trips/1000 sq.ft. gfa
Regional Shopping Center	
(over 1,250,000 sq. ft. gfa)	25 trips/1000 sq.ft. gfa
(1,000,000 – 1,250,000 sq.ft. gfa)	30 trips/1000 sq.ft. gfa
(500,000 – 1,000,000 sq.ft. gfa)	32 trips/1000 sq.ft. gfa
(225,000 – 500,000 sq.ft. gfa)	51 trips/1000 sq.ft. gfa
Freestanding Retail/Strip Commercial	40 trips/1000 sq.ft. gfa
Restaurants	40 trips/1000 sq.ft. gfa
Hotel/Motel	8 trips/room
Automobile Dealer	30 trips/1000 sq.ft. gfa building area
Health Club	45 trips/1000 sq.ft. gfa
Rental Storage	2 trips/1000 sq.ft. gfa
Industry	
Small Industry (under 100,000 sq.ft. gfa)	14 trips/1000 sq.ft. gfa
Large Industry (100,000 or more sq.ft. gfa)	8 trips/1000 sq.ft. gfa
Small Industrial/Business Park (under 100,000 sq.ft. gfa)	18 trips/1000 sq.ft. gfa
Convalescent Hospital	3 trips/bed
Four year College	2.8 trips/student
High School	1.5 trips/student
Jr. High School	1.0 trips/student
Elementary School	1.4 trips/student

§1514.0302 San Diego River Subdistrict (“River Subdistrict”)

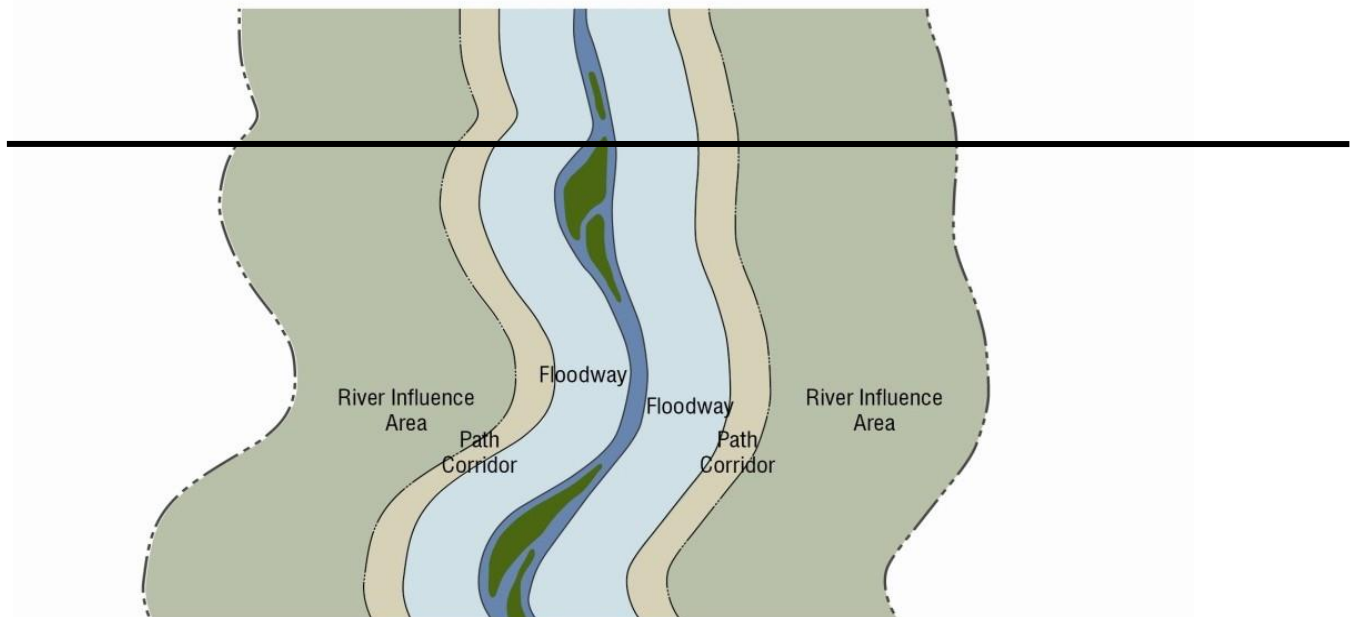
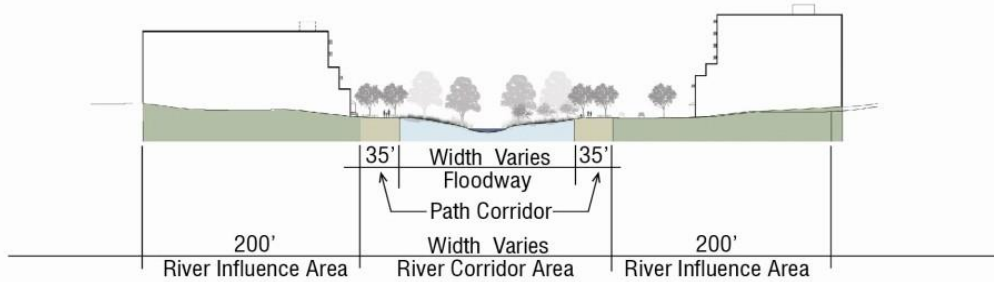
(a) Purpose

It is the purpose of the River Park Subdistrict regulations to ensure that development along the San Diego River implements the San Diego River Park Master Plan and the Mission Valley Community Plan. It is also the intent of the River Park Subdistrict regulations to preserve and enhance the character of the San Diego River valley, to provide for sensitive rehabilitation and redevelopment, and to create the River Pathway.

(b) Boundaries

The River Park Subdistrict includes the River Corridor Area and the River Influence Area. The regulations of this subdistrict apply to any project fully or partially within these boundaries. See Appendix E and Diagram 1514-03A, San Diego River Park Subdistrict Components.

**Diagram 1514-03A
San Diego River Park Subdistrict Components**



~~(c) River Corridor Area~~

~~(1) Permitted Uses and Development~~

~~(A) Development within the Floodway shall be in accordance with Section 143.0145 (Development Regulations for Special Flood Hazard Areas).~~

~~(B) Within the Path Corridor, only the following development shall be allowed:~~

~~(i) The River Pathway,~~

~~(ii) Trails, in accordance with Section 1514.0302(c)(4), and~~

~~(iii) Development determined by the City Manager to be for passive recreational use, such as picnic areas, scenic and interpretive overlooks, fitness stations, seating, and educational exhibit areas.~~

~~(C) Within locations that are not mapped as Multi-Habitat Planning Area (MHPA), as identified by the City of San Diego Multiple-Species Conservation Program (MSCP) Subarea Plan, or determined to be wetland buffers in accordance with Section 143.0141, the following development shall be allowed: children's play areas, multipurpose courts, turf fields, and development determined by the City Manager to be for active recreational use.~~

~~(D) Portions of the Path Corridor that are mapped as MHPA, as identified by the City of San Diego MSCP Subarea Plan, or determined to be wetland buffers in accordance with Section 143.0141 shall be developed in accordance with the MSCP Subarea Plan's Land Use Considerations and the Environmentally Sensitive Lands Regulations in Chapter 14, Article 3, Division 1.~~

~~(2) Grading~~

~~(A) Grading within the Floodway shall be conducted in accordance with the MSCP Subarea Plan's Land Use Considerations and the Environmentally Sensitive Lands Regulations in Chapter 14, Article 3, Division 1.~~

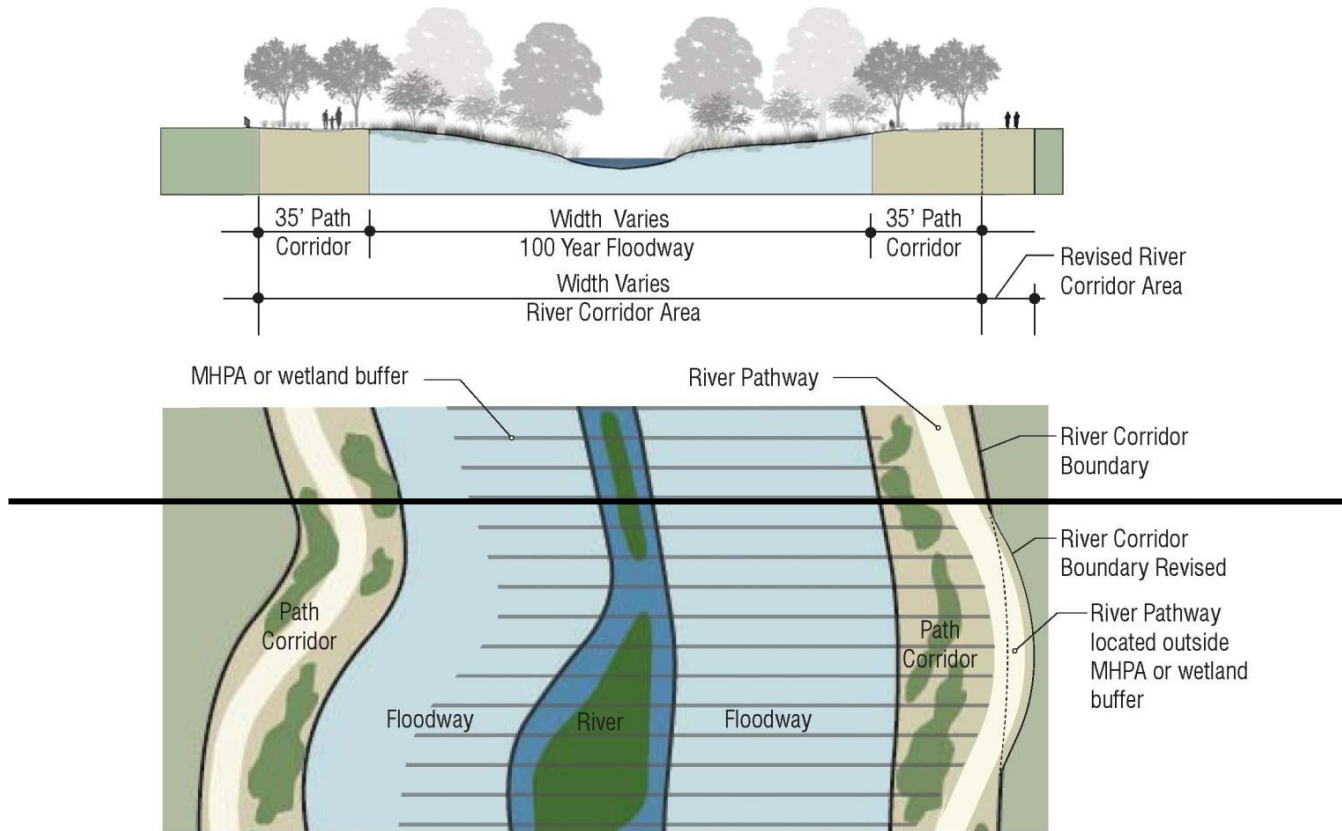
~~(B) Grading within the Path Corridor shall, to the satisfaction of the City Manager:~~

- ~~(i) — Avoid long, continuous engineered slopes with hard edges;~~
- ~~(ii) — Provide gradual transitions at the top and bottom of slopes; and~~
- ~~(iii) — Stabilize and revegetate slopes with native plants consistent with the surrounding habitat type.~~

~~(3) — River Pathway~~

- ~~(A) — Development on a lot located wholly or partially in the River Corridor Area shall include a River Pathway. The River Pathway shall meander, to the satisfaction of the City Manager.~~
- ~~(B) — Where portions of the Path Corridor are mapped as MHPA, as identified by the City of San Diego MSCP Subarea Plan, or determined to be wetland buffers in accordance with Section 143.0141, the River Pathway shall be located (immediately adjacent to the Path Corridor) outside the portions of the MHPA and the wetland buffer. See Diagram 1514-03B, Path Corridor Realignment for MHPA and Wetland Buffer.~~

Diagram 1514-03B
Path Corridor Realignment for MHPA and Wetland Buffer



- (C) The entire River Pathway shall be dedicated with an easement that allows public access.
- (D) The River Pathway shall be completed in the first phase of any phased development.
- (E) The River Pathway shall include the following features:
 - (i) A minimum 10 foot wide pathway of concrete or similar material in a color that blends with the surrounding native soil;
 - (ii) A minimum 2 foot wide area of decomposed granite or similar material along each side of the River Pathway in a color similar to the River Pathway;
 - (iii) A minimum 10 foot wide landscape area between the Floodway and the River Pathway; and
 - (iv) A minimum 12 foot vertical clearance above finished grade of the River Pathway.

~~(4) Trails. Pedestrian only trails may be located within the River Corridor Area in accordance with the following:~~

~~(A) Trail alignments shall mimic natural conditions and minimize grading and disturbance to vegetation.~~

~~(B) Trails shall be designed to provide continuous loops to the River Pathway, with no trail alignment resulting in a dead end.~~

~~(C) Trails located in areas mapped as MHPA, as identified by the City of San Diego MSCP Subarea Plan, or determined to be wetland buffers in accordance with Section 143.0141, are subject to the MSCP Subarea Plan's Land Use Considerations and the Environmentally Sensitive Lands Regulations in Chapter 14, Article 3, Division 1.~~

~~(D) Trails shall include the following features:~~

~~(i) A maximum 8 foot width;~~

~~(ii) An 8 foot vertical clearance above finished grade of the trail; and~~

~~(iii) Surface material of decomposed granite or similar material in a color that blends with the surrounding native soil.~~

~~(5) Picnic Areas and Overlooks~~

~~(A) Development on a lot located wholly or partially in the River Corridor Area shall include at least one picnic area or overlook along the River Pathway unless either exists less than one half mile away.~~

~~(B) Picnic areas and overlooks shall include a combination of site furniture as determined by the City Manager on a case by case basis.~~

~~(6) Lighting~~

~~(A) Light posts shall not exceed 12 feet in height.~~

~~(B) All lighting shall be shielded and directed away from the Floodway, the edge of the River Pathway fronting the river and the MHPA.~~

~~(7) Site Furniture~~

~~(A) Site furniture, such as picnic table(s), trash and recycling receptacles, bicycle racks, shade structures, benches, interpretive signs, and drinking fountains, shall be designed and constructed in accordance with the San Diego River Park Master Plan Design Guidelines.~~

~~(B) Site furniture shall incorporate the San Diego River Park logo as illustrated in the San Diego River Park Master Plan Design Guidelines.~~

~~(C) Lots that do not have picnic areas or overlooks shall include along the River Pathway a minimum of one piece of site furniture for every 200 linear feet of the River Pathway.~~

~~(8) Signs~~

~~(A) Signs shall be designed in accordance with the San Diego River Park Master Plan Design Guidelines and include the San Diego River Park Logo.~~

~~(B) Overlooks shall include, at a minimum, one interpretive sign.~~

~~(C) Development shall include an information kiosk (as described in the San Diego River Park Master Plan Design Guidelines) at any location where the River Pathway intersects a public street.~~

~~(9) Fences~~

~~(A) Fences located between the River Pathway and the River:~~

~~(i) Shall be provided only as required to protect sensitive habitat or historic resources, and shall allow for wildlife movement;~~

~~(ii) Shall be located a minimum of 5 feet from the River Pathway or trails and shall follow the natural grade;~~

~~(iii) Shall consist of horizontal rails of either wood peeler logs or steel posts and cables;~~

~~(iv) Shall not exceed 42 inches in height; and~~

~~(v) Shall be at least 75 percent open. For purposes of this subsection, chain link fencing shall not qualify as a 75 percent open fence.~~

~~(B) Any fences located between the River Pathway and the River Influence Area shall be constructed in accordance with Section 1514.0302(d)(14).~~

~~(10) Plant Materials~~

- ~~(A) Development shall include a mixture of native plants and trees consistent with the surrounding habitat type.~~
- ~~(B) Non-native grasses and lawn areas shall not be permitted in any areas mapped as MHPA, as identified by the City of San Diego MSCP Subarea Plan, or determined to be wetland buffers in accordance with Section 143.0141.~~
- ~~(C) Plant materials shall provide views to the river along at least 50 percent of the river side of the River Pathway of each lot.~~
- ~~(D) On the river side of the River Pathway and within 10 feet of the non-river side of the River Pathway:

 - ~~(i) Trees shall have a canopy clearance of 8 feet above the finished grade of the River Pathway; and~~
 - ~~(ii) All other plant materials shall not exceed 30 inches above the finished grade of the River Pathway.~~~~

~~(d) River Influence Area~~

- ~~(1) Lot Coverage. Maximum lot coverage for any development on a lot located wholly or partially within 115 feet of the River Corridor Area shall be 65 percent.~~
- ~~(2) Building Height and Massing. Maximum building height and massing on lots adjacent to the River Corridor Area shall be determined by the distance the building is set back from the River Corridor Area, and shall be in compliance with Table 1514-03C or the base zone, whichever is more restrictive. See Diagram 1514-03C, River Influence Area Maximum Building Height and Setback.~~

Table 1514-03C

River Influence Area Setback, Height and Massing

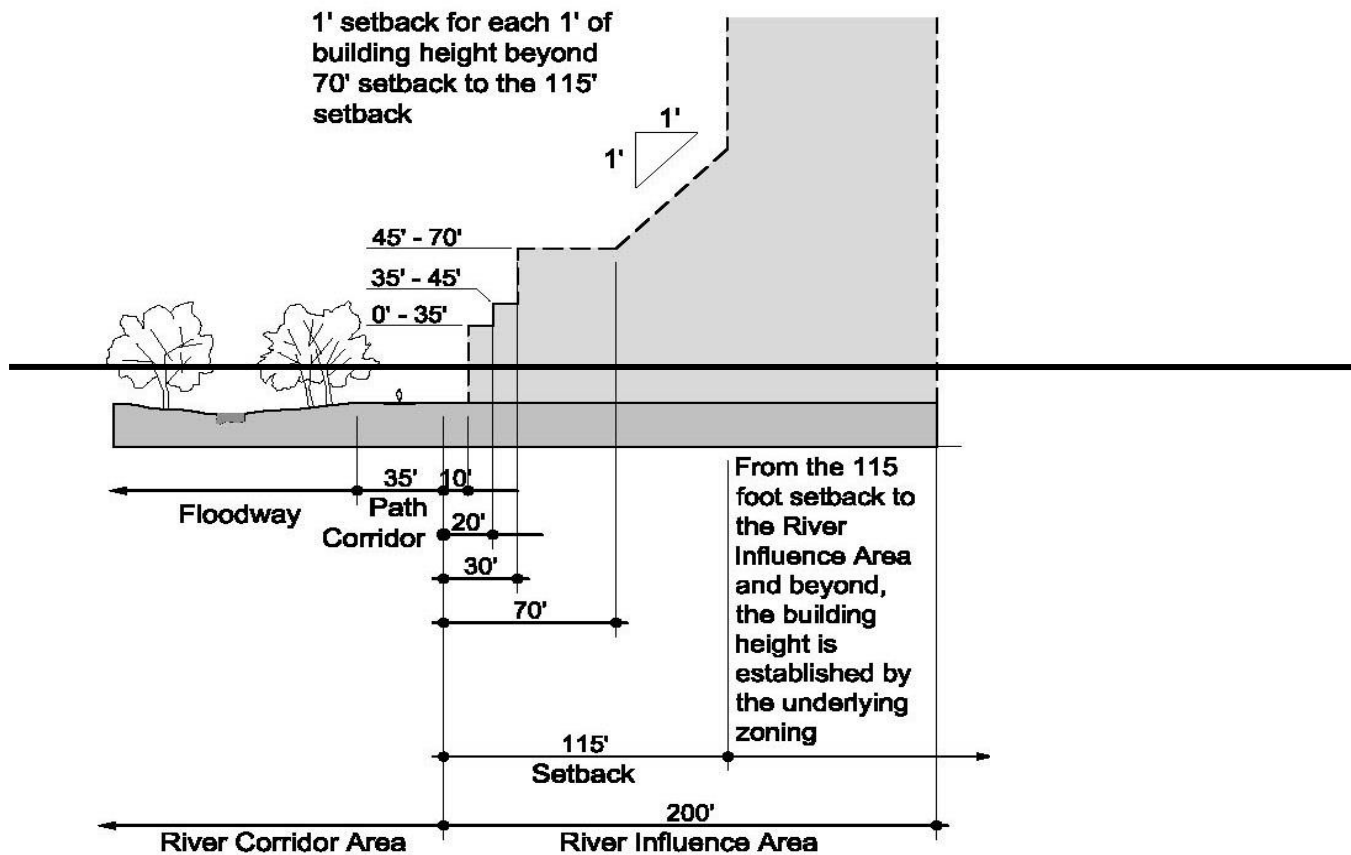
Minimum Distance the Building is Set Back from the River Corridor Area ¹	Maximum Building Height Allowed	Massing
10 feet ²	35 feet	No more than 50 percent of a building's wall may be located at the setback measured from the River Corridor Area.

20 feet	45 feet	Not regulated by this Division.
30 feet	70 feet	At or above 70 feet in height above finished grade, a building's wall shall be at least 30 percent narrower than the width of the building wall on the ground floor.
70 feet	The maximum building height allowed is equal to the number of feet the building is set back from the River Corridor Area.	
115 feet	The maximum building height allowed is established by the base zone.	

Footnotes to Table 1514-03C

- ¹Where river and street setbacks overlap, the requirements of the River Influence Area setback shall apply.
- ²Buildings shall be set back a minimum of 10 feet from the River Corridor Area, Architectural features, such as eaves, cornices, eyebrows, trellises, bay windows, balconies, entry roofs and arbors, and fireplaces, may extend a maximum of 4 feet into the 10-foot setback.

Diagram 1514-03C
River Influence Area Building Height and Setback



- ~~(3) — Setbacks. Setback requirements of the Mission Valley Planned District Ordinance shall apply to setbacks not identified in Table 1514-03C.~~
- ~~(4) — Off Setting Planes. Off setting planes requirements of the Mission Valley Planned District Ordinance shall apply.~~
- ~~(5) — Building Facade and Entrance. Development that abuts the River Corridor Area shall provide a river fronting facade and entrance that are of substantially equivalent design and quality of materials as the primary building facade and entrance to the satisfaction of the City Manager.~~
- ~~(6) — Building Transparency. Building facades that front the River Corridor Area or building facades that front a street that abuts and runs parallel to the River Corridor Area shall provide building transparency in accordance with the following:
 - ~~(A) — The amount of transparency, measured as the visible light transmittance (VLT), shall be at least 0.65 VLT.~~
 - ~~(B) — Commercial and Mixed Use Zones:
 - ~~(i) — A minimum of 50 percent of the total facade shall be transparent; and~~
 - ~~(ii) — A minimum of 70 percent of the ground floor shall be transparent.~~~~
 - ~~(C) — Industrial Zones. A minimum of 25 percent of the total facade shall be transparent.~~~~
- ~~(7) — Building Reflectivity. Building facades that front the River Corridor Area shall not include materials with a visible light reflectivity (VLR) factor greater than 10 percent.~~
- ~~(8) — Exterior Equipment Enclosures, Outdoor Storage, Loading Areas, and Refuse Collection Areas. Any exterior equipment enclosure, outdoor storage, loading area, or refuse collection area:
 - ~~(A) — Shall be located a minimum of 100 feet from the River Corridor Area;~~
 - ~~(B) — Shall be screened with landscape and an opaque wall at least 6 feet in height or, if the item to be screened exceeds 6 feet in height, a wall 1-foot taller than the item, to a maximum wall height of 10 feet. Screening shall be of the same design and materials as the primary building facade; and~~~~

~~(C) Loading areas shall also comply with the requirements of Section 1514.0403(d) (Off Street Freight Loading Spaces Required).~~

~~(9) Access to the River Corridor Area~~

~~(A) Building Access to the River Corridor Area. Development on lots that abut the River Corridor Area shall provide building access paths connecting the primary structure with the River Pathway in accordance with the following:~~

- ~~(i) One building access path for every 300 linear feet of river frontage; and~~
- ~~(ii) The building access path shall be to the primary building entrance or to a secondary entrance that, to the satisfaction of the City Manager, is of substantially equivalent design and quality of materials as the primary entrance.~~

~~(B) Public Access Pathway Across a Development Site. Development on lots that abut the River Corridor Area shall provide public access pathways connecting the public street and the River Pathway in accordance with the following:~~

- ~~(i) At least one public access pathway shall be provided for every 1,000 linear feet of frontage along the River Corridor Area;~~
- ~~(ii) The public access pathway shall be designed to the same quality as the primary on site pathways, to the satisfaction of the City Manager; and~~
- ~~(iii) Development including a public access pathway shall include signs in accordance with Section 1514.0302(d)(14)(D).~~
- ~~(iv) An easement for public use shall be required for public access pathways.~~

~~(C) Public Access Pathways from Streets that Abut and Run Parallel to the River Corridor Area. Public access pathways shall connect the street to the River Path at every street intersection and, at a minimum, provide a connection every 1,000 linear feet of street frontage along the River Corridor Area.~~

- ~~(10) Off Street Surface Parking. Off street surface parking areas located adjacent to the River Corridor Area shall be set back and screened for the full height and length of the parking area, with one or more of the following:~~
- ~~(A) Residential, commercial, industrial, or mixed use development, in accordance with the base zone; or~~
 - ~~(B) With landscape materials, in which case the following provisions shall apply:
 - ~~(i) Parking areas shall be set back a minimum of 20 feet from the River Corridor Area;~~
 - ~~(ii) Parking areas adjacent to the River Corridor Area shall not exceed 30 percent of the length of the lot frontage along the River Corridor Area or a maximum of 120 feet of the lot frontage along the River Corridor, whichever is less;~~
 - ~~(iii) Parking areas shall be screened with shrubs capable of achieving a minimum height of 30 inches along 80 percent of the length of the parking area along the River Corridor Area frontage within a 2 year period, except that screening shall not be required at pedestrian access points; and~~
 - ~~(iv) Screening for parking areas shall include one 24 inch box evergreen tree for every 30 feet of frontage along the River Corridor Area. The trees shall be spaced apart or in naturalized groupings.~~~~
- ~~(11) Parking Structures. Parking structures located adjacent to the River Corridor Area shall be set back and screened for the full height and length of the parking area, with one or more of the following:~~
- ~~(A) Residential, commercial, industrial, or mixed use development, in accordance with the base zone; or~~
 - ~~(B) Landscape materials in accordance with Sections 1514.0302(d)(10)(B)(i) and (ii) and in which case the following provisions shall apply:
 - ~~(i) Parking structures shall be set back a minimum of 30 feet from the River Corridor Area.~~
 - ~~(ii) Parking structures adjacent to the River Corridor Area shall not exceed 50 percent of the length of the lot frontage along the River Corridor Area.~~~~

~~(12) Lighting. All lighting within 100 feet of the River Corridor Area shall be shielded and directed away from the River Corridor Area.~~

~~(13) Fences. Within 10 feet of the River Corridor Area, only the following fences are permitted:~~

- ~~(A) A solid fence that does not exceed 3 feet in height;~~
- ~~(B) A fence that is at least 75 percent open and does not exceed 6 feet in height; or~~
- ~~(C) A combination of a 3-foot tall solid fence topped with a 3-foot tall fence that is at least 75 percent open.~~
- ~~(D) For purposes of this subsection, chain link fencing shall not qualify as a 75 percent open fence.~~

~~(14) Signs~~

- ~~(A) Within 100 feet of the River Corridor Area, wall signs fronting the river shall not exceed a height of 15 feet above finished grade.~~
- ~~(B) No ground sign may be installed between a building and the River Corridor Area except for monument signs, which may not exceed 5 feet in height and shall be located within a landscaped area at least equivalent to the area of the sign face.~~
- ~~(C) Signs fronting the River Corridor Area shall be face lighted or internally lighted.~~
- ~~(D) Public Access Pathway Signs. Development shall include a directional sign, designed in accordance with the San Diego River Park Master Plan, placed in a clearly visible location at the intersection of a public access pathway and the street, and the intersection of a public access pathway and the River Pathway.~~

~~(15) Plant Material. Plant materials within 15 feet of the River Corridor Area shall be non-invasive low water use species.~~

~~(16) Streets that Abut and Run Parallel to the River Corridor Area~~

- ~~(A) Streets shall be the minimum width allowed by the Street Design Manual of the Land Development Manual.~~
- ~~(B) Development shall be designed to minimize the number of curb cuts, to the satisfaction of the City Manager.~~

~~(C) On street parking shall be provided in clusters of parking bays along the river side of the street.~~

~~§1514.0303 Hillside Conservation, Design and Height Limitation Subdistrict (“Hillside Subdistrict”)~~

~~(a) Purpose~~

~~The purpose of these regulations is to ensure that land development projects in hillside areas will respect, preserve and/or recreate hillside areas.~~

~~(b) Boundaries~~

~~The Mission Valley Hillside Subdistrict shall apply to portions of the community north of Friars Road and south of Interstate 8 (see Appendix E).~~

~~(e) Southern Slopes~~

~~(1) Height Limitation buildings and structures located south of Interstate 8 shall be limited to a height 40 feet above preexisting or finished grade, whichever is lower.~~

~~(A) Exceptions. Exceptions to the 40 foot height limitation may be approved up to 65 feet in height provided that all of the following standards are met:~~

~~(i) All natural existing hillside vegetation and topography shall be preserved; and~~

~~(ii) Any previously graded hillsides shall be recontoured into a naturalistic form and revegetated with indigenous plants; and~~

~~(iii) Buildings and structures shall be designed and sited so that a minimum 30-foot wide open public view corridor is created to the hillside from adjacent public streets and freeways.~~

~~(B) Structures over the 65-foot building height level may be permitted to allow construction of unique architectural features, such as a steeple, and which do not contain occupied floor area, mechanical equipment, or signage.~~

~~(2) Steep Slope Lands~~

~~(A) Steep slope lands are defined as all land having a naturally formed or naturally appearing gradient of 25 percent or greater, based on 5-foot contour intervals, with a minimum elevation differential of 25 feet. Steep slopes do not include~~

~~manufactured slopes which have been graded pursuant to a validly issued development permit.~~

- ~~(B) Development shall not be permitted in steep slope lands, except as indicated in Table 1514-03D.~~

**Table 1514-03D
Eneroachment into Steep Slopes**

Percentage of Parcel in Steep Slopes	Maximum Eneroachment Allowance as Percentage of Area in Steep Slopes
75% or less	10%
80%	12%
85%	14%
90%	16%
85%	18%
100%	20%

~~(3) Preservation of Steep Slopes~~

- ~~(A) Development, including road construction, above the 150-foot contour line shall not occur.~~
- ~~(B) Negative open space easements may be required as a condition of approval for lots or portions of lots containing steep slopes.~~
- ~~(C) Landscaping slopes disturbed during construction shall be revegetated in accordance with City wide standards.~~
- ~~(D) Lot splits are prohibited on steep slopes.~~

~~(4) Signage~~

- ~~(A) Ground signs greater than 40 feet in height shall not be permitted south of Interstate 8, automobile dealerships may utilize ground signs not exceeding 50 feet in height, except pursuant to a variance approved, in accordance with Land Development Code Chapter 12, Article 6, Division 8 (Variance Procedures). Nothing contained in the Mission Valley Planned District Ordinance or the Land Development Code Sign Regulations shall preclude on premises directional signs identifying products or services located on the premises; no such directional sign shall exceed 2 square feet in area. All on premises signs in conformance with the Land Development Code Sign Regulations, but not in conformance with the criteria of this subdistrict, shall be removed without compensation to the sign owner upon completion of a 15 year~~

~~amortization period commencing on the date of adoption of the Mission Valley Planned District Ordinance.~~

~~(B) — Roof top signs shall be prohibited.~~

~~(d) — Northern Slopes~~

~~(1) — Grading — natural appearing slopes and contours should be recreated through variable slope gradients not exceeding a 2:1 ratio.~~

~~(2) — Revegetation — hillside rehabilitation areas shall be revegetated with indigenous plantings per adopted city landscape standards.~~

~~(3) — Reclamation — all reclamation plans must be in conformance with Section 2772 of the Surface Mining and Reclamation Act of 1975.~~

~~(e) — Hillside Subdistrict Guidelines for Discretionary Review~~

~~(1) — General~~

~~(A) — Orient development towards the valley and take access to Mission Valley projects from roads that do not extend above the 150-foot elevation contour.~~

~~(B) — Preserve the natural landform and greenbelt of the southern hillsides and rehabilitate the northern hillsides.~~

~~(C) — Cluster development to retain as much open space as possible.~~

~~(D) — Preserve natural topographic features such as drainage courses, rock outcroppings, slopes and trees.~~

~~(E) — Design buildings and parking areas to fit the natural terrain and improve the appearance of understructures.~~

~~(F) — Design buildings at the base of slopes to emphasize a low profile rather than a vertical orientation. Buildings should step or slope with landscaping to protect views of and from the hillsides.~~

~~(2) — Southern Slopes~~

~~(A) — Preserve existing natural slopes, use the natural slopes as a backdrop and guide to building form.~~

~~(B) — Cluster, contour and terrace structures into sites to preserve the form of the slopes.~~

~~(C) Cluster development in disturbed or sparsely vegetated portions of the slope.~~

~~(D) Design automobile access to minimize hillside disruption. To avoid excessive grading, locate automobile access adjacent to street access and separated from habitable building sections. Linkages from the street to the building should be made through pedestrian ways or bikeways.~~

~~(3) Northern Slopes~~

~~(A) Develop near the base of the slope. Building height and setbacks should be designed to create a band of visible open slope areas landscaped according to Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations) between the ridge line and building roofs that mirror the greenbelt effect of the southern hillsides.~~

~~(B) Development beyond the base of the hillsides should be low in profile.~~

~~(C) Adapt building and parking areas to the terrain. Minimize the visual impact of buildings by terracing them up or down a slope, providing view corridors through them and terracing outdoor deck areas.~~

~~(D) Sharp angular land forms should be rounded and smoothed to blend with the natural terrain.~~

~~(E) Control runoff from construction sites.~~

~~(F) Control erosion by minimizing the area of slope disturbance and coordinating the timing of grading, resurfacing, and landscaping where disturbance does occur.~~

~~(G) Revegetate graded slopes in accordance with Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations).~~

~~§1514.0304 Residential Zones (MVR-1, MVR-2, MVR-3, MVR-4, MVR-5)~~

~~(a) Purpose~~

~~To provide for multiple family residential development that meets community plan design guidelines at densities consistent with the Development Intensity Overlay District. These regulations are intended to create architectural interest and usable exterior open areas in residential developments.~~

(b) Permitted Uses

- (1) No building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premise be used except for one or more of the uses listed for applicable zones in Table 1514-03E.
- (2) Neighborhood serving commercial uses as shown in Land Development Code Section 131.0522 (CN Zones) may occupy up to 25 percent of the ground floor area of residential developments in the MVR-4 and MVR-5 Zones.

Legend for Table 1514-03E

Symbol in Table 1514-03E	Description of Symbol
	Not Permitted
P	Permitted
L	Subject to Limitations
CUP	Conditional Use Permit

**Table 1514-03E-
Residential Zones Use Table**

PERMITTED USES	ALL-RESIDENTIAL-ZONES
Residential/Compatible Residential	P
Single family dwellings	P
Boarding and Lodging houses	P
Temporary Real Estate Offices/Model Homes new Subdivisions	P
Institutions/Home full-time child care (Maximum 15 children under 16 years)	CUP
Residential Care Homes for 7 or more clients	CUP
Residential Care Homes for 6 or fewer clients	P
Schools, limited to primary, elementary, junior high and senior high in accordance with Section 141.0407, and child care centers in accordance with Section 141.0606	L
Public Parks and Playgrounds	P
Churches, Temples or buildings of a permanent nature used for religious purposes in accordance with Section 141.0602	L ²
Branch Public Libraries	P
Fraternities, Sororities	CUP
Mobilehome Park	CUP
Mobilehome (1) Watchman	CUP
Housing for the elderly	CUP ³
Neighborhood Commercial uses per Section 101.0426	L ^{1,4}

Any other use which the Planning Commission may find, in accordance with Process Four, to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent of this planned district. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

Footnotes for Table 1514-03E

- ¹Uses shall be limited to twenty five percent (25%) of the gross floor area of permitted uses within the project area. Variances to increase this percentage may be requested.
- ²Permitted in the MVR 3, 4 and 5 Zones only.
- ³Neighborhood Commercial uses are limited to twenty five percent (25%) of the ground floor area of residential developments in the MVR 4 and MVR 5 zones, and are not permitted in the MVR 1, 2 or 3 Zones.
- ⁴Except for Child Care Facilities in the MVR 1 Zone, where a CUP is required for more than 6 children.

(c) — Density Regulations

Maximum residential density is based on the Mission Valley Development Intensity District trip allocation (see Section 1514.0301) and expressed in dwelling units per gross acre (du/ae), exclusive of Hillside Review acreage, as indicated in Table 1514-03F.

**Table 1514-03F
Density Regulations**

Zone	Residentially Designated Land Within Development Intensity District	Maximum Density	Minimum Lot Area (SF)/unit
MVR-1	F	18 du/ae	2420
MVR-2	M	20 du/ae	2178
MVR-3	L	45 du/ae	968
MVR-4	A/B	56 du/ae	777
MVR-4	G	57 du/ae	764
MVR-5	C	70 du/ae	622

(d) — Minimum Lot Area and Dimensions

- (1) — Minimum lot area (square feet) and dimensions (linear feet) are established in Table 1514-03G.

**Table 1514-03G
Minimum Lot Area and Dimensions**

Zone	Min. Lot Area (Sq. Ft.)	Street Frontage (Linear Ft.)	Interior Width (Linear Ft.)	Corner Width (Linear Ft.)	Depth (Linear Ft.)
MVR-1	6000	60	60	65	100
MVR-2	6000	60	60	65	100
MVR-3	7000	70	70	75	100

MVR-4	7000	70	70	75	100
MVR-5	7000	70	70	75	100

- (2) ~~For any lot which fronts principally on a turnaround or on a curving street having a radius of curvature of less than 100 feet, the minimum frontage shall be 60 percent of the number shown in the frontage column.~~
- (3) ~~Exception. Any lot or parcel which does not comply with all the minimum lot dimensions set forth in the Mission Valley Planned District Ordinance may nevertheless be used as a building site provided the lot or parcel qualifies under the definition of lot as set forth in Land Development Code Section 113.0103 and Section 113.0237.~~
- (e) ~~Yard and Setback Requirements~~
 - (1) ~~Minimum area of street yard(s) — street yard(s) shall be provided for each lot at a minimum area calculated by multiplying the linear feet of any street frontage by a factor of 25. Where one permit area has more than one side of street frontage, the area on each street yard shall be calculated separately.~~
 - (2) ~~Minimum Parking and Building Setbacks — All Residential Zones as indicated in Table 1514-03H.~~

**Table 1514-03H
Minimum Parking and Building Setbacks**

Yard Location	Minimum Dimensions (Linear Ft.)
Street	15
Property Side	10
Rear	15

- (3) ~~Incremental Building Setback — The minimum setback and street yard factor shall be increased by 0.25 feet for each foot of building elevation over 24 feet. The property side and rear setbacks shall be increased by 0.2 feet for each foot of building elevation over 24 feet. Parking is permitted in the incremental setback areas.~~
- (f) ~~Open Area — Exterior Usable Open Area~~
 - (1) ~~Definition~~

~~(A) Exterior usable open area shall be composed of moderately level land with a gradient of less than 10 percent. Usable open area shall not be located within required building setbacks but may include gardens; courtyards; terraces; roof decks; recreation facilities; swimming pools and spas with associated decking; private exterior balconies; common exterior balconies; lawns or other landscaped areas beyond required setbacks; and walkways or pathways not subject to vehicular access. Usable open area shall be a minimum of 5 feet in each dimension (width and length).~~

~~(B) In no case may any area occupied by streets, buildings, structures, driveways, or any area intended for parking or garaging of motor vehicles or trash collection, or any pads for mechanical or electrical equipment, or any land proposed to be dedicated to the City as open space, be used to satisfy the usable open area requirement.~~

~~(2) Standards~~

~~(A) The open area provided on the property shall not be less than that shown in Table 1514-03I.~~

**Table 1514-03I
Open Area**

Zone	Usable Open Area Per D.U. (sq.ft.)
MVR-1	747
MVR-2	653
MVR-3	242
MVR-4	195
MVR-5	156

~~(B) All or part of the required open area may be owned in common by the occupants of the development. If open area is to be owned in common, provisions acceptable to the City shall be made for its preservation and maintenance.~~

~~(g) Structural Development Coverage~~

~~The maximum structural development coverage shall be 50 percent. This coverage calculation shall not include a portion of the square footage of a parking structure when the upper level of the structure is designed as usable open area which is readily accessible to the occupants. The square footage~~

excluded from the coverage requirement shall be equal to the usable open area. However, in such cases the maximum structural development coverage should not exceed 70 percent.

~~(h) — Off Setting Planes Requirement~~

~~(1) — Each building wall elevation shall have building offset variations in a minimum of 4 vertical or horizontal separations between building planes for each 100-foot length of building elevation, or portion thereof. A separation between building planes is distinguished by an average horizontal or vertical difference of 3 feet measured perpendicular to the subject plane. Within any 100-foot length of building elevation, no single plane shall total more than 50 percent or less than 20 percent of the building elevation area (see Appendix B, Figure 4).~~

~~(2) — Exception. These offsetting planes requirements may be waived for projects over 42 feet in height that meet the criteria of Section 1514.0305(g)(2).~~

~~(i) — Off Street Parking~~

~~Parking shall be in conformance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).~~

~~(j) — Outdoor Storage~~

~~A minimum of 100 cubic feet of secured storage space accessible from a private deck or common circulation area or garage and not part of a habitable area shall be provided per dwelling unit.~~

~~(k) — Signs~~

~~Signs shall be in conformance with Land Development Code Chapter 12, Article 9, Division 8 (Sign Permit Procedures) and Chapter 14, Article 2, Division 12 (Sign Regulations).~~

~~(l) — Special Regulations. See Chapter 15, Article 14, Division 4.~~

~~(m) — Mission Valley Planned District Residential Zones Guidelines for Discretionary Review~~

~~(1) — Provide a variety of architecturally stimulating housing types densities.~~

~~(2) — Integrate residential with commercial and service uses, but discourage visitor-oriented uses immediately adjacent to residential development.~~

- ~~(3) Provide active recreation areas, common open space, child care and passive recreation amenities.~~
- ~~(4) Architectural design and appearance throughout the development should be complementary.~~
- ~~(5) Common areas and recreational facilities should be readily accessible to the occupants of the dwelling units.~~

~~§1514.0305 Commercial Zones (MV-CO, MV-CV, MV-CR)~~

~~(a) Purpose~~

~~The commercial zones provide for office, hotel and retail commercial uses as defined in the Mission Valley Community Plan. These regulations are intended to create well landscaped sites and a wide variety of distinctive architectural styles. The zone boundaries are coterminous with the following community plan land use designations:~~

~~(1) Mission Valley Commercial Office (MV-CO) District~~

- ~~(A) Applied to properties within the Mission Valley Community Plan (MVCP) Commercial Office land use designations.~~
- ~~(B) This zone is primarily intended to provide for business and professional offices and certain allied services normally associated with such offices.~~

~~(2) Mission Valley Commercial Visitor (MV-CV) District~~

- ~~(A) Applied to properties within the MVCP Commercial Recreation land use designation.~~
- ~~(B) This zone is primarily intended to provide for establishments catering to the lodging, dining, and shopping needs of visitors.~~

~~(3) Mission Valley Commercial Retail (MV-CR)~~

- ~~(A) Applied to properties within the MVCP Commercial Retail land use designation.~~
- ~~(B) This zone is primarily intended to accommodate community and regional serving retail sales establishments.~~

~~(4) Properties located within the community plan "Commercial Office or Commercial Recreation" land use designation may be developed according to the MV-CO Zone or the MV-CV Zone, as determined by use.~~

(b) — Permitted Uses

- (1) — No building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered, or enlarged, nor shall any premises be used except for one or more of the uses listed for applicable zones in Table 1514-03J. The predominant land use shall be consistent with the community plan land use designation.

Legend for Table 1514-03J

Symbol in Table 1514-03J	Description of Symbol
	Not Permitted
P	Permitted
L	Subject to Limitations
CUP	Conditional Use Permit

Table 1514-03J
Commercial Zones Use Table

COMMERCIAL	MV- CO	MV- CV	MV- CR
Accessory Uses	L ⁺	L ⁺	L ⁺
Advertising, Secretarial & Telephone answering services	P	-	L ⁺
Antique shops	-	P	P
Apparel shops	L ⁺	L ⁺	P
Art Stores and Galleries	L ⁺	P	P
Automobile & truck sales, Rental agencies (usable vehicles only including automobile paint, repair, body and fender work)	-	-	P
Automobile wash	-	-	CUP
Automobile paint & repair (including body and fender work)	-	-	CUP
Bakeries	L ⁺	P	P
Barber shops	L ⁺	P	P
Beauty shops	L ⁺	P	P
Bicycle shops including rental and repair	L ⁺	P	P
Boat sales/rentals agencies	P	-	-
Book stores	L ⁺	P	P
Building materials stores	-	-	P
Business machine sales display & service	L ⁺	-	P
Childcare Facilities	P	P	P

COMMERCIAL	MV- CO	MV- CV	MV- CR
Churches, Temples or buildings of a permanent nature used for religious purposes in accordance with Section 141.0602	L	L	L
Cleaning & dyeing works (including rugs, carpets, and upholstery) 5,000 sq. ft. or less enclosed	-	-	P
Confectioneries	L ⁺	P	P
Curtain and drapery shops	-	-	P
Custom shops for curtains, draperies, floor coverings upholstery and wearing apparel	-	-	P
Dairy stores	L ⁺	L ⁺	P
Drug stores	L ⁺	L ⁺	P
Dry cleaning establishments (no truck delivery of finished cleaning)	L ⁺	L ⁺	P
Dry cleaning & laundry agencies and self service dry cleaning & laundry establishments	L ⁺	L ⁺	P
Dry goods stores	-	-	P
Electronic data processing, tabulating, and record keeping services	P	-	L ⁺
Employment agencies	P	-	P
Equipment and tool rental establishments (no man ridden equipment)	-	-	P
Financial institutions over 5,000 sq. ft.	L ⁺	-	P
Financial institutions 5,000 sq. ft. or less	P	P	P
Florists 5,000 sq. ft. or less	P	P	P
Food stores	L ⁺	L ⁺	P
Foreign Language Schools	P	-	P
Frozen food lockers	-	-	P
Furniture stores	-	-	P
Gift Shops	L ⁺	P	P
Gymnasium and health studios	P	P	P
Hardware stores	-	-	P
Hobby shops	-	P	P
Hotels, motels, and time share projects	-	P	P
Interior Decorators (office & sales)	P	-	P
Jewelry stores	L ⁺	P	P
Leather goods and luggage shops	-	L ⁺	P
Liquor stores	-	P	P
Lithography shops	-	-	P
Locksmith shops	P	-	P
Marijuana outlets	CUP ³	CUP ³	CUP ³
Medical, dental, biological, and X ray laboratories	P	-	-
Medical appliance sales	-	-	P

COMMERCIAL	MV- CO	MV- CV	MV- CR
Music stores	-	P	P
Newspaper plants	CUP	-	CUP
Nurseries (plants)	L ¹	L ¹	P
Office furniture and equipment sales	L ¹	-	P
Offices; business and professional	P	P ²	P ²
Paint and wallpaper stores	-	-	P
Palm Readers, psychic readers	P	L ¹	P
Parking lots/structures	P	P	P
Pet shops	-	-	P
Pharmacies	L ¹	L ¹	P
Photographic equipment, supplies and film processing stores	L ¹	P	P
Photographic studios	L ¹	-	P
Physical Therapists	P	-	P
Plumbing shops 5,000 sq. ft. or less; enclosed	-	-	P
Post offices	P	P	P
Private clubs, fraternal organizations and lodges	P	P ²	P
Professional Schools	P	-	P
Public utility electric substations, gas regulators and communications equipment buildings	P	P	P
Pushearts	Subject to Land-Development Code Section 141.0619		
Radio, television and home appliance repair shops	-	-	P
Recreational facilities enclosed; including bowling lanes, skating rinks, gymnasiums, and health centers	P	P	P
Recreation Facilities – Open Air	CUP	CUP	CUP
Recycling Collection Center	L ¹	L ¹	P
Restaurants	P	P	P
Schools in accordance with Section 141.0407 and child care centers in accordance with Section 141.0606	L	-	L
Shoe stores	-	P	P
Shoe repair shops	P	P	P
Sporting goods stores	L ¹	P	P
Stationers	L ¹	P	P
Studios for teaching or art, dancing and music	P	L ¹	P
Theaters, Nightclubs and bars of 5,000 sq. ft. or less	P	P	P
Theaters, nightclubs and bars over 5,000 sq. ft.	CUP	CUP	CUP
Tire sales, repair and recapping establishments (if entirely within an enclosed building)	-	-	P
Trade and business schools	P	-	P
Trailer sales agencies	-	-	P

COMMERCIAL	MV- CO	MV- CV	MV- CR
Transportation terminals	P	P	P
Travel bureaus	P	P	P
Union Hall (social activities) + trade associations	P	-	P
Union Meeting Hall, hiring hall and office	-	-	P
Variety stores	L ⁺	L ⁺	P
Video Sales and Rentals	L ⁺	L ⁺	P
Wedding chapels	CUP	CUP	CUP
Wholesaling or warehousing of goods and merchandise, provided that the floor area occupied for such use per establishment does not exceed 5,000 sq. ft. For automobile dealership, the area shall not exceed 15,000 sq. ft.	-	-	P

~~Any other use which the Planning Commission may find, in accordance with Process Four, to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent of this planned district. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.~~

Footnotes for Table 1514-03J

¹Uses shall be limited to twenty five percent (25%) of the gross floor area of permitted uses within the project area. Variances to increase this percentage may be requested.

²Not permitted on ground floor.

³When the multiple use option is utilized, marijuana outlets are prohibited.

(2) ~~Residential uses shall not be permitted in commercial zones unless the multiple use option in Section 1514.0307(c) is utilized.~~

(3) ~~All accessory uses shall be located in the same building as the permitted use or uses which they serve. However, the foregoing regulations shall not be applicable to signs or accessory uses exclusively serving outdoor recreational activities. The combined gross floor area of all accessory uses on any premises shall not exceed 25 percent of the gross floor area of the other non-accessory permitted uses.~~

(4) ~~Automobile Repair and Paint Facilities Requirements~~

~~These requirements also apply when these uses are permitted as accessory uses, or as a part of an automobile dealership.~~

(A) ~~All repair work is to be conducted within an area screened from the view of the public right of way and structurally enclosed by at least three sides and a roof.~~

~~(B) — The outdoor display and storage of supplies and equipment shall meet the requirements of Section 1514.0305(j).~~

~~(C) — Vehicular use areas and setbacks established by the Mission Valley Planned District Ordinance shall be in conformance with Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations).~~

~~(c) — Minimum Lot Dimensions — All Commercial Zones~~

~~(1) — Area — 5,000 square feet.~~

~~(2) — Street frontage — 50 feet, except that for any lot which fronts principally on a turnaround or on a curving street line having a radius of less than 100 feet, the minimum frontage shall be 30 feet.~~

~~(3) — Width — 50 feet.~~

~~(4) — Exception. Any lot which qualifies under the definition of a lot as set forth in this Code and which does not comply in all respects with the minimum lot dimensions specified may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.~~

~~(d) — Maximum Structural Coverage~~

~~The maximum structural development coverage shall be 50 percent. This coverage calculation shall not include a portion of the square footage of a parking structure when the upper level of the structure is designed as usable open area which is readily accessible to the occupants. The square footage excluded from the coverage requirement shall be equal to the usable open area. However, in such cases the maximum structural development coverage should not exceed 70 percent.~~

~~(e) — Yard and Setback Requirements~~

~~(1) — Street yards shall be provided at a minimum area calculated by multiplying the linear feet of frontage by the designated factor listed in the table below. Multiple street yards shall be calculated separately.~~

~~(2) — Building and parking setbacks shall be provided from the property line at a minimum dimension (linear feet) as stated in the Table 1514-03K.~~

~~(3) — Incremental Building Setback — Parking is permitted in the incremental setback areas. The minimum street setback and street yard factor shall be increased by 0.2 for each foot of building elevation over 24 feet.~~

- (4) ~~The incremental street yard factor may be waived when the incremental setback area is satisfied by building step backs of the second or third and upper stories.~~

**Table 1514-03K
Setbacks**

Zone	Minimum- Street Yard Factor	Minimum- Street Yard Setbacks	Minimum- Property Side Setbacks	Rear Setback ([†])
MV-CO	20	15	10	8
MV-CV	20	15	10	8
MV-CR	15	10	10	8

Footnote for Table 1514-03K

- [†] ~~A 15 foot rear setback shall be provided if any portion of the rear lot line abuts residentially zoned or developed property, and increased 0.2 feet for every foot of building elevation over 24 feet.~~

(f) ~~Street and Major Pedestrian Path Orientation~~

- (1) ~~All commercial and multiple use structures shall contain an identifiable pedestrian entrance from the street into the project. Attention should be given to safe pedestrian passage through parking areas.~~
- (2) ~~In addition to the requirements in Section 1514.0305(f)(1), adjacent to Mission Valley Community Plan identified "Major Pedestrian Paths" (see Appendix B, Figure 5):~~
 - (A) ~~The dominant feature of all ground floor frontage of all new or reconstructed first story building walls that face a Mission Valley Community Plan identified "Major Pedestrian Path" shall be pedestrian entrances or windows affording views into retail consumer services, offices, lobby space or display windows.~~
 - (B) ~~Where a project is bounded on one or two sides by major pedestrian paths, parking structures shall not be located between the buildings and the major pedestrian path(s).~~
 - (C) ~~Where a project is bounded on three or more sides by major pedestrian paths, parking structures are not permitted between the building and two of these paths.~~

~~(D) Exemption. Where offices are located along major pedestrian paths, the windows facing the path shall not be required to afford views into offices as stated in Section 1514.0305(f)(2)(A) when the building is setback an additional 15 feet over the required setback.~~

~~(g) Architectural Design~~

~~(1) All projects processed ministerially shall provide offsetting planes as follows:~~

~~To break up building mass and achieve a more human scale, each building wall elevation which faces any street or river yard shall have building offset variations in a minimum of four vertical or horizontal separations between building planes for each 100 foot length of building elevation, or portion thereof. A separation between building planes is distinguished by an average horizontal or vertical difference of two feet measured perpendicular to the subject plane (see Appendix B, Figure 4). Within any 100 foot length of building elevation, no single plane shall total more than 50 percent or less than 20 percent of the building elevation area.~~

~~(2) All commercial or mixed use structures processed with a discretionary permit shall provide at least two of the features listed below. Exceptions may be made to achieve a superior design as stated in Section 1514.0201(d)(4).~~

~~(A) Slim Tower To maximize view corridors to the river and hillside areas, the upper levels of the structure shall diminish in size to create a slimmer silhouette than the lower levels of the structure. This feature is particularly desirable for buildings over 100 feet high located along major north-south streets.~~

~~(B) Plaza To create a pedestrian gathering spot, provide a landscaped/hardscaped area that is open to the sky at street level and visually and physically accessible from a major pedestrian path (see Appendix B, Figure 5) or public right-of-way. The plaza should have a focal point such as a sculpture, garden or fountain and are to be located readily adjacent to the public right-of-way. This feature would be especially suited to structures located along Mission Valley Community Plan identified "Major Pedestrian Paths (see Appendix B, Figure 5)".~~

~~(C) Roof Element To create a unique skyline and enhance views of building tops from above flat or unusable roof area shall be minimized.~~

~~(D) — Architectural Detail — To increase interest in the community through variations in building facades, architectural detail may include, material and color variations, bay windows, awnings, columns, cornices, eaves, window casings or any combination of these or other similar elements acceptable to the City Manager.~~

~~(E) — Offsetting Surfaces — To break up building mass to achieve a more human scale, each building wall elevation which faces any street or river yard shall have building offset variations, acceptable to the City Manager.~~

~~(h) — Landscaping~~

~~The regulations of Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations) shall apply and shall constitute the minimum landscape requirements.~~

~~(i) — Parking~~

~~Off street parking shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).~~

~~(j) — Outdoor Display and Storage~~

~~(1) — The following uses and listed merchandise sold or rented on the premises may be displayed and stored outdoors without screening walls or fences: artwork and pottery, flowers and plants, food products, handcrafted products and goods, recreational equipment rentals, outdoor dining facilities, off street parking, signs and other merchandise which the City Manager may find to be appropriate. All other uses shall be operated entirely within enclosed buildings.~~

~~(2) — Outdoor storage of other merchandise, material or equipment above shall be permitted only when incidental to a permitted or accessory use located on the same premises, and provided that:~~

~~(A) — Such storage is confined to an area not to exceed 5 percent of the gross floor area of the permitted building or buildings.~~

~~(B) — The storage area shall be completely enclosed by solid walls or buildings or a combination thereof. Said walls and buildings shall not be less than 6 feet in height. There shall be no outdoor storage of merchandise, materials, equipment or other goods to a height greater than that of any enclosing wall or buildings.~~

~~(C) Exemptions: the outdoor display and storage of for sale automobiles and trucks shall be exempt from the area and wall requirements. However, automotive sales lots shall be planted with perimeter landscaping and meet the regulations for vehicular use areas in Land Development Code Sections 142.0406, 142.0407, and 142.0408.~~

~~(k) Special Regulations. See Chapter 15, Article 14, Division 4.~~

~~(l) Commercial Zones (MV CO, MV CV, MV CR) Guidelines for Discretionary Review~~

~~(1) Continue the commercial recreation, retail, and office land use emphasis in the western, central, and eastern, respectively, portions of the valley, but permit mixed use projects within these areas.~~

~~(2) Provide new neighborhood convenience centers, especially 1 with a supermarket, near residential areas.~~

~~(3) Pedestrian and bicycle connections between activity centers and transit station/stops should be provided to increase use of alternative forms of transportation. Automobile circulation within developments should be designed to minimize impacts upon these connections.~~

~~(4) Relate new projects physically and visually to existing development by linking pedestrian paths and providing compatible signage, landscaping, or various architectural features as appropriate.~~

~~(5) Architectural design and appearance throughout the development should be complementary.~~

§1514.0306 Industrial Zone (MV-I)

~~(a) Purpose~~

~~(1) The provisions of the IL 2-1 Zone (Land Development Code Chapter 13, Article 1, Division 6 [Industrial Zones]) and the additional criteria of the Mission Valley Planned District Ordinance Zone apply to industrially designated land uses in Mission Valley. The criteria of the Mission Valley Planned District Zone supplement the design criteria of the IL 2-1 Zone.~~

~~(2) Any proposed development under the MV I Zone must also comply with all other relevant sections of the Mission Valley Planned District Ordinance. Where there is a conflict between the provisions of the IL 2-1 Zone and the provisions of the Mission Valley Planned District Ordinance, the Mission Valley Planned District Ordinance applies.~~

~~(b) Commercial Uses~~

~~Commercial uses developed within the industrial zone that are not accessory uses to an industrial use shall be subject to the development criteria of Section 1514.0305.~~

~~(c) Offsetting Planes and Facade Variation Requirements~~

~~(1) Offsetting Planes the particular facades, sides or elevations of a building which faces the front, side and rear property lines, shall have building variations in a minimum of 4 separate planes for each 100-foot length of building elevation, or portion thereof. A separate building plane is distinguished by an average horizontal difference of 2 feet measured perpendicular to the subject plane. Within any 100-foot length of building elevation, no single plane shall total more than 50 percent or less than 20 percent of the building elevation area; and~~

~~(2) Building Facade Variation the particular facades, sides or elevations of a building which face the front, side and rear property lines, shall have building facade variations in a minimum of 2 separate materials or textures. No single variation shall total less than 20 percent nor more than 50 percent of the building elevation area.~~

~~(d) In addition to the regulations in Chapter 15, Article 14, Division 4, the following shall apply:~~

~~(1) Roll up doors visible from the public right of way shall be prohibited.~~

~~(2) For storage and warehousing uses Exterior wall surfaces, not including decorative details or trim, shall be of materials containing integral colors and textures such as precast concrete, brick, concrete masonry and split faced block. The intent of this regulation is to ensure that the appearance of industrial uses are complementary to commercial and residential uses.~~

~~(e) Parking~~

~~Parking shall be in conformance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).~~

~~(f) Industrial Zone Guidelines for Discretionary Review~~

~~Retain industrial uses that are compatible with surrounding land uses.~~

~~§1514.0307 — Multiple Use Zone (MV-M)~~

~~(a) — Purpose~~

- ~~(1) — To provide for pedestrian-oriented projects containing at least three functionally and physically integrated land uses.~~
- ~~(2) — To provide standards and guidelines for the development of large, undeveloped parcels through the processing of specific plans or discretionary permits. Council adopted specific plan areas are labeled as MV-M/SP on the zone maps to indicate that a specific plan is in effect.~~

~~(b) — Permitted Sites~~

~~Multiple-use development is required within the MV-M Zone and permitted within the commercial zones. However, in commercial zones, the predominant land use shall be consistent with the community plan land use designation.~~

~~(c) — Permitted Uses~~

- ~~(1) — Within the MV-M Zone on sites of four or more acres, and on all commercially zoned sites utilizing the multiple use option, each proposal shall include land uses from at least three of the following zones in combinations as follows:~~

~~(A) — One or two of the following three commercial uses:~~

~~MV-CV, MV-CO, MV-CR; and~~

~~(B) — One or two of the following five residential~~

~~uses: MVR-1, MVR-2, MVR-3, MVR-4,~~

~~MVR-5.~~

- ~~(2) — Within the MV-M Zone on sites of less than 4 acres that existed as of the date of adoption of the Mission Valley Planned District Ordinance, each proposal shall be exclusively residential or include land uses from at least two zone categories including a residential use. The residential land use portion shall account for at least 20 percent of the Average Daily Trips allocated to the project.~~

~~(d) — Development Criteria~~

- ~~(1) — Minimum Lot Size — 40,000 square feet.~~

- ~~(2) — Multiple use structures, shall conform with the Mission Valley Planned District Ordinance Zone criteria of the predominant land use, except that residential development shall provide open area, off street parking, outdoor storage and refuse area in accordance with Section 1514.0304.~~
- ~~(3) — For Commercial Component Development Criteria — See Section 1514.0305.~~
- ~~(4) — For Residential Component Development Criteria — See Section 1514.0304.~~
- ~~(5) — Special Regulations — See Chapter 15, Article 14, Division 4.~~
- ~~(e) — Multiple Use Zone Guidelines for Discretionary Review~~
 - ~~(1) — Multiple use projects should contain significant revenue producing uses that are functionally and physically integrated to minimize vehicular traffic.~~
 - ~~(2) — Multiple use projects must emphasize pedestrian orientation with pedestrian connections, people oriented spaces, and commitments to transit improvements.~~
 - ~~(3) — Development should separate vehicular access from delivery loading zones.~~
 - ~~(4) — Include restaurants, theaters, hotels or residential uses in multiple use projects to create 24 hour activity.~~
 - ~~(5) — No single land use should account for more than 60 percent, nor less than 20 percent of the Average Daily Trips allocated to the project.~~
 - ~~(6) — The type and location of commercial uses should not be disruptive to residential uses.~~
 - ~~(7) — Encourage high density development near shopping areas and transit corridors.~~
 - ~~(8) — Structures located along major pedestrian paths should utilize the ground floor for retail commercial or residential uses to increase pedestrian activity at street level.~~
 - ~~(9) — New development on sand and gravel sites should orient away from the mesa and not burden the existing school, park, or shopping facilities of adjacent communities.~~

- ~~(10) Mining activities should be screened from adjacent developments with landscaping and beams. Environmental impacts such as noise and erosion should be mitigated.~~
- ~~(11) On sites used for industrial activities, require reclamation plans that contour slopes, control erosion, provide compatible revegetation and provide new water habitats where feasible in accordance with the Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations).~~

Article 14: Mission Valley Planned District

Division 4: General and Supplemental Regulations

§1514.0401 — Purpose of Special Regulations

~~These special regulations apply to all development proposals subject to review under the Mission Valley Planned District Ordinance. The purpose of these regulations is to supplement the regulations of the underlying zones and subdistricts, in order to focus on the circulation system elements of private and public development projects; site and building design features that affect public views; and signage. It is also the purpose of these special regulations to support implementation of the San Diego River Park Master Plan. Where there is a conflict between these special regulations and those of Section 1514.0302 (San Diego River Park Subdistrict), the provisions of Section 1514.0302 shall apply.~~

§1514.0402 — Landscaping

- ~~(a) Where not otherwise noted, the regulations of Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations) apply and constitute the minimum landscape requirements.~~
- ~~(b) Sidewalks/Parkways
 - ~~(1) Pedestrian sidewalks separated from the street by landscaped parkways shall be provided in relation to street classification as shown on the following table. The decision maker reviewing the project may permit the widths of the parkway and sidewalk to meander and/or occasionally diminish to accommodate bus stops, transformer boxes, or other site constraints. In some cases, additional dedication of public right of way may be required to meet these requirements.~~
 - ~~(2) The placing of signs, utilities and other public facilities shall be done in a manner so as to provide the clear unobstructed corridor sidewalk width and parkway design as required by the Mission Valley Planned District Ordinance.~~~~

~~(3) The criteria established in the Mission Valley Planned District Ordinance supersede the criteria of the Street Design Manual of the Land Development Manual.~~

**Table 1514-04A
Sidewalks and Parkways**

Community Plan Street Classification	Minimum Average Widths
Majors and Arterials	10 ft. clear corridor sidewalk 8 ft. landscaped parkway
3- and 4- lane collectors	8 ft. clear corridor sidewalk 6 ft. landscaped parkway
2- lane collectors and streets of lesser width	6 ft. clear corridor sidewalk 5 ft. landscaped parkway

~~(d) Exceptions: When safety considerations or existing infrastructure within the public right of way of a street that is built in conformance with the adopted community plan street classification does not allow for the provision of street trees adjacent to a curb, trees may be provided adjacent to the sidewalk on the site. The required clear corridor width shall be provided in all cases.~~

~~§1514.0403 Parking and Circulation System~~

~~(a) Vehicular Use Area~~

~~(1) Surface Parking~~

~~(A) Pedestrian Access—safe, usable pedestrian pathways shall be provided through parking areas to building entrances.~~

~~(B) Driveway widths shall be in conformance with Land Development Code Section 142.0560(j).~~

~~(2) Structured Parking~~

~~Parking structures shall be in conformance with Land Development Code Section 142.0560(k).~~

~~(b) Bicycle Parking Facilities~~

~~Bicycle parking facilities and lockers shall be provided in accordance with Land Development Code Sections 142.0525 and 142.0530.~~

(c) — ~~Public Access Easement~~

~~A pedestrian public access easement shall be provided through projects that are greater than 4 acres in size. These easements should provide links between public roads, high activity centers, recreational areas and transit corridors.~~

(d) — ~~Off Street Freight Loading Spaces Required~~

~~(1) — In order to avoid loss of required off street parking spaces and ensure that traffic flow is not disrupted by freight carrying vehicles blocking the public street, off street loading spaces are required as stated in Table 1514-04B.~~

~~(2) — Each required off street loading space shall have a minimum length of 35 feet, a minimum width of 12 feet, and a vertical clearance of 14 feet, including entrances and exits. All off street loading areas shall be screened from the public right of way or treated with landscape, hardscape or structural elements designed to create a visual amenity.~~

~~(3) — Requirements for two or more uses on the same site shall be the sum of the requirements for each use computed separately. These requirements may be reduced when required loading areas can be shared among uses.~~

**Table 1514-04B
Off-Street Loading Spaces**

Use Classification	Gross Floor Area of Structure or Use (sq. ft.)	Spaces Required
Offices; Banks and Savings and Loans	0-50,000	0
	Over 50,000	0.1 space per 10,000 S.F. of gross floor area
Retail Sales Eating and Drinking Establishments	0-10,000	0
	10,001-30,000	1
	30,000-50,000	2
	2 over 50,000	1 space per 25,000 S.F.
Wholesaling	0-10,000	0
Distribution and Storage; Industry	10,001-50,000	1
	Over 50,000	0.21 spaces per Industry 10,000 S.F. of gross floor area
Hotels	0-40,000	1
	over 40,0000	0.1 space per 10,000 S.F. of gross floor area

Multi-Family Residential and all other uses not included above	0-100,000	0
	100,001-200,000	1
	200,001-500,000	2
	More than 500,000	3—Plus 1 space for each additional 400,000 S.F.

(e) ~~Transit Right of Way~~

- (1) ~~Reservations and/or dedications of rights of way for light rail transit (LRT) lines shall conform to the dimensions and geometric design criteria outlined in the Metropolitan Transit Development Board (MTDB) standards, including a 35-foot right of way for two tracks on level ground, plus up to 25 additional feet of width at station areas. The reservation of such right of way constitutes an irrevocable offer to dedicate, at no cost, when so requested by the City or MTDB.~~
- (2) ~~Developers of land, which include light rail transit (LRT) projects designated by MTDB, will be required to reserve and/or dedicate, at no cost to the City or MTDB, all necessary rights of way for the alignment and any required stations. Additionally, they will be required to contribute the equivalent cost of construction of a facility and stations, exclusive of LRT vehicles. Furthermore, they will be required to agree to not oppose and to participate in the formation of any special assessment district formed for the purpose of providing funds for the construction of an LRT system. Payment of construction costs should occur prior to issuance of any building permits.~~
- (3) ~~The provision of transit right of way will complement funding available through the San Diego Transportation Improvement Program (Proposition A) and the Mission Valley Public Facilities Financing Plan. In addition, and only if needed to supplement the above LRT financing programs, an assessment district to fund LRT construction may be considered. Any such assessment district will include the following provisions:~~
 - (A) ~~A cost benefit study shall be prepared which shall give credit to previous developments which have made contractual commitments to the LRT, including land dedications and contributions to LRT construction.~~
 - (B) ~~Any property owner who wishes to make a right of way dedication or LRT construction contribution in lieu of an assessment or portion of an assessment may do so.~~

(f) ~~"People Mover" System~~

A "people mover" system will be put in place on the east and west side of the valley to help alleviate congestion on the surface street system. The cost of a people mover system shall be included in the Mission Valley Financing Plan.

§1514.0404—Supplemental Design Requirements

(a)——Height

(1)——North of Interstate 8 and south of Friars Road, buildings shall not exceed 250 feet in height. Within the River Influence Area, buildings shall also comply with the height limitations of Section 1514.0302(d)(2).

(2)——South of Interstate 8—see Section 1514.0303(c)(1).

(b)——Reflectivity

(1)——Discretionary projects: Reflective material should not be used in a way which causes a traffic hazard, diminishes the quality of riparian habitat, or reduces the enjoyment of public open space.

(2)——Ministerial projects: No more than 50 percent of any single elevation of a building's exterior may be constituted of material with a visible-light reflectivity (VLR) factor greater than 30 percent, except that, within the River Influence Area, Section 1514.0302(d)(7) shall apply.

(c)——Roof Treatment

(1)——All new structures or enlargements shall have no single flat roof element (less than 10 percent in slope) constitute more than 40 percent of the building's coverage. Separate flat roof elements must be differentiated by an elevation of at least 5 feet; OR

(2)——At least 40 percent of the flat roof element shall be designed structurally and architecturally to accommodate outdoor activities; OR

(3)——The flat roof element shall be designed as an architectural/landscape amenity to enhance the views from the proposed structure or adjacent structures. Such enhancement may consider roof gardens, architectural features, special pavings and patterns or other comparable treatment.

(4)——Parking Structure Roof Treatment—See Section 1514.0403(a)(2).

§1514.0405—Enclosures

- (a) ~~Mechanical Equipment~~—no utility equipment, mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls or visual screening with construction and appearance similar to the main building. ~~Other methods of screening and/or visually blending mechanical equipment with the appearance of the main building shall be considered through the processing of a discretionary permit.~~
- (b) ~~Fence and Wall~~—applicable fence and wall regulations are contained in Land Development Code Chapter 14, Article 2, Division 3 (Fence Regulations).

~~§1514.0406~~—Signage

~~Land Development Code Chapter 12, Article 9, Division 8 (Sign Permit Procedures) and Chapter 14, Article 2, Division 12 (Sign Regulations) apply except as stated below:~~

- (a) ~~Sign plans shall be a required element of Mission Valley Development Permit application submittals.~~
- (b) ~~Within the River Park Subdistrict, Sections 1514.0302(e)(7) and 1514.0302(d)(14) shall apply within the River Corridor Area and the River Influence Area, respectively.~~
- (c) ~~Hillside Subdistrict~~—see Section 1514.0303(e)(4).
- (d) ~~High Rise Sign Guidelines~~
 - (1) ~~No portion of a sign shall be located more than 65 feet above the elevation of the sidewalk at the street property line closest to the sign except as specified below.~~
 - (2) ~~Signage may be used on the upper portion of the building provided that it does not exceed the square foot standards listed below in relationship to building height and is designed to be an integral element in the exterior treatment of the building, and does not occur on any two adjacent facades.~~

**~~Table 1514-04C~~
Maximum Sign Area for High Rise**

Building Height	Maximum Sign Area
65—119 feet	50 square feet
120—199 feet	75 square feet

200 + feet	100 square feet
------------	-----------------

- ~~(e) — Directional Signage. All residential and commercial office establishments shall provide a maximum 2 foot high ground mounted sign located within the street yard setback within 5 feet of the driveway entrance, with maximum 6-inch high characters intended solely for the purpose of street address identification. This signage will not be calculated against permitted signage allowed under the Land Development Code.~~
- ~~(f) — Roof signs shall not be permitted anywhere within the Mission Valley Planned District Ordinance area.~~
- ~~(g) — Residential Signage — see Section 1514.0304(k).~~
- ~~(h) — Automobile Dealerships. Automobile dealerships may utilize ground signs not exceeding 50 feet in height.~~

~~§1514.0407 — Lighting~~

~~Any artificial lighting shall be directed or shaded so as not to fall onto adjacent properties not held in the same ownership.~~

~~§1514.0408 — Guidelines for Discretionary Review~~

- ~~(a) — Provide gradual transitions in scale from open areas and low density development to higher density development through graduated building setback and stepback requirements. Avoid forming view restricting walls of development.~~
- ~~(b) — Building height, spacing and bulk should be designed to create landscaped see-through areas from projects to community landmarks and open space features (see Appendix B, Figure 6 and Appendix E).~~
- ~~(c) — Incorporate crime inhibiting design principles into project design.~~
- ~~(d) — Incorporate employee services (restaurants, cleaners, showers etc.) into developments.~~
- ~~(e) — Cluster neighborhood commercial uses near residential developments.~~
- ~~(f) — Locate project open space and recreational areas to maximize that land area of, and facilitate access to community resources such as the San Diego River and light rail transit line.~~
- ~~(g) — Long term maintenance for all vegetation should be provided in accordance with adopted City-wide landscape standards.~~

~~(h) — Roofs should be designed to enclose mechanical equipment and to be used for recreational, retail, or restaurant uses.~~

~~(i) — Transportation~~

~~(1) — Site circulation elements to reduce conflicts between pedestrians, bicycles, transit uses and vehicles.~~

~~(2) — Provide landscaped medians along major east-west streets in accordance with Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations).~~

~~(3) — Provide theme street tree plantings.~~

~~(4) — Include pedestrian amenities on local streets.~~

~~(5) — Implement transportation demand management techniques such as employer subsidization of transit passes and van pools, employee flex time, and preferential parking for car pools to reduce reliance on the single occupant motor vehicle.~~

~~(j) — Public Transit~~

~~(1) — Locate transit stops to maximize access and optimize transit service and pedestrian and bikeway connections. Where located near cross roads and major activity centers, stops should be at one-quarter mile intervals.~~

~~(2) — Design transit stops to be attractive, highly visible and provide shelter. Transit stop design and location should be acceptable to MTDB.~~

~~(3) — Include transit shelters, bicycle parking facilities, canopies, patterned sidewalks, information kiosks, benches and other pedestrian amenities in developments located along transit corridors. Enhanced transit shelters are desirable.~~

~~(4) — Design buildings to allow for internal Light Rail Transit passage and stations.~~

~~(5) — Provide a 35-foot right-of-way for the adopted MTDB LRT alignment without encroaching into wetland buffer areas. Where intrusion cannot be avoided, increase the landscaped buffer area and mitigate the wetlands loss in accordance with the Wetlands Management Plan.~~

~~(k) — Parking Areas~~

~~(1) — Provide consolidated parking areas by creating special parking districts.~~

- ~~(2) — Permit and encourage shared parking areas.~~
- ~~(3) — Minimize driveways along primary arterials and major streets through parking facility design and the use of lower classification streets for access.~~
- ~~(4) — Provide safe, convenient and pleasant pedestrian passages within, to and from parking areas.~~
- ~~(5) — Landscape parking areas with long lived, round headed trees that have a mature height and spread of at least 30 feet, screening hedges and shrubs, and mounding around the edges. Turf areas should be minimized. The adopted city wide landscape regulations should be used as a minimum standard.~~
- ~~(6) — Use trees and plants as the dominant elements of major project entries.~~
- ~~(7) — Screen parking areas with berms and landscaping.~~
- ~~(8) — Patterned paving may be substituted for part of the living landscaping requirement.~~
- ~~(9) — A minimum 10 percent of the parking lot area should be landscaped.~~

~~(l) — Bicycle Facilities~~

- ~~(1) — Provide secure bicycle parking at activity areas, transit stops, commercial areas and sports/ recreational facilities.~~
- ~~(2) — Bicycle parking facilities should include both bicycle racks and bicycle lockers. Bicycle lockers should be provided for employees arriving by bicycle at major activity centers.~~
- ~~(3) — Bicycle parking facilities should be located close to the entrance of the activity center.~~
- ~~(4) — Bikeways should have a minimum 25 foot tangent section between reversing curves.~~
- ~~(5) — Bikeways should be well identified by bikeway signs.~~

~~(m) — Pedestrian Circulation~~

- ~~(1) — Convert street space to wider sidewalks, landscaped strips, and sitting areas where pedestrian traffic is high.~~
- ~~(2) — Sharply delineate walkways from traffic areas, using grade separations~~

~~between high activity areas that minimize stairs or pedestrian ramps. For example, pedestrian bridges or tunnels could be used to connect activity areas across high speed, high volume streets and skyways could be constructed between buildings.~~

- ~~(3) Provide pedestrian amenities such as public plazas, canopies, patterned sidewalks, information kiosks, benches and adequate lighting along sidewalks and pedestrian paths through and between developments located along transit corridors.~~
- ~~(4) Locate tall, canopied trees adjacent to the curb, between the street and sidewalk, in accordance with Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations).~~
- ~~(5) Projects should front on the public street and provide pedestrian access from the street.~~
- ~~(6) Provide safe routes between and through the interior of developments. Routes should be: separated from vehicular traffic, and distinguished by paving, slopes, landscaping, retail uses, public events, food sales, public art, sitting areas and adequate lighting.~~
- ~~(7) Where safety considerations permit, identify pedestrian crossings of low volume, low speed streets or parking lots through special paving and design materials.~~
- ~~(8) Incorporate handicapped access into design.~~
- ~~(9) Link project pedestrian areas to the community open space network.~~
- ~~(10) Use spaces underneath freeways for transit stops, pedestrian areas, park space or public art areas.~~

~~(n) Community Facilities~~

- ~~(1) Maximize community use of school sites and other public facilities through pedestrian paths, shuttle services and other linkages from adjacent developments.~~
- ~~(2) Require increased transit use such as implementation of a stadium-operated shuttle service linking the stadium to hotels and activity centers concurrent with stadium expansion. Any expansion or addition of stadium commercial activities should comply with DID limitations.~~
- ~~(3) Retain publicly owned properties for needed public facilities until all community needs are met.~~

~~(o) Noise~~

~~(1) — Separate development from freeways and busy roads through walls and/or landscaped berms. Wall design should incorporate landscaping materials and sculptural forms.~~

~~(2) — Buffer residential development from noise with setbacks or elevation differences.~~

~~(p) — Water~~

~~(1) — Public and private developments should use recycled water and install water saving devices, where practical.~~

~~(2) — Control surface runoff by promptly planting disturbed sites with ground cover vegetation, and incorporating sedimentation ponds into flood control or runoff control facilities. Long term maintenance for all vegetation should be provided.~~

~~(3) — Preserve water by utilizing native, drought resistant vegetation for project landscaping in a manner consistent with the adopted city wide landscape regulations.~~

~~(4) — Use water from the City's water reclamation project for irrigation.~~

~~(5) — Implement Department of Water Resources conservation and reclamation recommendations in development projects.~~

~~(q) — Energy~~

~~(1) — Cluster buildings to use a common heating/ cooling source.~~

~~(2) — Design buildings to allow for flow through ventilation.~~

~~(3) — Use building materials which will act as insulators or conductors, depending on energy needs.~~

~~(4) — Use architecture, materials and site planning to minimize energy use to maximize use of solar energy and to avoid casting shadows on existing buildings and public plazas. New structures should be designed so that no more than 50 percent of the area of a sidewalk, existing building, or public plaza should be shaded by the new structure for more than one hour between 11 a.m. and 2 p.m. to the extent feasible.~~

~~(r) — Cultural and Heritage Resources~~

~~(1) — Permit flexibility in the location of cultural facilities and organizations in Mission Valley.~~

- ~~(2) — Locate neighborhood-oriented religious facilities in residential areas and regional-oriented religious facilities outside residential areas.~~
- ~~(3) — During the environmental review process identify all archaeological, historical geological and paleontological sites and artifacts. Significant resources should be protected, preserved or salvaged.~~
- ~~(4) — Retain the historic location and character of the San Diego Mission and its associated uses.~~

~~(s) — Landmarks~~

- ~~(1) — Provide view corridors to identified community landmarks through conditions of approval in specific plans and planned development permits.~~
- ~~(2) — New development should complement and respect views of landmarks and community entrance areas. The freeways in particular are gateways which should provide a clear view into and through the community. New development located in community entrance areas should be designed to enhance these areas and should be reviewed for architectural style, building mass, landscaping and color.~~
- ~~(3) — Development near the Mission should be low in scale and complimentary to the Spanish period architecture.~~
- ~~(4) — Projects adjacent to the Jack Schrade Bridge should respect related orientation, proportion and views.~~
- ~~(5) — New developments may create landmarks through the development of vertical building elements.~~

~~(t) — Signage~~

- ~~(1) — Signs and street graphics should complement the overall urban design goals for the community.~~
- ~~(2) — Signage for adjacent developments should be compatible and not attempt to "out shout" each other.~~
- ~~(3) — Signage should complement the architectural design of buildings and developments.~~
- ~~(4) — High-rise buildings should be identified by symbols and graphic designs rather than by full building width lettering.~~

~~Article 14: Mission Valley Planned District~~
~~Appendix B: Mission Valley Planned District~~

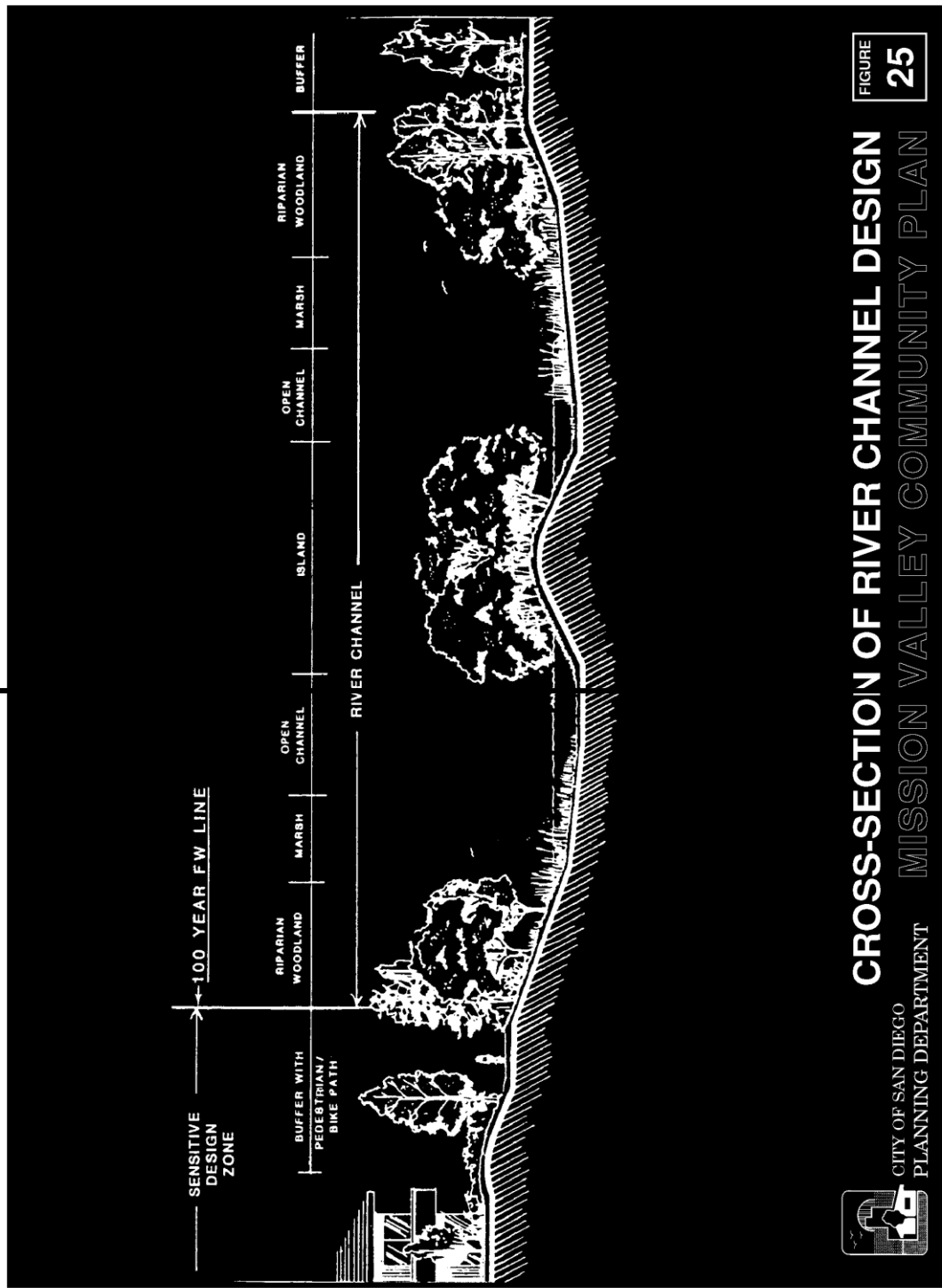


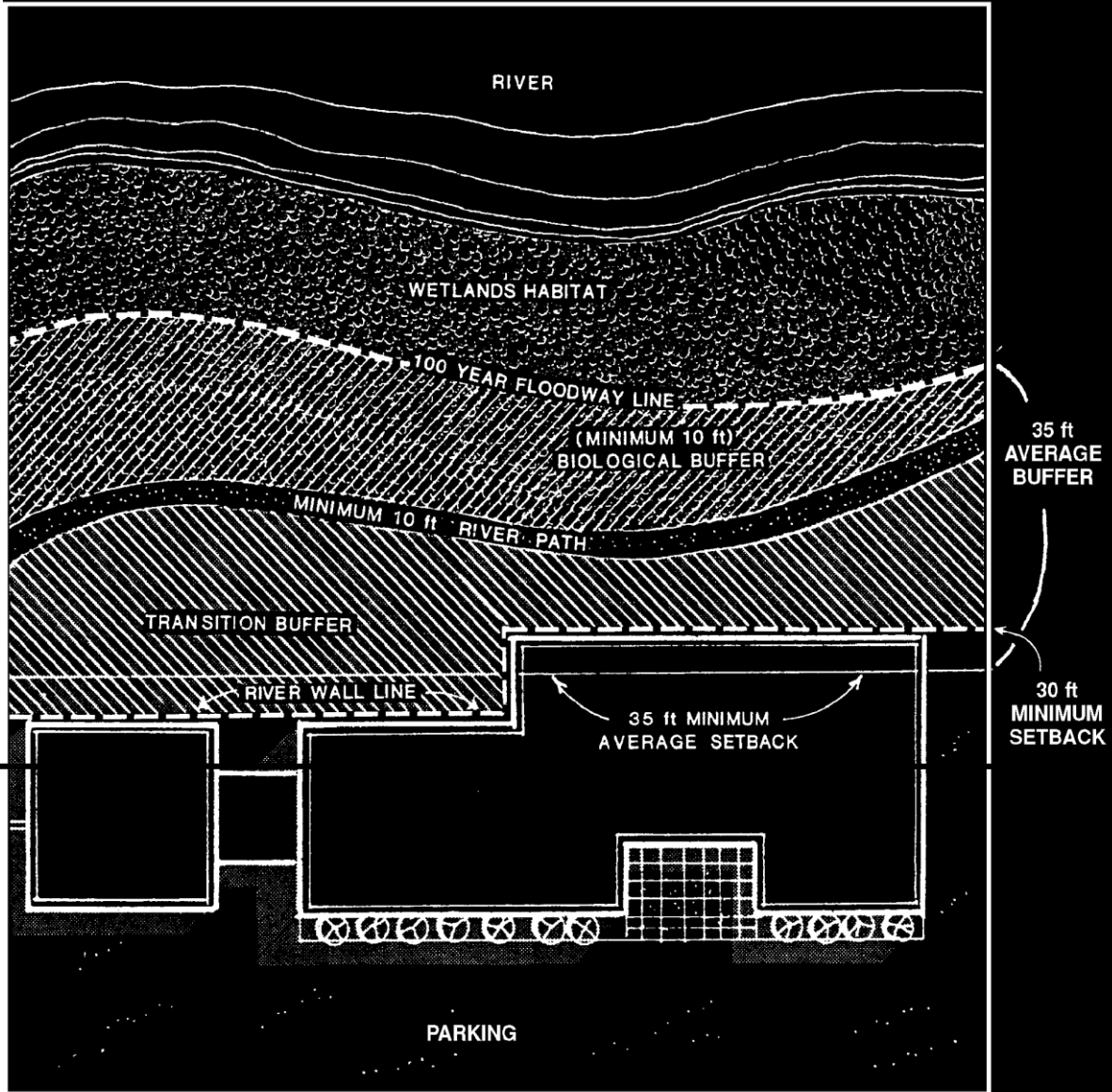
FIGURE
25

CROSS-SECTION OF RIVER CHANNEL DESIGN
MISSION VALLEY COMMUNITY PLAN

CITY OF SAN DIEGO
PLANNING DEPARTMENT

G-60

Mission Valley PDO Buffer Areas

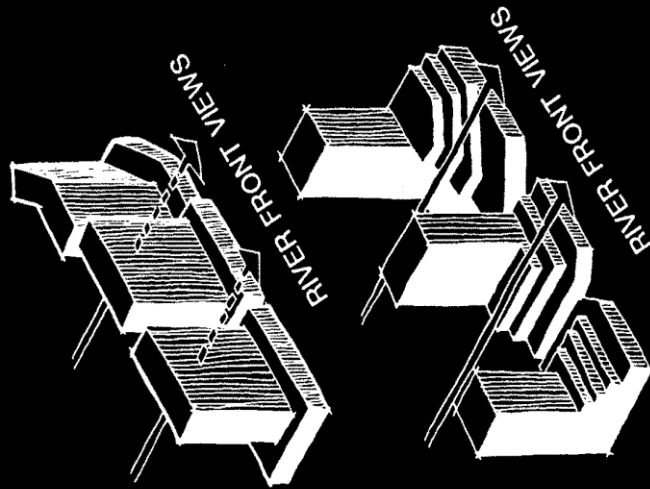


-  BIOLOGICAL BUFFER
-  AREA OF TRANSITION BUFFER PERMITTING PASSIVE AND ACTIVE RECREATIONAL USES AND OUTDOOR DINING

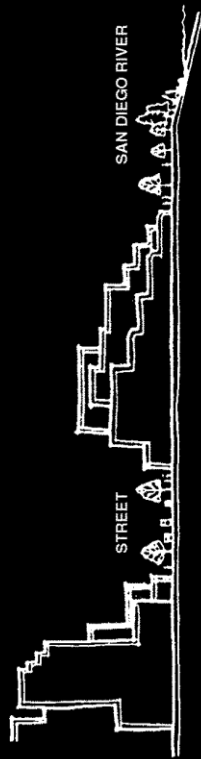
APPENDIX B
FIGURE 2

RIVER VIEWS AND SETBACKS

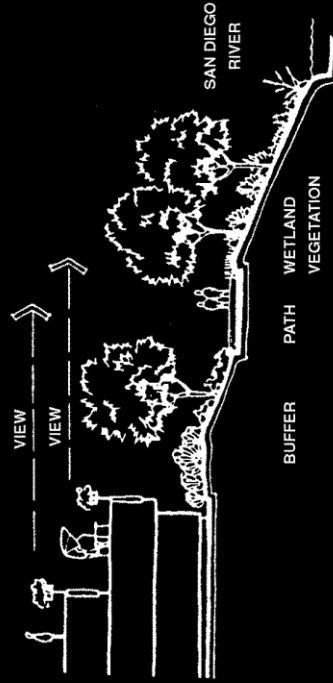
AS DEVELOPMENT PROCEEDS EXISTING VIEWS OF NATURAL, THE BUILT ENVIRONMENT SHOULD BE PRESERVED AND ENHANCED, AND NEW VIEWS SHOULD BE CREATED. THE OBJECTIVE IS NOT TO PROVIDE PANORAMIC VIEWS BUT TO CREATE URBAN VIEWS THAT ARE DERIVED FROM RELATIONSHIPS BETWEEN THE BUILT ENVIRONMENT AND NATURAL FEATURES OF THE AREA.



Example: Large developmental projects can be sensitively designed to avoid forming a "wall of development" that restricts views from surrounding areas. This is particularly important when considering development nearer to the river.

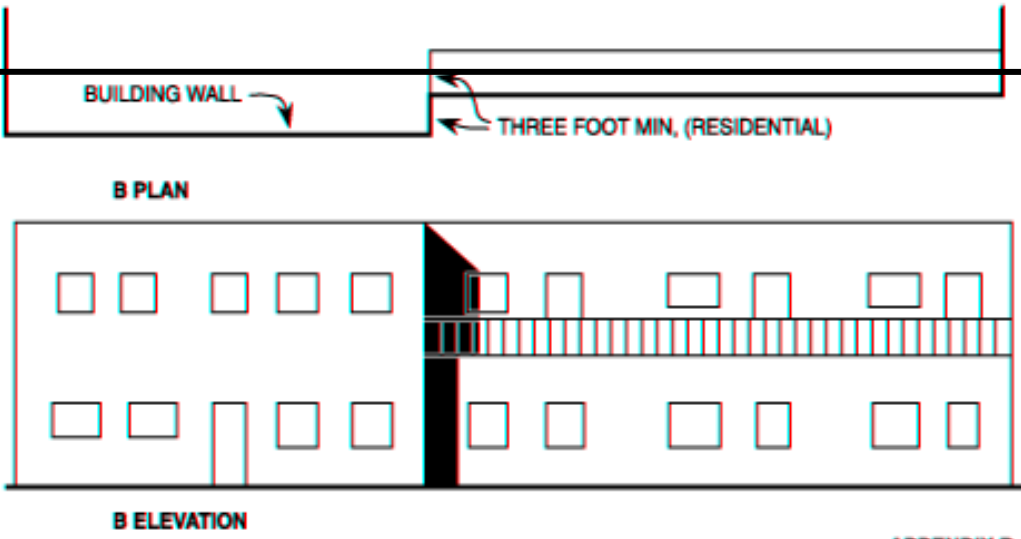
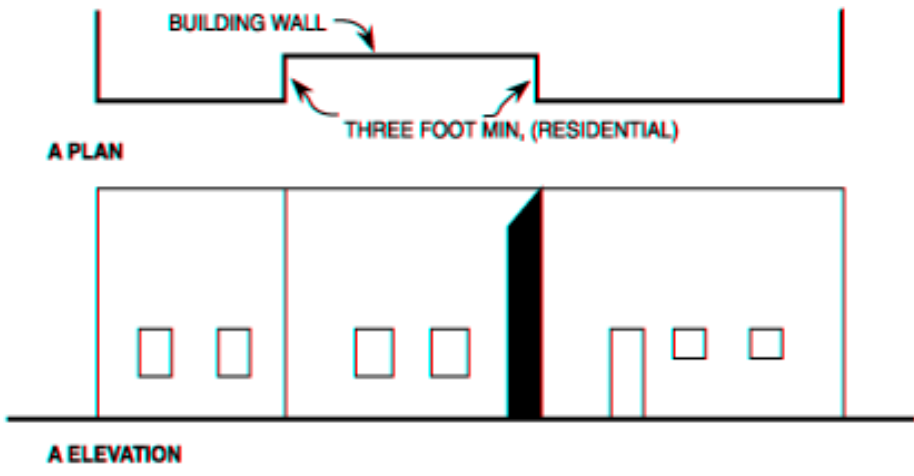


BUILDING FORMS SHOULD TERRACE DOWN TO RIVER FRONT AREAS.

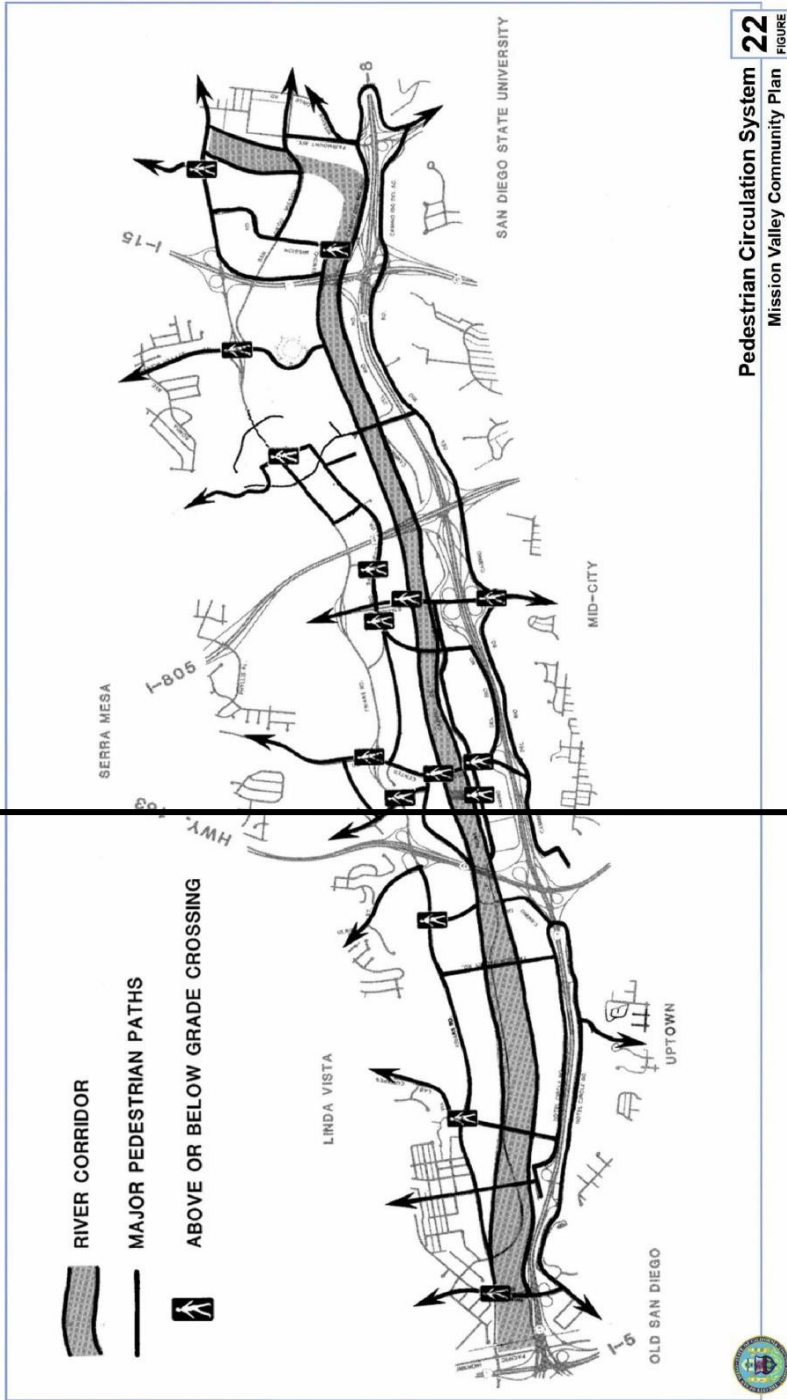


VIEWSHEDS ACROSS THE RIVER SHOULD BE MAINTAINED OR ENHANCED.

OFFSETTING PLANES REQUIREMENT



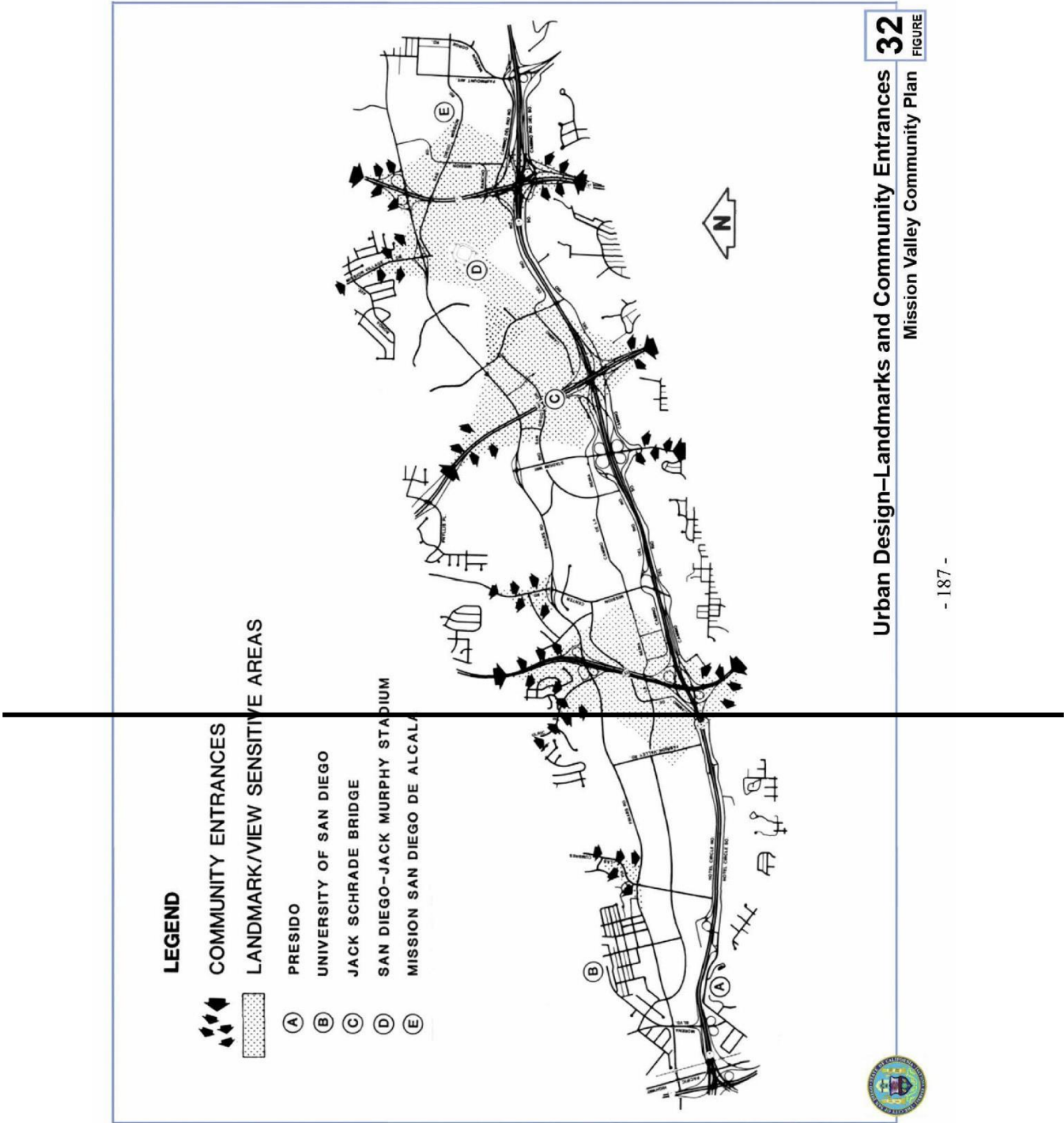
**APPENDIX B
FIGURE 4**



Pedestrian Circulation System
Mission Valley Community Plan
22 FIGURE

- 110 -

APPENDIX B
FIGURE 5



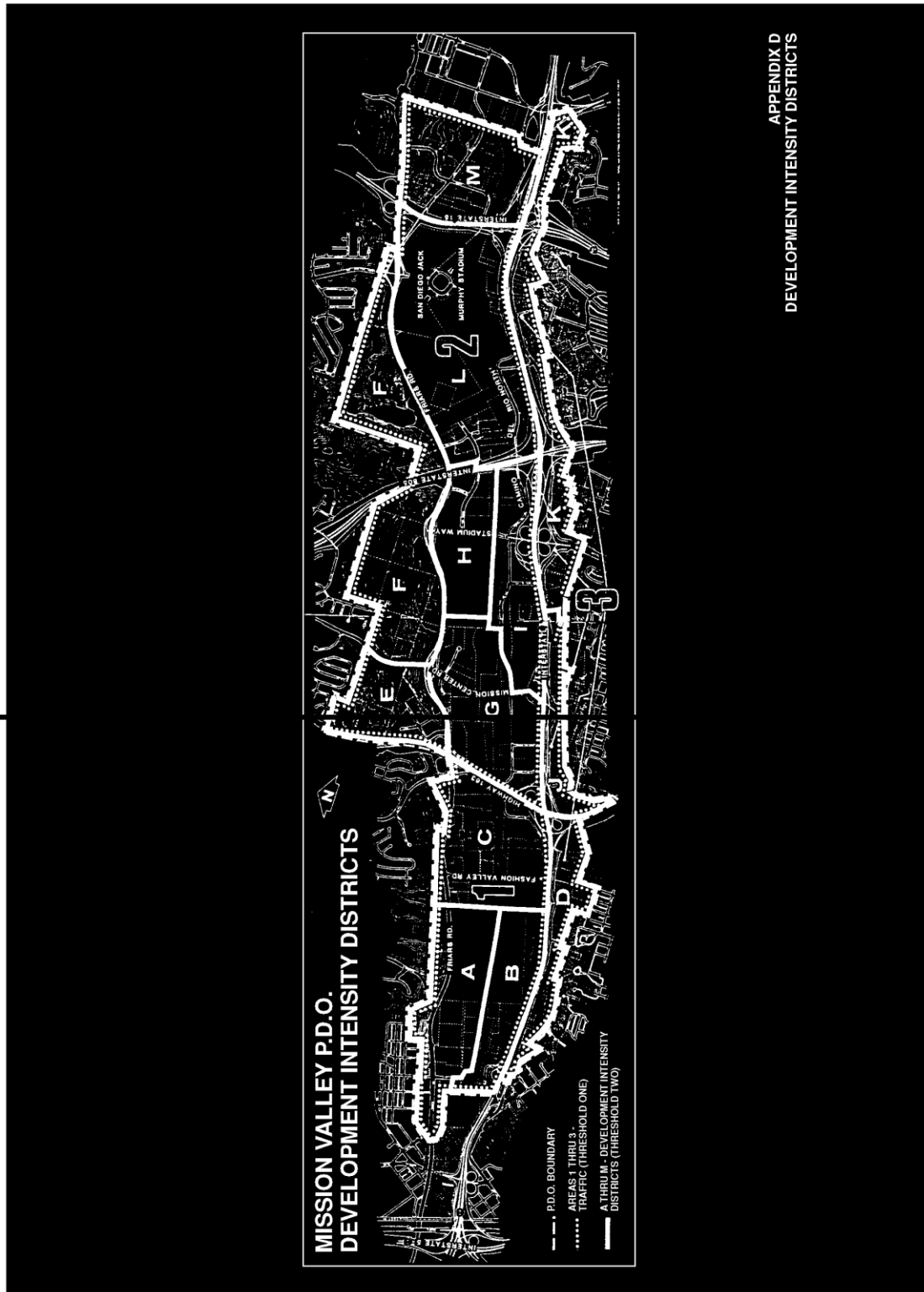
APPENDIX B
FIGURE 6

Article 14: Mission Valley Planned District
Appendix C: Mission Valley Planned District



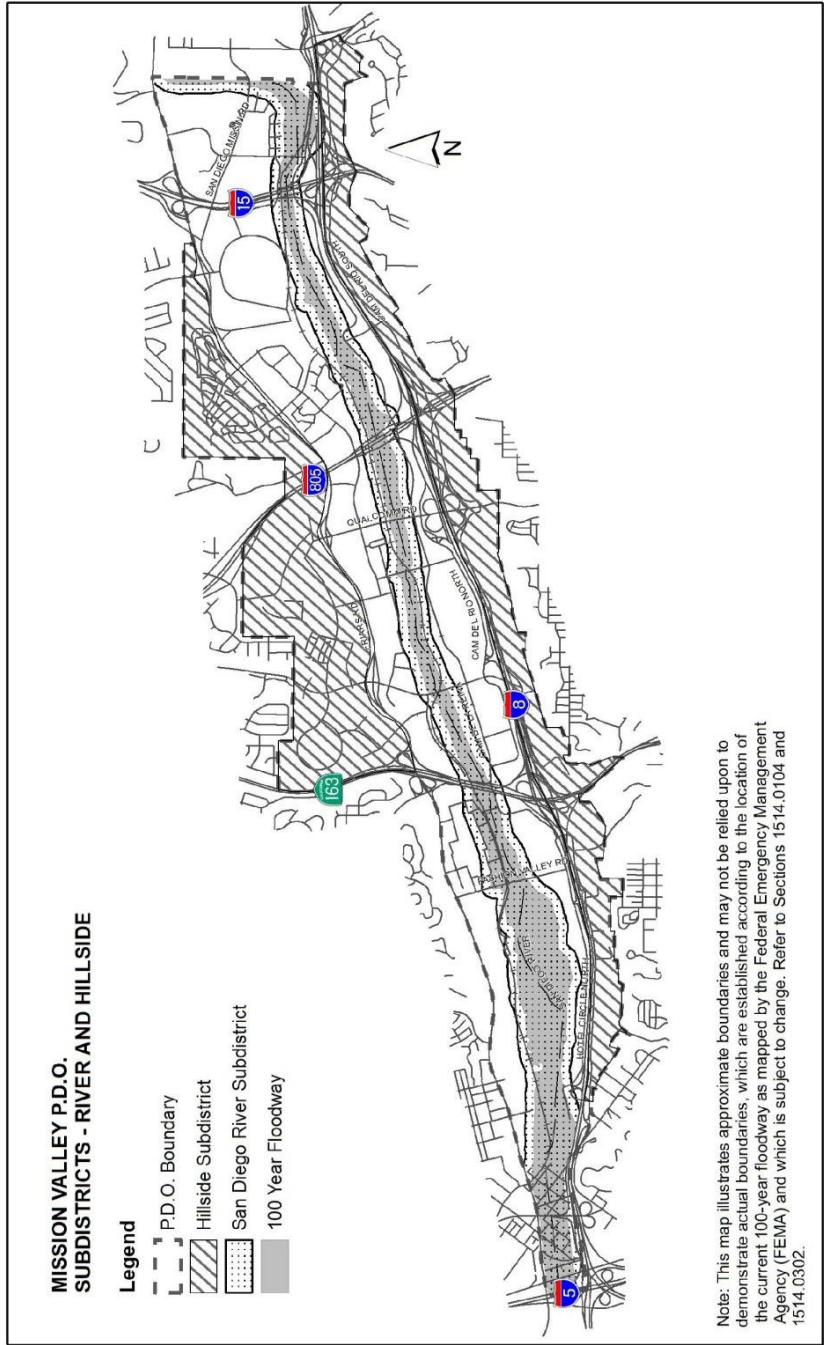


Article 14: Mission Valley Planned District
Appendix D: Mission Valley Planned District



Article 14: Mission Valley Planned District

Appendix E: Mission Valley Planned District



APPENDIX E
RIVER AND HILLSIDE SUBDISTRICTS

IL:
Date
Or. Dept: Planning
Doc No.