

**Tracking Table for
Southeastern San Diego Planned District Ordinance
February 20, 2007**

Section No. / Title	Deleted	No Change	Revised/ Replaced	New Section No.
103.1701 - Purpose and Intent			X	1519.0101
103.1702 - Boundaries of the Planned District			X	1519.0102
103.1703 - Applicable Regulations			X	1519.0103
(a) General Provisions	X			
(1) Where not otherwise specified...			X	1519.0103
(2) No permit may be issued for the...		X		1519.0201(a)
(3) All minor additions, minor structural..			X	1519.0201(b)
(4) An application for a variance, sub...		X		1519.0201(c)
(5) Any change in use shall require...			X	1519.0201(d)
(6) Land Development Code Chapter 12		X		1519.0201(e)
(b) Southeastern San Diego Development Permit		X		1519.0202
(1) A Southeastern San Diego Develop...		X		1519.0202(a)
(A) Multi-family residential...		X		1519.0202(a)(1)
(B) Projects that are sited on or..		X		1519.0202(a)(2)
(C) Commercial and industrial...		X		1519.0202(a)(3)
(D) Move-on buildings to assure		X		1519.0202(a)(4)
(E) Uses requiring a Conditional		X		1519.0202(a)(5)
(2) An application for a Southeastern...		X		1519.0202(b)
An application for a Southeastern...		X		1519.0202(c)
(A) The proposed use and...			X	1519.0202(c)(1)
(B) The proposed development..		X		1519.0202(c)(2)
(C) The proposed use, because...		X		1519.0202(c)(3)
(D) The proposed use will...		X		1519.0202(c)(4)
(3) A Southeastern San Diego Develop...		X		1519.0202(d)
(4) The Hearing Officer's decision on an		X		1519.0202(e)
(c) Southeastern San Diego Historic Permit		X		1519.0203
(1) Southeastern San Diego Historic...			X	1519.0203(a)
(2) Southeastern San Diego Historic...			X	1519.0203(b)
(3) This section does not supersede...		X		1519.0203(c)
(4) Applications for permits shall be...		X		1519.0203(d)
(A) Exceptions to application...		X		1519.0203(d)
(i) No application, fee..			X	1519.0203(d)(1)
(ii) Any development...			X	1519.0203(d)(2)
(iii) No application fee		X		1519.0203(d)(3)
(5) The City Manager may approve or...			X	1519.0203(e)
(6) The City Manager may request that...		X		1519.0203(f)
(7) An approved Southeastern San Diego...		X		1519.0203(g)
(8) The expiration date of a valid South...		X		1519.0203(h)
(d) Design Review		X		1519.0204
The Southeastern Economic development...		X		1519.0204(a)
(1) Prior to any action being taken on...		X		1519.0204(a)(1)
(2) All parties shall provide the...			X	1519.0204(a)(2)
(3) In order to assure the highest stand...		X		1519.0204(a)(3)
(4) The recognized community...		X		1519.0204(a)(4)
(5) Both the Southeastern San Diego...		X		1519.0204(a)(5)
(e) Public Facilities, Structures and Area...		X		1519.0404
(f) Fencing		X		1519.0401
All fences...		X		1519.0401(a)
Chain link fencing...		X		1519.0401(b)

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(g) Neighborhood Focus			X	1519.0204(b)
103.1704 - Residential Regulations		X		1519.0301
The following...			X	1519.0301(a)
All manufactured or...			X	1519.0301(b)
103.1705 - Single Family Residential Zone...		X		1519.0302
(a) Purpose and Intent			X	1519.0302(a)
(b) Permitted Uses			X	1519.0302(b)
(c) Density Regulations		X		1519.0302(c)(1)
(d) Property Development Regulations			X	1519.0302(c)
(1) Minimum Lot Dimension		X		1519.0302(c)(2)
(A) The minimum lot sizes...			X	1519.0302(c)(2)(A)
Table I SF Zones Minimum Lot Size Dimensions			X	Table 1519-03A
(B) Exception. Any lot or...		X		1519.0302(c)(2)(B)
(C) For any lot which fronts...			X	1519.0302(c)(2)(C)
(2) Minimum Yard Dimensions		X		1519.0302(c)(3)
(A) The minimum yard dimension...			X	1519.0302(c)(3)(A)
(B) Notwithstanding the minimum...			X	1519.0302(c)(3)(B)
Table II of Section 103.1705			X	Table 1519-03B
(C) Exceptions to Minimum...		X		1519.0302(c)(3)(C)
(i) Interior Side Yard			X	1519.0302(c)(3)(C)(i)
(ii) Street Side Yard			X	1519.0302(c)(3)(C)(ii)
(iii) Front Yard			X	1519.0302(c)(3)(C)(iii)
(3) Floor Area Ratios		X		1519.0302(c)(4)
(4) Maximum Building Height			X	1519.0302(c)(5)
(5) Facade Design/Orientation		X		1519.0302(d)(1)
(A) The particular facade, side...		X		1519.0302(d)(1)(A)
(B) In those cases where the...			X	1519.0302(d)(1)(B)
(6) Maximum Diagonal Dimension		X		1519.0302(d)(2)
(A) The Diagonal Plan...			X	1519.0302(d)(2)(A)
Table III of Section 103.1705			X	Table 1519-03C
(B) Exceptions to the maximum...			X	1519.0302(d)(2)(B)
(7) Hardscape/Landscape			X	1519.0302(e)(f)
(A) A maximum of 30% of the...			X	1519.0302(f)
(B) One street tree shall be...			X	1519.0302(e)
(8) Lighting			X	1519.0302(g)
(9) Parking and Access Regulations			X	1519.0403(a)
103.1706 - Multi-Family Residential Zone...		X		1519.0303
(a) Purpose and Intent			X	1519.0303(a)
(b) Permitted Uses		X		1519.0303(b)
(c) Sign Regulations		X		1519.0407
(d) Density Regulations		X		1519.0303(c)(1)
(1) The maximum number of dwelling...		X		1519.0303(c)(1)(A)
(2) The maximum number of dwelling...			X	1519.0303(c)(1)(B)
Table I of Section 103.1706			X	Table 1519-03D
(e) Minimum Lot Areas and Dimensions		X		1519.0303(c)(2)
(1) Minimum lot areas and dimensions...			X	1519.0303(c)(2)(A)
Table II of Section 103.1706			X	Table 1519-03E
(2) For any lot which fronts principally...			X	1519.0303(c)(2)(B)
(3) Exception. Any lot or parcel which...		X		1519.0303(c)(2)(C)

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(f) Yard and Setback Requirements		X		1519.0303(c)(3)
(1) Minimum area of front yard--a front...		X		1519.0303(c)(3)(A)
(2) Minimum area of street side yard...		X		1519.0303(c)(3)(B)
(3) Minimum setbacks (linear feet)...			X	1519.0303(c)(3)(C)
Table III Section 103.1706			X	Table 1519-03F
(A) Setback		X		Table 1519-03F Footnote 1
(B) Exception		X		Table 1519-03F Footnote 2
(g) Maximum Building Heights			X	1519.0303(c)(4)
(h) Maximum Lot Coverage		X		1519.0303(c)(5)
(i) Maximum Floor Area Ratio (F.A.R.)		X		1519.0303(c)(6)
(j) Landscaping Regulations		X		1519.0402
(k) Enclosure Regulations			X	1519.0303(e)
(1) No mechanical equipment, tank, duct		X		1519.0303(e)(1)
(2) Applicable wall regulations are cont...		X		1519.0303(e)(2)
(l) Special Regulations	X			
(1) Maximum Diagonal Dimension		X		1519.0303(d)(3)
(A) The Diagonal Plan...			X	1519.0303(d)(3)(A)
No diagonal plan dimension...			X	1519.0303(d)(3)(B)
Table IV of Section 103.1706			X	Table 1519-03G
(B) For lots that have lot depths			X	1519.0303(d)(3)(C)
(C) In those cases where the lot		X		1519.0303(d)(3)(D)
(2) Exterior Usable Open Area			X	1519.0303(c)(7)
(A) At least two hundred (200)			X	1519.0303(c)(7)(A)
The land provided...		X		1519.0303(c)(7)(B)
Functional usable open area...			X	1519.0303(c)(7)(C)
Area used for...		X		1519.0303(c)(7)(E)
(B) Where private open area is...			X	1519.0303(c)(7)(D)
(3) Offsetting Planes Requirement		X		1519.0303(d)(1)
(A) For structures in multiple...			X	1519.0303(d)(1)(A)
(B) Exceptions			X	1519.0303(d)(1)(B)
For structures of three...			X	1519.0303(d)(1)(B)(i)
For single-unit...			X	1519.0303(d)(1)(B)(ii)
For all exceptions...			X	1519.0303(d)(1)(B)(iii)
(4) Facade Design/Orientation		X		1519.0303(d)(2)
(5) Outdoor Storage			X	1519.0303(f)
(A) The storage area shall be...			X	1519.0303(f)(1)
(B) There shall be no outdoor...		X		1519.0303(f)(2)
(C) Operable motor vehicles...		X		1519.0303(f)(3)
(D) Outdoor storage shall be...		X		1519.0303(f)(4)
(i) For the purpose of...		X		1519.0303(f)(4)(A)
(ii) No portion of any...		X		1519.0303(f)(4)(B)
(6) Off-street Parking and Access			X	1519.0403(b)
(A) Every premises used for one		X		1519.0403(b)(1)
(B) For any lot containing four...		X		1519.0403(b)(2)
An additional 25 percent...		X		1519.0403(b)(3)
(7) Lighting			X	1519.0303(g)
(8) Security/Management		X		1519.0303(h)

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Section No. / Title	Deleted	No Change	Revised/ Replaced	New Section No.
(m) Special Character Multi-Family Neighbor...			X	1519.0303(i)
(1) Maximum Lot Dimension and Area		X		1519.0303(i)(1)
(2) Detached Unit Requirement		X		1519.0303(i)(2)
(3) Addition of Dwelling Units		X		1519.0303(i)(3)
(A) Structures containing dwell...		X		1519.0303(i)(3)(A)
(B) There shall be direct...		X		1519.0303(i)(3)(B)
(C) The maximum building...		X		1519.0303(i)(3)(C)
(D) Where one or more units...		X		1519.0303(i)(3)(D)
103.1707 - Commercial Zone Regulations – CSF...		X		1519.0304
(a) Zones and Categories--Purpose and Intent			X	1519.0304(a)
(1) Design Zones		X		1519.0304(a)(1)
(A) The CSF zone is intended...		X		1519.0304(a)(1)(A)
(B) The CSR Zone is intended...		X		1519.0304(a)(1)(B)
(C) The CT Zone is a...		X		1519.0304(a)(1)(C)
(2) Use Categories are established to...		X		1519.0304(a)(2)
(A) The Neighborhood-Commercial...		X		1519.0304(a)(2)(A)
(B) The Community-Commercial...		X		1519.0304(a)(2)(B)
(C) The Recreational-Commercial...		X		1519.0304(a)(2)(C)
(b) Permitted Uses		X		1519.0304(b)
(1) No building or improvement, or...		X		1519.0304(b)(1)
(2) Residential use is not permitted by...		X		1519.0304(b)(2)
(3) Exception: Community commercial...			X	1519.0304(b)(3)
(c) Minimum Lot Areas and Dimensions		X		1519.0304(c)(1)
(1) Minimum lot areas and dimensions...			X	1519.0304(c)(1)(A)
Table I of Section 103.1707			X	Table 1519-03H
(2) Exception. Any lot which qualifies...		X		1519.0304(c)(1)(B)
(d) Yard Requirements		X		1519.0304(c)(2)
(1) Yard requirements for properties in...			X	1519.0304(c)(2)
Table II of Section 103.1707		X		Table 1519-03I
Footnote 1: If adjacent to...		X		Table 1519-03I Footnote 1
Footnote 2: Where the lot...		X		Table 1519-03I Footnote 2
Footnote 2 Table Street Side Yard Lots less...		X		Table 1519-03J
(e) Maximum Building Height, Lot Coverages...			X	1519.0304(c)(3)
Table III of Section 103.1707		X		Table 1519-03K
Footnote 1		X		Table 1519-03K Footnote 1
(f) Signs		X		1519.0407
(g) Walls			X	1519.0304(e)
(h) Outdoor Storage		X		1519.0406
(1) The storage area shall be completely...			X	1519.0406(a) 1519.0406(c)
(2) There shall be no outdoor storage of...		X		1519.0406(d)
(i) Off-street Parking Regulations		X		1519.0403(a)
(j) Site Landscape Requirements		X		1519.0402
(k) Driveways		X		1519.0403(c)
(l) Off-street Loading Facilities			X	1519.0405
(m) Special Regulations	X			

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(1) Hours of Operation		X		1519.0304(b)(4)
(2) Lighting		X		1519.0304(f)
(3) Offsetting Planes and Building...			X	1519.0304(d)
(A) Offsetting Plane			X	1519.0304(d)(1)
(B) Building Facade Variation			X	1519.0304(d)(2)
103.1708 - Industrial Zone Regulations - I-1 and...		X		1519.0305
The industrial zones...			X	1519.0305
(a) Purpose and Intent		X		1519.0305(a)
(1) The Light Industrial I-1 Zone is...		X		1519.0305(a)(1)
(2) The standards and regulations in this...		X		1519.0305(a)(2)
(3) The I-1 and I-2 zones are intended...		X		1519.0305(a)(3)
(b) Permitted Uses		X		1519.0305(b)
(c) Property Development Regulations		X		1519.0305(c)
(1) Minimum lot areas and dimensions...			X	1519.0305(c)(1)(A)
Table I of Section 103.1708			X	Table 1519-03L
(2) Exception: Any lot which qualifies...		X		1519.0305(c)(1)(B)
(d) Yard Requirements			X	1519.0305(c)(2)
Table II of Section 103.1708		X		Table 1519-03M
Footnotes for Table			X	Footnotes for Table 1519-03M
(e) Maximum Building Height, Lot Coverage, and			X	1519.0305(c)(3)
Table III of Section 103.1708		X		Table 1519-03N
Footnote for Table			X	Footnote Table 1519-03N
(f) Signs		X		1519.0407
(g) Walls			X	1519.0305(f)
(h) Outdoor Storage		X		1519.0406
(1) The storage area shall be completely...			X	1519.0406(b-c)
(2) There shall be no outdoor storage of...			X	1519.0406(d)
(i) Off-street Parking Regulations		X		1519.0403(a)
(j) Site Landscape Requirements			X	1519.0305(e)
Prior to the use...		X		1519.0402
Lanscaping requirements...			X	1519.0305(e)
(k) Driveways			X	1519.0403(c)
(l) Off-street Loading Facilities			X	1519.0405
(m) Special Regulations	X			
(1) Lighting		X		1519.0305(g)
(2) Building Modulation or Offsetting...			X	1519.0305(d)
(A) Building modulation -			X	1519.0305(d)(1)
(B) Offsetting Plane -			X	1519.0305(d)(2)
(C) Building Facade Variation			X	1519.0305(d)(3)
(n) Environmental Effects		X		1519.0305(h)
(1) Air contaminants, including but not...		X		1519.0305(h)(1)
(2) Loud, unnecessary or unusual noise...		X		1519.0305(h)(2)
(3) Radioactivity or electrical disturbance		X		1519.0305(h)(3)
(4) Toxic Materials: Application for...		X		1519.0305(h)(4)
Appendix- A- Uses TABLE		X		Appendix A
Appendix-B- Southeastern Planned District		X		Appendix B
Map- Surrounding Communities ill.#1		X		Appendix B

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Drawing- Single Family Illustration #2		X		Appendix B
Drawing- Diagonal Plan Dimension Example		X		Appendix B
Front Yard Frontage-Sq. ft. Floor ill. #3		X		Appendix B
Long Lot ill. #4		X		Appendix B
Drawing- Facade Modulation ill.#5		X		Appendix B
Drawing- Offsetting Planes ill.#6		X		Appendix B
Appendix-C.1 Alcoholic Beverage Establishments		X		1519.0205
A. Application			X	1519.0205(a)
B. Alcoholic Beverage Sales For Offsite			X	1519.0205(b)
C. Alcoholic Beverage Sales For On-Site		X		1519.0205(c)
(1) Entertainment uses or		X		1519.0205(c)(1)
(2) Hours of operation of the		X		1519.0205(c)(2)
(3) Security measures; and		X		1519.0205(c)(3)
(4) Lighting, litter, graffiti		X		1519.0205(c)(4)
Appendix-D- Southeastern San Diego Planned		X		Appendix D
Map- Alta Vista (C-732 A.1)		X		Appendix D
Appendix-E- Southeastern San Diego Planned		X		Appendix E
Map- Broadway Heights (C-732 B.0)		X		Appendix E
Appendix-F- Southeastern San Diego Planned		X		Appendix F
Map- Chollas View (C-732 C.2) Incorrect online- reference O-16921		X		Appendix F
Appendix-G-Southeastern San Diego Planned		X		Appendix G
Map- Emerald Hills (C-732 D.1)		X		Appendix G
Appendix-H-Southeastern San Diego Planned		X		Appendix H
Map- Encanto (C-732 E.3) Incorrect online- reference O-16921		X		Appendix H
Appendix-I-Southeastern San Diego Planned		X		Appendix I
Map- Grant Hill (C-732 F.3) Incorrect online- reference O-16921		X		Appendix I
Appendix-J- Southeastern San Diego Planned		X		Appendix J
Map- Lincoln Park (C-732 G.2) Incorrect online- reference O-16921		X		Appendix J
Appendix-K- Southeastern San Diego Planned		X		Appendix K
Map-Logan Heights (c-732 H.3) Incorrect online- reference O-16921		X		Appendix K
Appendix-L- Southeastern San Diego Planned		X		Appendix L
Map- Memorial (c-732 I.2) Incorrect online- reference O-16921		X		Appendix L
Appendix-M- Southeastern San Diego Planned		X		Appendix M
Map- Mount Hope (C-732 J.2)		X		Appendix M
Appendix-N- Southeastern San Diego Planned		X		Appendix N
Map- Mountain View (C-878 K.1) Incorrect online- reference O-18368		X		Appendix N
Appendix-O Southeastern San Diego Planned		X		Appendix O
Map- Shell Town (C- 732 L.0)		X		Appendix O
Appendix-P Southeastern San Diego Planned		X		Appendix P
Map- Sherman Heights (C 732 M.3) Incorrect online- reference O-16921		X		Appendix P
Appendix-Q- Southeastern San Diego Planned		X		Appendix Q

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Map- South Encanto (C-732 N.1)		X		Appendix Q
Appendix-R- Southeastern San Diego Planned		X		Appendix R
Map- Southcrest (C-732 O.2) Incorrect online- reference O-16921		X		Appendix R
Appendix-S Southeastern San Diego Planned		X		Appendix S
Map- Stockton (C-732 P.2) Incorrect online- reference O-16921		X		Appendix S
Appendix- T- Southeastern San Diego Planned		X		Appendix T
Map- Valencia Park (C-732 Q.3) Incorrect online- reference O-16921		X		Appendix T
Appendix-U- Sherman Heights and Grant Hill ...		X		Appendix U
Rehabilitation of Historic Sites		X		Appendix U
Rehabilitation of other Potentially Contributing...		X		Appendix U
1. Every reasonable effort shall be...		X		Appendix U
2. The distinguishing original qualities		X		Appendix U
3. All buildings, structures and sites...		X		Appendix U
4. Distinctive stylistic features or...		X		Appendix U
5. Deteriorated architectural features...		X		Appendix U
6. The surface cleaning of structures...		X		Appendix U
7. Contemporary design for alterations...		X		Appendix U
8. Whenever possible, new additions...		X		Appendix U
9. Architecturally important structural...		X		Appendix U
10. Exterior Features		X		Appendix U
a. Stucco should be repaired with...		X		Appendix U
b. Masonry should be cleaned...		X		Appendix U
c. The original or early color...		X		Appendix U
d. The original wooden siding...		X		Appendix U
e. The original roofing material and...		X		Appendix U
f. The architectural features that...		X		Appendix U
g. Existing window and door...		X		Appendix U
h. Porches, railings, columns...		X		Appendix U
Alteration of Historic structures		X		Appendix U
Maintenance of Historic Site		X		Appendix U
New Development		X		Appendix U
1. Maximum Lot Size		X		Appendix U
2. Building Height		X		Appendix U
a. Height shall not exceed 22 feet...		X		Appendix U
b. Total, maximum building height...		X		Appendix U
c. Chimney structures may be		X		Appendix U
3. Street Yard		X		Appendix U
a. A 15- foot landscaped front yard...		X		Appendix U
b. Building base. The first floor of...		X		Appendix U
c. Facade articulation. Building...		X		Appendix U
4. Street Yard Fencing		X		Appendix U
a. Open picket fencing and open...		X		Appendix U
b. Open iron fences over brick or...		X		Appendix U
5. Building Materials		X		Appendix U
a. Wood siding is to be encouraged...		X		Appendix U
b. Stucco shall be limited to...			X	Appendix U

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c. For building base walls, use...		X		Appendix U
d. Wooden window frames and...		X		Appendix U
6. Building Details		X		Appendix U
a. Entrance porches shall be...		X		Appendix U
b. Bay windows shall be ...		X		Appendix U
c. Pitched, hipped, gabled or...		X		Appendix U
d. Building roof attics and dormers...		X		Appendix U
e. Pedimented gables		X		Appendix U
f. Vents		X		Appendix U
g. Wooden molded and simple...		X		Appendix U
h. Classical, chamfered, turned or...		X		Appendix U
i. Cobblestone work or stuccoed...		X		Appendix U
j. Cobblestone work or brick...		X		Appendix U
k. Wooden beam brackets, false...		X		Appendix U
l. Arched entries and windows		X		Appendix U
m. Barrel roof tiles		X		Appendix U
7. Building Colors		X		Appendix U
8. Streetscape		X		Appendix U
a. Driveways and Curb Cuts:		X		Appendix U
b. Sidewalks			X	Appendix U
c. Parkways and Street Trees:		X		Appendix U
9. Landscaping		X		Appendix U
a. Matured landscaping which...			X	Appendix U
b. Historical trees identified as part...		X		Appendix U
c. Matured landscaping and ...		X		Appendix U
d. New landscaping shall give...		X		Appendix U
e. Predominant specimen trees...		X		Appendix U