

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA  
3111 CAMINO DEL RIO NORTH, SUITE 200  
SAN DIEGO, CA 92108-1725  
(619) 521-8036

**F4c**

August 20, 1998

TO: COMMISSIONERS AND INTERESTED PERSONS

FROM: DEBORAH LEE, SOUTH COAST DEPUTY DIRECTOR  
SHERILYN SARB, DISTRICT MANAGER, SAN DIEGO OFFICE  
DIANA LILLY, COASTAL PLANNER, SAN DIEGO OFFICE

SUBJECT: **PROPOSED MINOR AMENDMENT (#3-98) TO THE CITY OF  
SAN DIEGO LOCAL COASTAL PROGRAM (CENTRE CITY)**

The City of San Diego is requesting that its certified local coastal program be amended by making a revision to the Centre City Planned District Ordinance and Centre City Community Plan to:

1. Allow parking structures to be located throughout the Centre City Planned District with a Conditional Use Permit.
2. Require development standards for parking structures and surface parking pursuant to a Conditional Use Permit.
3. Remove the Supplemental Parking overlay from the Land Use Plan map.

The amendment was filed on August 4, 1998 pursuant to Section 30510(b) of the Coastal Act and Section 13553 of the California Code of Regulations. The full text of the amendment is attached.

**Procedure**

Pursuant to Section 30514(c) of the Coastal Act and Section 13555 of the California Code of Regulations, the Executive Director has determined that the proposed amendment is "minor" in nature as defined in Section 13554 of the Regulations. The proposed amendment does not change the underlying land use designations in the Centre City Land Use Plan, it only expands the areas where parking structures are permitted. It therefore falls under the following category allowed by Section 13554:

- (a) changes in wording which make the use as designated in the zoning ordinances, maps or other implementing actions more specific and which do not change the kind, location, intensity or density of use and are consistent with the certified land use plan.

The Executive Director will report this determination to the Coastal Commission at the following date and location.

DATE and TIME: September 11, 1998  
9:00 a.m., Friday

LOCATION: Eureka Inn  
7th & "F" Streets  
Eureka, CA 95501

At that time, any objections to this determination, received within ten working days of the posting of this notice, will also be reported to the Commission. This proposed minor amendment will be deemed approved unless one-third of the appointed members of the Commission request that it be processed in accordance with Section 13555(b) of the Regulations as a major amendment. If the Commission concurs with the Executive Director's designation, the amendment will take effect immediately.

If you have any questions or need additional information regarding this proposed amendment, please contact Diana Lilly at the above office. Any objections to the "minor" amendment determination must be received within ten working days of the date of this notice and will be reported to the Commission at the above meeting.

### **Amendment Description**

The amendment request proposes to remove the current restrictions on where parking structures can be located in the Centre City area. Currently, the Centre City Planned District Ordinance (CCPDO) limits parking structures to "Supplemental Parking Areas," with the exception of parking associated with governmental or civic projects or associated with a defined parking assessment district. Supplemental parking is defined as parking that is associated with a specific project but is constructed off-site, or parking that is not associated with a specific project. The current ordinance identifies four specific areas within Centre City where "supplemental" parking structures are permitted. These areas were originally designed to encourage parking to occur in areas where large-scale projects were anticipated (such as a new city hall complex near San Diego City College and a new sports arena near Imperial and K Streets, west of I-5), and to capture commuters entering downtown from I-5. Since the adoption of the CCPDO, the demand for supplemental parking in Centre City has changed. The city hall proposal has been dropped, and the sports arena proposal is currently dormant.

The current development trends in Centre City require more flexibility in the location of parking. The Centre City Development Corporation (CCDC), has indicated that additional parking projects will be needed in the next five to ten years in the Central Gaslamp Quarter, South Gaslamp Quarter/Convention Center, Government District, Historic Financial District, and at a new Main Library site. The current parking structure location limitations would preclude development of these parking structures. The proposed amendment would eliminate "Supplemental Parking Areas" and allow the development of parking garages and surface lots throughout the Centre City area by Conditional Use Permit (CUP). The existing land use map in the Community Plan would be replaced by a map which does not identify the former Supplemental Parking Areas.

The amendment would also establish specific criteria for parking structures including standards related to street level uses, lighting, signage, design, streetscape and landscaping to assure that they would not adversely impact surrounding development. The term "supplemental parking" would be replaced with "structured" parking. The amendment would also require surface parking lots to obtain a CUP, and provides for

specific landscape and streetscape standards for surface lots. The definition of surface parking would be modified to identify surface parking as an interim use permitted through a CUP.

Although only a small portion of the Centre City Planned District is located within the Coastal Zone, access and circulation within Centre City directly impact the public's ability to access the shoreline in the downtown area. The proposed amendment would not alter the underlying permitted uses in Centre City, but would allow for greater flexibility in siting parking structures to accommodate the demand for parking. The amendment would not change minimum or maximum parking requirements. The amendment would be consistent with and implement the policies of the certified LUP and the Parking Management Program which is designed to ensure that adequate parking and other transportation resources will be provided to support existing and expected development in Centre City. Removal of the "supplemental parking areas" designation in the certified Land Use Plan would remove a restriction on parking and allow for the provision of adequate parking facilities conforming to demand patterns, consistent with the public access policies of the Coastal Act.

The amendment would allow parking structures to be located closer to the shoreline, whereas under the current CCPDO the supplement parking areas are all located outside of the Coastal Zone. However, the only place in the Coastal Zone where the Centre City Plan applies is a one to two-block wide, approximately 1.5 mile long strip of land east of Pacific Highway and west of Kettner Boulevard. This area is within the Waterfront District in the CCPDO and is currently designated for Commercial/Office uses. The ability to locate parking structures in this area would not reduce the visual quality of the area, as the amendment would not affect any of the Waterfront design criteria, view corridors, or bulk and height standards contained in the certified Land Use Plan. The amendment does provide for specific design criteria to limit the visual impacts of parking structures, including landscaping, lighting, pedestrian features, signage and exterior materials. Therefore, the amendment will be consistent with the policies of the certified Land Use Plan and Chapter 3 of the Coastal Act.

RECEIVED

AUG 04 1998

CALIFORNIA  
COASTAL COMMISSION  
SAN DIEGO COAST DISTRICT

(R-98-1269)

RESOLUTION NUMBER R- 290127

ADOPTED ON MAY 18 1998

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING THAT THE COUNCIL HAS REVIEWED AND CONSIDERED INFORMATION CONTAINED IN THE MASTER ENVIRONMENTAL IMPACT REPORT FOR THE CENTRE CITY REDEVELOPMENT PROJECT, AND THE NEGATIVE DECLARATION/SECONDARY STUDY WITH RESPECT TO AMENDMENTS TO THE CENTRE CITY PLANNED DISTRICT ORDINANCE, THE CENTRE CITY COMMUNITY PLAN, AND THE LOCAL COASTAL PROGRAM WITHIN THE CENTRE CITY REDEVELOPMENT PROJECT.

WHEREAS, the Redevelopment Agency of the City of San Diego, (the "Agency") is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Centre City Redevelopment Project (the "Project"); and

WHEREAS, the Agency has previously prepared, and the Agency (Resolution No. 2081) and the City Council (Resolution No. 279875) have certified, the Final Master Environmental Impact Report for the Centre City Redevelopment Project (referred to herein as the "MEIR"); and

WHEREAS, the Centre City Development Corporation, Inc. ("CCDC"), acting on behalf of the Agency and the City Council, has prepared a Negative Declaration/Secondary Study in accordance with and pursuant to the California Environmental Quality Act of 1970 ("CEQA") and State and local regulations and guidelines adopted pursuant thereto, and such Negative Declaration/Secondary Study assesses the environmental impacts of the proposed amendments to the Centre City Planned District Ordinance, the Centre City Community Plan, and the Local Coastal Program; and

WHEREAS, the Council has considered the environmental effects of the proposed amendments to the Centre City Planned District Ordinance, the Centre City Community Plan, and the Local Coastal Program as described in the MEIR and the Negative Declaration/Secondary Study; NOW, THEREFORE,

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

1. That the Council hereby certifies that the MEIR and the Negative Declaration/Secondary Study of environmental impacts with respect to the proposed amendments to the Centre City Planned District Ordinance, the Centre City Community Plan, and the Local Coastal Program have been prepared and completed in compliance with the CEQA Act of 1970 and State and local regulations and guidelines adopted pursuant thereto.

2. That the Council hereby further certifies that the information contained in the Negative Declaration/Secondary Study and the MEIR has been reviewed and considered by the members of the Council.

3. The Council hereby finds and determines that:

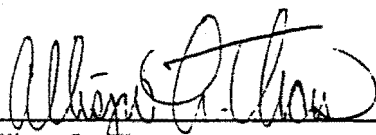
a. No substantial changes are proposed in the Centre City Redevelopment Project, or with respect to the circumstances under which the Project is to be undertaken as a result of the proposed amendments, which will require important revisions in the MEIR for the Project, due to the involvement of new significant environmental impacts not covered in the MEIR; and

b. No new information of substantial importance to the Project has become available which was not known or could not have been known at the time the MEIR for the Project was certified as complete, and which shows that the Project will have any significant effects not discussed previously in the MEIR, or that any significant effects

previously examined will be substantially more severe than shown in the MEIR, or that any mitigation measures or alternatives previously found not to be feasible or not previously considered would substantially reduce or lessen any significant effects of the Project on the environment; and

c. No subsequent environmental impact report, or supplement or addendum to the MEIR is necessary or required.

APPROVED: CASEY GWINN, City Attorney

By   
Allisyn L. Thomas  
Deputy City Attorney

ALT:lc  
05/04/98  
Or.Dept:CCDC  
R-98-1269  
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JUN 08 1998

Passed and adopted by the Council of The City of San Diego on \_\_\_\_\_  
by the following vote:

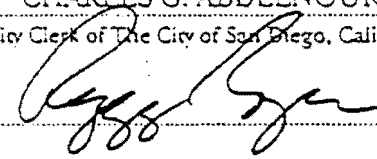
Council Members	Yeas	Nays	Not Present	Ineligible
Harry Mathis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Byron Wear	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Christine Kehoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
George Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barbara Warden	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Juan Vargas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

SUSAN GOLDING  
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California.

By  Deputy.

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

MAY 18 1998

JUN 08 1998

and on \_\_\_\_\_

I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California.

(Seal)

By  Deputy.

Office of the City Clerk, San Diego, California

This information is available in alternative formats upon request.

Ordinance D-18524  
Number \_\_\_\_\_

Adopted

JUN 08 1998

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~  
NEW LANGUAGE: Redlined

(O-98-128 COR COPY)  
05/18/98

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

ADOPTED ON \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3,  
DIVISION 19, OF THE SAN DIEGO MUNICIPAL CODE BY  
AMENDING SECTIONS 103.1915 AND 103.1925 RELATING  
TO THE CENTRE CITY PLANNED DISTRICT.

SEC. 103.1915 Property Development Regulations

A. through J. [No change.]

K. Parking

1. ~~Structured Project~~ Parking

a. and b. [No change.]

c. At least fifty percent (50%) of the street wall of any ~~project parking~~  
~~or structured parking, excluding vehicular access areas,~~ shall include street level  
uses, ~~except as provided herein. When the President determines that there is not~~  
~~sufficient pedestrian traffic at the time the permit is issued to support street level~~  
~~uses, he or she may grant an exception to this requirement if the parking structure~~  
~~is designed to accommodate street level uses in the future. The space shall be~~  
~~designed in accordance with these street level parking structure criteria. (1)~~

~~Ground floor retail space shall have a minimum depth of twenty-five (25) feet. (2)~~



Ground floor retail/commercial space shall have a minimum finished ceiling height of ten (10) feet. (3) Ground floor finished floor elevations shall match the sidewalk elevations at least every one hundred (100) feet. (4) At least one (1) shaft for hood vents for every one hundred (100) linear feet of frontage shall be provided. (5) Provisions for loading and trash enclosures shall be provided.

d. Subject to making the findings in Section 103.1915(K)(1)(d)(1) and (2), the President may grant an exception to the requirement for street uses:

(1) The location for proposed project parking or structured parking is not suitable for street level uses due to environmental, topographic or other site conditions unique to the subject property.

(2) The construction of street level uses conflicts with other applicable requirements of law.

e. If the President grants an exception, then the use of enhanced architectural elements, landscaping or other design features under Section 103.1915(K)(1)(d) may be required.

df. ~~All~~To the extent possible, vehicles, structural elements, interior lights and mechanical equipment shall be screened from view from the public right-of-way.

g. Lighting levels shall meet the requirements of the Illuminating Engineers Society's Manual, as may be amended from time to time.

## 2. Supplemental Structured Parking

a. Supplemental Structured parking shall include all parking structures that are a primary use, or are off-site and incidental and associated with a project.

b. Supplemental Structured parking shall be permitted only within Supplemental Parking Areas shown on Figure 2 of Chapter X, Article 3, Division 19, with the following exceptions:

(1) Supplemental parking incidental and associated with a governmental or civic project;

(2) Supplemental parking incidental and associated with a defined parking assessment district throughout the Planning Area as a conditional use subject to the criteria of Section 103.1915(K)(4).

c. Supplemental Structured parking shall meet all Structured Project Parking criteria of Section 103.1915(K)(1).

d. For every vehicular access point to any public structured parking, there shall be at least one four-by-four foot, internally illuminated, cabinet sign, clearly visible to pedestrians and motorists with the international parking symbol: a white letter "P" on a green background. Additional space may be added to the sign to indicate whether the lot is full, or to provide information on prices, ownership, management, hours of operation, and whether it is for private or public parking. The four-by-four foot square parking sign shall not be reduced or encroached upon by this additional information. The four-by-four foot square parking sign shall not be included in calculations regarding other signage for the structure.

### 3. Surface Parking

a. Surface parking shall include all non-structured parking lots and may be permitted throughout the planning area as a conditional use:

b. A landscape area of at least five (5) feet in width thirty-six inch (36") high barrier shall be provided along the property line adjacent to any public

right of way. The landscape area shall be planted with shrubs, ground cover and at least one (1) tree for each twenty-five (25) feet of street frontage. Gaps in the barrier may be provided for vehicular and pedestrian access. Each barrier shall consist of:

(1) A solid concrete or masonry wall on all streets designated as "gateway streets" in the Centre City Streetscape Manual. A solid concrete or masonry wall is allowed by permit only on all other streets. The wall shall be configured to provide a twelve-inch (12") square planting pocket at least every twelve and one half feet (12'-6") on the sidewalk side of the wall. Climbing vines or shrubs shall be planted so that the sidewalk side of the wall is fully covered by the vines or shrubs within three (3) years of being planted. An automatic irrigation system shall be installed to water the vines or shrubs. Curb or wheel stops shall be placed at least two and one half feet (2'-6") inside the wall, or

(2) A black, vinyl-coated chain-link fence is permitted on all streets other than those designated as "gateway streets" in the Centre City Streetscape Manual. The fence shall be placed directly against the sidewalk property line(s) with at least one twelve-inch (12") square planting pocket every twelve and one half feet (12'-6") on the parking side of the fence. Climbing vines or shrubs shall be planted so that the sidewalk side of the fence is fully covered by the vines or shrubs within three (3) years of being planted. An automatic irrigation system shall be installed to water the vines

or shrubs. Curb or wheel stops shall be placed at least two and one half feet (2'-6") inside the wall.

(3) All surface parking lots shall meet the requirements of the Centre City Streetscape Manual for the improvement of the public right-of-way. A heavy timber or tubular steel trellis shall be erected directly behind each sidewalk property line in such a manner that the trellis does not overhang the public right-of-way. The underside of the horizontal elements shall be at least eight (8) feet above grade.

c. ~~In addition to perimeter landscaping, at~~ At least one (1) tree per five thousand (5,000) square feet of lot area shall be provided for lots greater than thirty thousand (30,000) square feet. Trees shall be grouped or spaced within the interior of the lot.

d. [No change.]

e. An irrigation system for each tree shall be provided as required for proper irrigation, development and maintenance of the vegetation.

f. Wheel stops shall be placed at the edge of all barriers and landscape areas to protect ~~plant materials~~ them from damage.

g. Lighting shall be provided to maintain security and safety within the lot. The Developer shall submit lighting level diagrams with the application for a conditional use permit. All lighting shall be shielded from surrounding uses.

h. For every vehicular access point, there shall be at least one four-by-four foot square, internally illuminated, cabinet sign clearly visible to pedestrians and motorists with the international parking symbol: a white letter "P" letter on a

green background. Additional space may be added to the sign to indicate whether the lot is full, or to provide information on prices, ownership, management, hours of operation, and whether it is for private or public parking. The four-by-four foot square parking sign shall not be reduced or encroached upon by this additional information.

4. In addition to the criteria of this Division, the President may require any additional measures to ensure land use, circulation and urban design compatibility with all structured, supplemental project and surface parking. Such measures additional include:

- a. Mitigation against negative views into parking lots and garages of the vehicles, sloping floors, roof tops, and the light and glare from vehicles and security lighting.
- b. Mitigation against unusual levels of odors, vibrations, and noise.
- c. Adequate operational and security measures to mitigate potential negative impacts on the surrounding neighborhood.

In requiring such additional measures, the President shall give special consideration to the street level design of vehicular entrances, pedestrian entrances, streetscape, utilities and mechanical equipment, facade recesses, and other features of the streetwall. Should the President find that below-grade public parking is infeasible or impractical to provide, he or she may waive below grade parking requirements.

L. [No change.]

SEC. 103.1925 Land Use Classifications

[No change in text of first paragraph.]

A. through G. [No change.]

H. Parking

1. Surface Parking: Parking that is not enclosed in a structure and is not associated with a specific project. ~~Surface parking is considered an interim use and is permitted through a conditional use permit (CUP) process.~~

2. ~~Supplemental~~ ~~Structured~~ Parking: Free standing parking structure(s) or surface parking ~~that are not associated with a specific project and that provide parking to the general public.~~ Supplemental parking may include parking that is

3. ~~Project~~ Parking: Free standing parking structures that are ~~may include parking that is associated with a specific project but is and that are constructed on- or off-site to the project; or, parking that is not associated with a specific project.~~

I. [No change.]

**NOTE: SEE ATTACHED TABLE 4 STRIKEOUT AND THE STRIKEOUT AND REVISED VERSIONS OF THE LAND USE MAP FOR INCLUSION INTO THE MUNICIPAL CODE.**

ALT:lc  
05/04/98  
05/18/98 COR COPY  
Or.Dept:CCDC  
SO-98-128  
Form=codeo.frm

**TABLE 4**  
**LAND USE CLASSIFICATIONS PERMITTED BY LAND USE DISTRICTS**

LAND USE DISTRICTS							
LAND USE CLASSIFICATION (As defined in section 103.1925)	Commercial Office A	Rec/Visitor/ Marine B	Mixed Use/ Res. Emph. C	Mixed Use D	Commercial Services E	Institutional F	Hotel/ Residential G
<b>A. RESIDENTIAL</b>							
Group Residential	X	X	X	X	X	X	X
Live/Work Quarters (Loft)	X	X	X	X	X	-	X
Living Units	CUP	CUP	CUP	CUP	CUP	-	CUP
Multifamily Residential	X	X	X	X	X	X	X
Senior Citizen Housing	CUP	CUP	CUP	CUP	CUP	-	CUP
<b>B. COMMERCIAL/ PROFESSIONAL OFFICE</b>							
Professional & Business Offices	X	X	X	X	X	-	X
Governmental Offices	X	X	X	X	X	-	X
<b>C. COMMERCIAL RETAIL</b>							
Food/Grocery Sales	X	X	X	X	X	-	X
Retail Sales	X	X	X	X	X	-	X
Wholesale/Retail Sales	X	X	X	X	X	-	X
<b>D. COMMERCIAL SERVICES</b>							
Ambulance Services	X	-	-	X	X	-	-
Animal Hospitals	X	-	-	X	X	-	-
Artist's Studios	X	X	X	X	X	-	X
Banks, Credit Unions, and Savings & Loan Associations	X	-	X	X	X	-	X
Banquet Facilities, Clubs and Lodges	X	X	X	X	X	-	X
Building Materials & Services	X	-	-	X	X	-	-
Business & Home Services	X	-	X	X	X	-	X
Catering Services	X	-	X	X	X	-	X
Commercial Recreation & Entertainment	X	X	X	X	X	-	X
Commercial Communications Facilities	X	-	-	X	X	-	-
Eating & Drinking Establishments	X	X	X	X	X	-	X
With Alcoholic Beverage Svc.	CUP	CUP	CUP	CUP	CUP	-	CUP
With Live Entertainment	X	X	CUP	X	X	-	X
Laboratories	X	-	X	X	X	-	X
Mortuaries	X	-	X	X	X	-	X
Nurseries, Plant	X	-	X	X	X	-	X
Personal Improvement Svcs	X	-	X	X	X	-	X
Personal & Convenience Svcs	X	X	X	X	X	-	X

X: Permitted

L: Limited

CUP: Conditional Use Permit required

-: Not Permitted

**LAND USE CLASSIFICATIONS PERMITTED BY LAND USE DISTRICTS**

<b>D. COMMERCIAL SERVICES</b> (Continued)							
Research & Development Svcs	X	-	-	X	X	-	-
Visitor Accommodations	X						
Bed & Breakfast Inns	X	X	X	X	X	-	X
Hotels & Motels	X	X	X	-	X	-	X
Single Room Occupancy	X	X	X	X	X	-	X
<b>E. PUBLIC AND SEMIPUBLIC</b>							
Colleges & Universities	X	-	X	X	X	X	X
Communities & Human Care Facilities	CUP	-	-	CUP	CUP	-	-
Correctional Placement Cntrs	CUP	-	-	CUP	CUP	-	-
Cultural Institutions	X	X	X	X	X	X	X
Hospitals/Clinics	X	-	-	X	X	-	-
Park & Recreation Facilities	X	X	X	X	X	X	X
Performing Arts/Theatres	X	X	X	X	X	X	X
Religious Assembly	X	-	X	X	X	-	X
Schools, Public or Private	X	X	X	X	X	X	X
Transportation Facilities							
General	X	X	-	X	X	-	-
Limited	X	X	X	X	X	X	X
<b>F. VEHICLE/EQUIPMENT SALES &amp; SERVICES</b>							
Automobile Rentals	X	X	-	X	X	-	-
Automobile Washing & Detailing	X	X	-	X	X	-	-
Service Stations	CUP	CUP	CUP	CUP	CUP	-	CUP
Vehicle/Equipment Sale & Rentals	X	-	-	X	X	-	-
Vehicle/Equipment Repair, Limited	X	-	-	X	X	-	-
<b>G. INDUSTRIAL</b>							
Industry							
General	CUP	CUP	-	CUP	CUP	-	-
Limited	X	X	-	X	X	-	-
Maintenance & Service Fac.	-	X	-	-	X	-	-
Marine Industry	-	X	-	-	-	-	-
Trucking Terminals	-	-	-	-	X	-	-
Utilities							
Major	-	-	-	-	X	-	-
Limited	X	X	-	X	X	X	X
Wholesaling, Distribution & Storage	-	-	-	X	X	-	-
<b>H. PARKING</b>							
Surface Parking	<del>X</del> CUP	<del>X</del> CUP	<del>X</del> CUP	<del>X</del> CUP	<del>X</del> CUP	<del>X</del> CUP	<del>X</del> CUP
Supplemental Structured Parking	<del>L</del> CUP	<del>-</del> CUP	<del>L</del> CUP	<del>-</del> CUP	<del>L</del> CUP	<del>L</del> CUP	<del>L</del> CUP
<b>I. ACCESSORY USES</b>	X	X	X	X	X	X	X

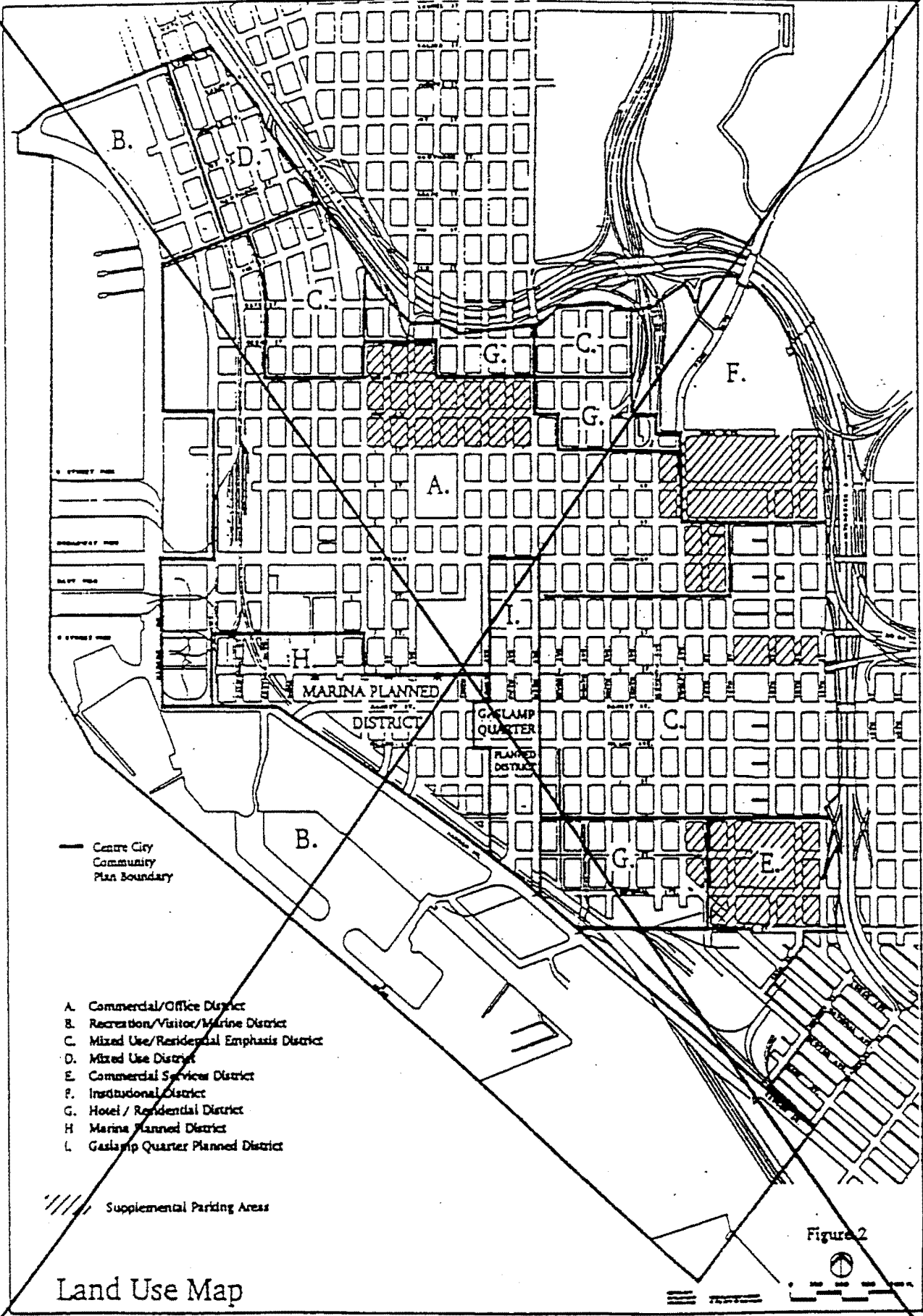
X: Permitted

~~L~~: Limited

CUP: Conditional Use Permit required

-: Not Permitted





— Centre City Community Plan Boundary

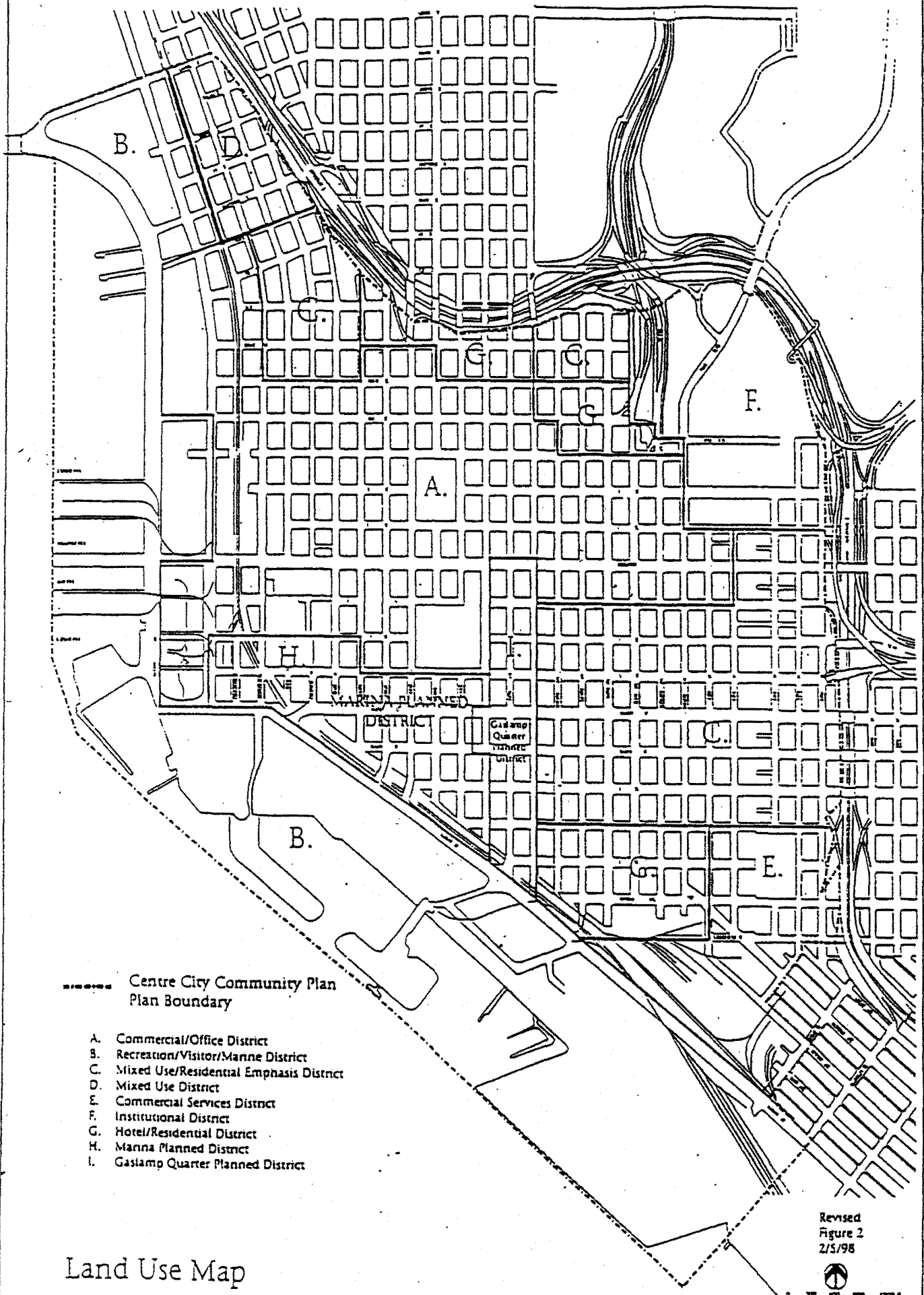
- A. Commercial/Office District
- B. Recreation/Visitor/Marine District
- C. Mixed Use/Residential Emphasis District
- D. Mixed Use District
- E. Commercial Services District
- F. Institutional District
- G. Hotel / Residential District
- H. Marina Planned District
- L. Gaslamp Quarter Planned District

//// Supplemental Parking Areas

Land Use Map

Figure 2





----- Centre City Community Plan  
Plan Boundary

- A. Commercial/Office District
- B. Recreation/Visitor/Marine District
- C. Mixed Use/Residential Emphasis District
- D. Mixed Use District
- E. Commercial Services District
- F. Institutional District
- G. Hotel/Residential District
- H. Marina Planned District
- I. Gaslamp Quarter Planned District

Land Use Map

Revised  
Figure 2  
2/5/98



OSMARKLANDUS