

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA  
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# Th19f

## **LCP-6-SAN-18-0091-3 (LIVE/WORK QUARTERS)**

**JUNE, 2019**

**EXHIBITS**

### **Table of Contents**

Exhibit 1 – Strikeout/Underline language

**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 5 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 131.0522; AMENDING CHAPTER 14, ARTICLE 1, DIVISION 3 BY AMENDING SECTION 141.0311; AMENDING CHAPTER 15, ARTICLE 2, DIVISION 1 BY AMENDING SECTION 152.0104; AMENDING CHAPTER 15, ARTICLE 11, DIVISION 1 BY AMENDING SECTION 1511.0104; AMENDING CHAPTER 15, ARTICLE 11, DIVISION 3 BY AMENDING SECTION 1511.0301; AND AMENDING CHAPTER 15, ARTICLE 11, DIVISION 4 BY AMENDING SECTION 1511.0401 ALL RELATING TO LIVE/WORK QUARTERS.

**§131.0522 Use Regulations Table for Commercial Zones**

The uses allowed in the commercial zones are shown in Table 131-05B.

**Legend for Table 131-05B**

[No change in text.]

**Table 131-05B  
Use Regulations Table for Commercial Zones**

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones												
	1st & 2nd >>	CN <sup>(1)</sup> -					CR-		CO-			CV-		CP-
	3rd >>	1-					1-	2-	1-	2-	3-	1-	1-	
	4th >>	1	2	3	4	5	1	1	1	2	1	2	1	2
<b>Open Space through Residential, Separately Regulated Residential Uses, Junior Units</b> [No change in text.]	[No change in text.]													
Live/Work Quarters	L	L	L	<u>L</u>	-	L	<u>L</u> <sup>18</sup>	-						
Residential Care Facilities: through Separately Regulated Signs Uses, Theatre Marquees [No change in text.]	[No change in text.]													

EXHIBIT NO. 1
APPLICATION NO.
<b>CP-6-SAN-18-091-3</b>
Strikeout/Underline language
California Coastal Commission

## Footnotes for Table 131-05B

<sup>1</sup> through <sup>17</sup> [No change in text.]

<sup>18</sup> This use is not allowed within the Coastal Overlay Zone.

### §141.0311 Live/Work Quarters

Live/work quarters are studio spaces in buildings that were originally designed for industrial or commercial occupancy that have been converted to integrate living space into the work space. Live/work quarters are permitted as a limited use in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (a) The minimum floor area of a live/work quarters shall be ~~750~~ 500 square feet.
- (b) A maximum of ~~33~~ 49 percent of the floor area of each live/work quarters may be used or arranged for residential purposes such as sleeping, *kitchen*, bathroom, and closet area.
- (c) through (e) [No change in text.]
- (f) ~~For proper security, all exterior doors that provide access to the live/work quarters shall remain locked at all times.~~ The non-residential use shall be managed by the resident.
- (g) ~~The live/work quarters may be occupied and used only by an artist, artisan or a similarly situated individual, or a family in which at least one member is an artist, artisan, or similarly situated individual.~~ Live/work quarters shall not be used for classroom instructional use, storage of flammable liquids or hazardous materials, welding or any open-flame work.

- (h) ~~Persons other than residents of the live/work quarters are not permitted to work in the live/work quarters. The required parking spaces for the non-residential use shall be in compliance with Section 142.0560. The parking spaces shall not require designation for residential or non-residential uses.~~
- (i) ~~Live/work quarters shall not be used for mercantile, classroom instructional use, storage of flammable liquids or hazardous materials, welding or any open flame work, or offices or establishments with employees.~~

**§152.0104 Definitions**

**Artists' Studios through Liquor Sales** [No change in text.]

**Live/Work Quarters (Lofts)** - ~~An area comprised of one or more rooms or floors in a~~converted to integrate living space into work space in buildings originally designed for industrial or commercial occupancy.~~The new construction shall include cooking space, sanitary facilities, and living and working space for artists, artisans, and similarly situated individuals, as permitted by land Development Code Section~~in compliance with the requirements of Section 141.0311.

**Maintenance Repair and Service Facilities through Wholesale and Warehouse**  
[No change in text.]

**§1511.0104 Definitions**

For purposes of the Marina Planned District Ordinance, the following terms are defined as:

**Atrium through Land Use Mix** [No change in text.]

**Live/Work Quarters** - means an area ~~comprised of one or more rooms or floors~~converted to integrate living space into work space in a buildings which includes:

~~(1) cooking space and sanitary facilities, and (2) working space reserved for persons residing therein. originally designed for industrial or commercial occupancy in compliance with the requirements of Section 141.0311.~~

**Low-Rise through Utility Substation** [No change in text.]

**§1511.0301 Use Classifications for the Marina Planned District**

Use classifications for the Marina Planned District are illustrated geographically in Diagram 1511-03A of this Planned District Ordinance.

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

(d) Residential Uses

The following permanent residential uses are permitted in the Marina Planned District:

(1) [No change in text.]

(2) ~~The following uses may be considered by~~ A conditional use permit is required if the use is the primary residence of the occupants and the major use of the structure:

(A) [No change in text.]

(B) Live/Work Quarters. Not over ~~33~~ 49 percent of each live/work quarter shall be used for residential purposes such as a sleeping area, kitchen, bathroom and closet area.

(e) [No change in text.]

**§1511.0401 Off-Street Parking and Loading Regulations**

(a) [No change in text.]

**TABLE 1511-04A  
RESIDENTIAL OFF-STREET PARKING SPACE REQUIREMENTS**

<b>Use Category</b>	<b>Minimum</b>		<b>Notes</b>
<i>Dwelling units</i>	1 space per <i>dwelling unit</i>		
<i>Living Units</i>	Market rate unit	0.3 spaces per unit	Parking shall be based on the occupancy/rent restriction applied to the specific unit.
	50% AMI	0.1 spaces per unit	
	At or below 40% AMI	None	
<i>Group Living</i>	0.1 spaces per room		
<i>Senior Housing*</i>	Shall be determined through Conditional Use Permit review.		The intent of this provision is to accommodate requests for reduction in parking requirements.
<del>Live/Work or Shop Keeper Unit</del>	1 space per unit		
<i>Residential Care Facilities*</i>	1 space per every ten (10) beds		
<i>Transitional Housing Facilities*</i>	Shall be determined through Conditional Use Permit review.		The intent of this provision is to accommodate requests for reduction in parking requirements.

\*[No change in text.]

(1) through (4) [No change in text.]

(b) [No change in text.]

(c) North Embarcadero *Off-Street Parking Space* Requirements.

The parking requirements in Table 1511-04C shall apply to *development*

located west of California Street between Harbor Drive and West F Street.

**TABLE 1511-04C**  
**NORTH EMBARCADERO OFF-STREET PARKING REQUIREMENTS**

<b>Use Category</b>	<b>Minimum</b>		<b>Notes</b>
<i>Dwelling units</i>	1 space per <i>bedroom</i>		To a maximum of two spaces per unit.
<i>Living Units &amp; Single Room Occupancy Units</i>	Market rate unit	0.3 spaces per unit	Based on the occupancy or rent restriction applied to the specific unit.
	50% AMI	0.1 spaces per unit	
	At or below 40% AMI	None	
<i>Group Living</i>	0.1 space per room		
<i>Senior Housing*</i>	Shall be determined through Conditional Use Permit review		The intent of this provision is to accommodate requests for reduction in parking requirements.
<i>Live/Work or Shopkeeper Unit</i>	1 space per unit		
<i>Residential Care Facilities*</i>	1 space per every ten (10) beds		
<i>Transitional Housing Facilities*</i>	Shall be determined through Conditional Use Permit review		The intent of this provision is to accommodate requests for reduction in parking requirements.
<i>Office</i>	2 spaces per 1,000 square feet		
<i>Hotel</i>	0.5 spaces per room		
<i>Warehouse &amp; Storage</i>	1 space per 10,000 square feet		
<i>Retail</i>	2.5 spaces per 1,000 square feet		
<i>Restaurant</i>	5.0 spaces per 1,000 square feet		

\*[No change in text.]

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

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