

CALIFORNIA COASTAL COMMISSION

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F13g

LCP-6-SAN-21-0032-1 (Kearny Mesa Community Plan Update Implementation)

November 19, 2021

EXHIBITS

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EXHIBIT 1: Ordinance No. 21273

#626
12/8/2020

(O-2021-34)
COR. COPY

ORDINANCE NUMBER O- 21273 (NEW SERIES)

DATE OF FINAL PASSAGE DEC 09 2020

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 131.0531; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 6 BY AMENDING SECTIONS 131.0605 AND 131.0631; AND AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 BY AMENDING SECTION 132.1402 AND ADDING NEW DIAGRAM 132-14S, ALL RELATING TO THE KEARNY MESA COMMUNITY PLAN UPDATE.

WHEREAS, the current Kearny Mesa Community Plan was adopted in 1992 and encompasses parcels within the Kearny Mesa Planning Area; and

WHEREAS, Kearny Mesa is an employment community planned for growth and investment under the General Plan; and

WHEREAS, Kearny Mesa is planned for transit service investment in the SANDAG Regional Plan; and

WHEREAS, in the summer of 2016, the Planning Department began the Kearny Mesa Community Plan Update, a comprehensive process to update the 1992 Community Plan to align the goals and policies with those in the current General Plan and the Climate Action Plan and to allow a greater range of uses and development intensity; and

WHEREAS, the San Diego Municipal Code currently limits development in commercial and industrial zones in the Kearny Mesa community to a maximum floor area ratio of 0.5, which has resulted in underutilization of employment and commercial lands and an auto-oriented development pattern that is difficult to traverse using other modes of transportation; and

WHEREAS, the Council proposes to increase the development intensity of commercial and industrial uses to be consistent with the Kearny Mesa Community Plan Update; and

EXHIBIT NO. 1
Ordinance No. O-21273
LCP-6-SAN-21-0032-1 California Coastal Commission

WHEREAS, implementation of the proposed Kearny Mesa Community Plan Update requires amendments to the San Diego Municipal Code to remove community-specific development regulations related to maximum floor area ratio (FAR) for Commercial, Industrial-Park (IP), and International-Business and Trade IBT zones; update development regulations for Industrial-Light (IL) zones from 0.5 to 1.0 FAR; and revise the Community Plan Implementation Overlay Zones (CPIOZ) to implement a new Kearny Mesa CPIOZ area; NOW, THEREFORE,

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

Section 1. That Chapter 13, Article 1, Division 5 of the San Diego Municipal Code is amended by amending section 131.0531, to read as follows:

§131.0531 Development Regulations Tables for Commercial Zones

The following development regulations apply in each of the commercial zones as shown in Tables 131-05C, 131-05D, and 131-05E.

(a) CN Zones

**Table 131-05C
Development Regulations for CN Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones					
	1st & 2nd >>	CN-					
	3rd >>	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6
Max Permitted Residential Density⁽¹⁾		3,000	1,500	1,500	1,000	600	800
Supplemental Residential Regulations [See Section 131.0540]		applies	applies	applies	applies	applies	applies
Lot Area							
Min Lot Area (sf)		2,500	5,000	5,000	2,500	2,500	2,500
Max Lot Area (ac)		0.3	10	10	0.3	0.3	0.3
Lot Dimensions							
Min Lot Width (ft)		25	50	50	25	25	25
Min Street Frontage (ft)		25	50	50	25	25	25

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones					
	1st & 2nd >>	CN-					
	3rd >>	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6
Min Lot Depth (ft)		100	--	--	--	--	--
Setback Requirements⁽⁴⁾							
Min Front Setback (ft)		--	--	--	--	--	--
Max Front Setback (ft) [See Section 131.0543(a)]		10 ⁽²⁾	--	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾
Min Side Setback (ft)		10	10	10	10	10	10
Optional Side Setback (ft) [See Section 131.0543(b)]		0	0	0	0	0	0
Side Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies	applies
Min Street Side Setback (ft)		--	--	--	--	--	--
Max Street Side Setback (ft) [See Section 131.0543(a)]		10 ⁽²⁾	--	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾
Min Rear Setback (ft)		10	10	10	10	10	10
Optional Rear Setback (ft) [See Section 131.0543(b)]		0	0	0	0	0	0
Rear Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies	applies
Max Structure Height (ft)		30	30	30	65	65	65
Max Floor Area Ratio		1.0 ⁽³⁾	1.0 ⁽³⁾	1.0 ⁽³⁾	1.0 ⁽³⁾	1.0 ⁽³⁾	1.0 ⁽³⁾
Floor Area Ratio Bonus for Residential Mixed Use [See Section 131.0546(a)]		0.5	0.75	0.75	1.2	1.2	1.2
Minimum Floor Area Ratio for Residential Use		0.5	0.38	0.38	0.6	0.6	0.6
Ground-floor Height [See Section 131.0548]		--	--	--	applies	applies	applies
Pedestrian Paths [See Section 131.0550]		applies	applies	applies	applies	applies	applies
Transparency [See Section 131.0552]		applies	--	applies	applies	applies	applies
Building Articulation [See Section 131.0554]		applies	applies	applies	applies	applies	applies
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	applies	applies
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies	applies	applies	applies	applies	applies
Visibility Area [See Section 113.0273]		applies	applies	applies	applies	applies	applies

Footnotes for Table 131-05C

- ¹ One dwelling unit per specified minimum square footage of lot area as determined in accordance with Section 113.0222.
- ² See Section 131.0543(a)(2).
- ³ Within the Otay Mesa Community Plan area, the maximum floor area ratio is 0.30.
- ⁴ Placemaking on private property shall not be subject to setback regulations, in accordance with Section 141.0421.

(b) CR, CO, CV, and CP Zones

Table 131-05D
Development Regulations for CR, CO, CV, CP Zones

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones										
	1st & 2nd >>	CR-		CO-						CV-		CP-
	3rd >>	1-	2-	1-		2-		3-		1-		1-
	4th >>	1	1	2	1-	2-	1	2	3	1	2	1
Max Permitted Residential Density ⁽¹⁾		1,500	1,000	1,500	-	-	1,000	800	600	1,500	1,500	--
Supplemental Residential Regulations [See Section 131.0540]		applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Supplemental Commercial Regulations [See Section 131.0541]		--	--	--	--	--	applies	--	--	--	--	--
Lot Area												
Min Lot Area (sf)		15,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	15,000	5,000	--
Max Lot Area (ac)		--	--	--	--	--	--	--	--	--	--	--
Lot dimensions												
Min Lot Width (ft)		100	50	50	50	50	50	50	50	100	50	--
Min Street Frontage (ft)		100	50	50	50	50	50	50	50	100	50	--
Min Lot Depth (ft)		100	100	100	100	100	100	100	100	100	100	--
Setback Requirements ⁽⁵⁾												
Min Front Setback (ft)		10	10	10	10	10	--	--	--	10	--	10
Max Front Setback (ft) [See Section 131.0543(a)]		--	25 ⁽²⁾	--	25 ⁽²⁾	--	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	--	10 ⁽²⁾	--
Min Side Setback (ft)		10	10	10	10	10	10	10	10	10	10	10
Optional Side Setback (ft)		--	0 ⁽³⁾	0 ⁽³⁾	0 ⁽³⁾	0 ⁽³⁾	0	0	0	--	0 ⁽³⁾	--
Side Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Min Street Side Setback (ft)		10	10	10	10	10	--	--	--	--	--	--
Max Street Side Setback (ft) [See Section 131.0543(a)]		--	25 ⁽²⁾	--	25 ⁽²⁾	--	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	--

Min Rear <i>Setback</i> (ft) Optional Rear <i>Setback</i> (ft)	10 --	10 0 ⁽³⁾	10 0 ⁽³⁾	10 0 ⁽³⁾	10 0 ⁽³⁾	10 0 ⁽³⁾	10 0 ⁽³⁾	10 0 ⁽³⁾	10 0 ⁽³⁾	10 0 ⁽³⁾	10 0 ⁽³⁾
Rear <i>Setback</i> Abutting Residential [See Section 131.0543(c)]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Max Structure Height (ft)	60	45	60	45	65	50	65	70	60	45	30
Min Lot Coverage (%)	--	--	--	--	--	--	--	--	--	35	--
Max Floor Area Ratio	1.0 ⁽⁴⁾	0.75 ⁽⁴⁾	1.5 ⁽⁴⁾	0.75 ⁽⁴⁾	1.5 ⁽⁴⁾	2.0 ⁽⁴⁾	2.0 ⁽⁴⁾	2.0 ⁽⁴⁾	2.0 ⁽⁴⁾	2.0 ⁽⁴⁾	1.0 ⁽⁴⁾
Floor Area Ratio Bonus for Residential Mixed Use [See Section 131.0546(a)]	1.0	1.0	1.5	--	--	1.0	2.5	2.5	--	--	--
Minimum Floor Area Ratio for Residential Use	0.5	1.0	0.75	--	--	1.0	1.5	2.5	--	--	--
Floor Area Ratio Bonus for Child Care [See Section 131.0546(b)]	applies	--	applies	--	applies	applies	applies	applies	--	--	--
Ground-floor Height [See Section 131.0548]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Pedestrian Paths [See Section 131.0550]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Transparency [See Section 131.0552]	--	applies	--	applies	--	applies	applies	applies	--	applies	--
Building Articulation [See Section 131.0554]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Street Yard Parking Restriction [See Section 131.0555]	--	applies	--	applies	--	applies	applies	applies	--	--	--
Parking Lot Orientation [See Section 131.0556]	applies	--	applies	--	applies	applies	--	--	applies	applies	--
Refuse and Recyclable Material Storage [See Section 142.0805]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Visibility Area [See Section 113.0273]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies

Footnotes for Table 131-05D

- ¹ One dwelling unit per specified minimum square footage of lot area as determined in accordance with Section 113.0222.
- ² See section 131.0543(a)(2).
- ³ See section 131.0543(b).
- ⁴ Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.30.
- ⁵ *Placemaking* on private property shall not be subject to *setback* or minimum *lot coverage* regulations, in accordance with Section 141.0421.

(c) CC Zones

**Table 131-05E
Development Regulations for CC Zones**

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones															
	1st & 2nd >>	CC-															
	3rd >>	1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	2-	3-	4-	5-
	4th >>	1				2				3				4			
Max Permitted Residential Density⁽¹⁾		1,500				1,500				1,500				1,500			
Supplemental Residential Regulations [See Section 131.0540]		applies				applies				applies				applies			
Lot Area																	
Min Lot Area (sq. ft.)		5,000				5,000				5,000				2,500			
Max Lot Area (ac)		--				--				--				--			
Lot Dimensions																	
Min Lot Width (ft)		50				50				100				25			
Min Street Frontage (ft)		50				50				100				25			
Min Lot Depth (ft)		100				100				--				--			
Max Lot Depth (ft)		150				150				--				--			
Setback Requirements⁽⁵⁾																	
Min Front Setback (ft)		--				--				--				--			
Max Front Setback (ft) [See Section 131.0543(a)]		100 ^(2,3)				100 ^(2,3)				--				10 ⁽²⁾			
Min Side Setback (ft)		10				10				10				10			
Optional Side Setback (ft) [See Section 131.0543(b)]		0				0				0				0			
Side Setback Abutting Residential [See Section 131.0543(c)]		applies				applies				applies				applies			
Min Street Side Setback (ft)		--				--				--				--			
Max Street Side Setback (ft) [See Section 131.0543(a)]		--				--				--				10 ⁽²⁾			
Min Rear Setback (ft)		10				10				10				10			
Optional Rear Setback (ft) [See Section 131.0543(b)]		0				0				0				0			
Rear Setback Abutting Residential [See Section 131.0543(c)]		applies				applies				applies				applies			
Max Structure Height (ft)		30				60				45				30			
Min Lot Coverage (%)⁽⁵⁾		--				--				--				35			
Max Floor Area Ratio		0.75 ⁽⁴⁾				2.0 ⁽⁴⁾				0.75 ⁽⁴⁾				1.0 ⁽⁴⁾			
Floor Area Ratio Bonus for Residential Mixed Use [See Section 131.0546(a)]		0.75				--				0.75				0.5			
Minimum Floor Area Ratio for Residential Use		0.56				--				0.56				0.25			
Ground-floor Height [See Section 131.0548]		--				applies				applies				--			

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones															
	1st & 2nd >>	CC-															
	3rd >>	1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	2-	3-	4-	5-
	4th >>	1				2				3				4			
Pedestrian Paths [See Section 131.0550]		applies				applies				applies				applies			
Transparency [See Section 131.0552]		---				---				---				applies			
Building Articulation [See Section 131.0554]		applies				applies				applies				applies			
Parking Lot Orientation [See Section 131.0556]		applies				applies				applies				applies			
Refuse and Recyclable Material Storage [See Section 142.0805]		applies				applies				applies				applies			
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies				applies				applies				applies			
Visibility Area [See Section 113.0273]		applies				applies				applies				applies			

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones																
	1st & 2nd >>	CC																
	3rd >>	2-	3-	4-	5-	3-	4-	5-	3-	3-	3-							
	4th >>	5					6			7	8	9						
Max permitted Residential Density ⁽¹⁾		1,500				1,000				800				600				400
Supplemental Residential Regulations [See Section 131.0540]		applies				applies				applies				applies				applies
Lot Area																		
Min Lot Area (sq. ft.)		2,500				2,500				2,500				2,500				2,500
Max Lot Area (ac)		--				--				--				--				--
Lot Dimensions																		
Min Lot Width (ft)		25				25				25				25				25
Min Street Frontage (ft)		25				25				25				25				25
Min Lot Depth (ft)		--				--				--				--				--
Max Lot Depth (ft)		--				--				--				--				--
Setback Requirements ⁽⁵⁾																		
Min Front Setback (ft)		--				--				--				--				--
Max Front Setback (ft) [See Section 131.0543(a)]		10 ⁽²⁾				10 ⁽²⁾				10 ⁽²⁾				10 ⁽²⁾				10 ⁽²⁾
Min Side Setback (ft)		10				10				10				10				10
Optional Side Setback (ft) [See Section 131.0543(b)]		0				0				0				0				0
Side Setback Abutting Residential [See Section 131.0543(c)]		applies				applies				applies				applies				applies
Min Street Side Setback (ft)		--				--				--				--				--
Max Street Side-Setback (ft) [See Section 131.0543(a)]		10 ⁽²⁾				10 ⁽²⁾				10 ⁽²⁾				10 ⁽²⁾				10 ⁽²⁾
Min Rear Setback (ft)		10				10				10				10				10
Optional Rear Setback (ft) [See Section 131.0543(b)]		0				0				0				0				0

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones									
	1st & 2nd >>	CC									
	3rd >>	2-	3-	4-	5-	3-	4-	5-	3-	3-	3-
	4th >>	5			6			7	8	9	
Rear <i>Setback</i> Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies	applies	applies	applies	applies	
Max <i>Structure Height</i> (ft)		100	65	65	65	100	-	-	-	-	
Min <i>Lot Coverage</i> (%) ^(4, 5)		35	35	35	35	35	35	35	35	35	
Max <i>Floor Area Ratio</i>		2.0 ⁽⁴⁾	2.0 ⁽⁴⁾	2.0 ⁽⁴⁾	2.0 ⁽⁴⁾	2.0 ⁽⁴⁾	2.0 ⁽⁴⁾	2.0 ⁽⁴⁾	2.0 ⁽⁴⁾	2.0 ⁽⁴⁾	
<i>Floor Area Ratio</i> Bonus for Residential Mixed Use [See Section 131.0546(a)]		2.0	2.0	2.5	2.5	3.0					
Minimum <i>Floor Area Ratio</i> for Residential Use		1.0	1.0	1.5	1.5	2.0					
Ground-floor Height [See Section 131.0548]		applies	applies	applies	applies	applies	applies	applies	applies	applies	
Pedestrian Paths [See Section 131.0550]		applies	applies	applies	applies	applies	applies	applies	applies	applies	
Transparency [See Section 131.0552]		applies	applies	applies	applies	applies	applies	applies	applies	applies	
Building Articulation [See Section 131.0554]		applies	applies	applies	applies	applies	applies	applies	applies	applies	
Parking <i>Lot Orientation</i> [See Section 131.0556]		-	-	-	-	-	-	-	-	-	
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	applies	applies	applies	applies	applies	
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies	applies	applies	applies	applies	applies	applies	applies	applies	
Visibility Area [See Section 113.0273]		applies	applies	applies	applies	applies	applies	applies	applies	applies	

Footnotes for Table 131-05E

- ¹ One dwelling unit per specified minimum square feet of lot area as determined in accordance with Section 113.0222.
- ² See Section 131.0543(a)(2).
- ³ See Section 131.0543(a)(3).
- ⁴ Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.30.
- ⁵ *Placemaking* on private property shall not be subject to *setback* or minimum *lot coverage* regulations, in accordance with Section 141.0421.

Section 2. That Chapter 13, Article 1, Division 6 of the San Diego Municipal Code is amended by amending sections 131.0605 and 131.0631, to read as follows:

§131.0605 Purpose of the IS (Industrial--Small Scale) Zone

The purpose of the IS zone is to provide for small-scale, multi-tenant, and flexible industrial activities within urbanized areas. It is intended that the IS zones permit a wide range of industrial and nonindustrial land uses to promote economic vitality and a neighborhood scale in *development*. The property development

regulations of the IS zone are intended to accommodate the *development* of small and medium sized industrial and commercial activities by providing reduced lot area, landscaping, and parking requirements, and also by promoting pedestrian-oriented environments.

§131.0631 Development Regulations Table for Industrial Zones

The following development regulations apply in the industrial zones as shown in Table 131-06C.

**Table 131-06C
Development Regulations for Industrial Zones**

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator	Zones									
	1st & 2nd >>	IP-		IL-			IH-		IS-		IBT-
	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>	1		1			1		1		1
Max permitted residential density⁽¹⁰⁾	1,000		-			-		-		-	
Supplemental residential regulations [see Section 131.0623(i)]	applies		-			-		-		-	
Lot Area											
Min Lot Area (sf)	40,000		15,000 ⁽¹⁾			30,000		10,000		40,000	
Max Lot Area (sf)	-		-			-		-		-	
Min Lot Dimensions											
Lot Width (ft)	100		75			100		50		100	
Street Frontage (ft)	100 ⁽²⁾		75			100		50		100 ⁽²⁾	
Lot Depth (ft)	200		100			150		100		200	
Setback Requirements											
Min Front Setback (ft)	20 ⁽³⁾		15 ⁽³⁾			20 ⁽³⁾		10		20 ⁽³⁾	
Std Front Setback (ft) [See Section 131.0643(b)]	25 ⁽³⁾		20 ⁽³⁾			25 ⁽³⁾				25 ⁽³⁾	
Min Side Setback (ft)	15		10			15		5/0 ⁽⁸⁾		15	
Min Street Side Setback (ft)	20 ⁽⁴⁾		15 ^{(4),(5)}			20 ^{(4),(5)}		10 ⁽⁹⁾		20 ⁽⁴⁾	
Std Street Side Setback (ft)			20 ^{(4),(5)}			25 ^{(4),(5)}					
Min Side Setback Abutting Residential (ft)	30		25			30		10		30	
Min Rear Setback (ft)	25		0 ⁽⁶⁾			20		10		25	
Std Rear Setback (ft)			15 ⁽⁶⁾								
Min Rear Setback Abutting Residential (ft)	50		25			30		15		50	
Max Structure Height [See Section 131.0644]	-		-			-		-		-	
Max Floor Area Ratio	2.0 ⁽¹¹⁾		2.0 ⁽⁷⁾⁽¹¹⁾			2.0 ⁽¹¹⁾		2.0 ⁽¹¹⁾		2.0 ⁽⁷⁾⁽¹¹⁾	
Street Wall Requirements [See Section 142.1030]	-		applies			applies		-		-	
Outdoor Amenities [See Section 131.0665]	applies		applies			applies		-		applies	
Refuse and Recyclable Material Storage	applies		applies			applies		applies		applies	

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator 1st & 2nd >> 3rd >> 4th >>	Zones									
		IP-			IL-			IH-		IS-	IBT-
		1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
		1			1			1		1	1
[See Section 142.0805]											
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies			applies			applies		applies	
Visibility Area [See Section 113.0273]		applies			applies			applies		applies	

Footnotes for Table 131-06C

- 1 Within the Kearny Mesa Community Plan area, the minimum *lot size* is 40,000 square feet.
- 2 See Section 131.0642.
- 3 See Section 131.0643(a).
- 4 See Section 131.0643(c).
- 5 See Section 131.0643(e).
- 6 See Section 131.0643(d).
- 7 Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 1.0.
- 8 See Section 131.0643(f).
- 9 See Section 131.0643(g).
- 10 One *dwelling unit* per specified minimum square feet of *lot area* as determined in accordance with Section 113.0222.
- 11 Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.50 unless a *final map* has been recorded prior to May 18, 2014. This restriction does not apply to residential development in accordance with Section 131.0623(i).

Section 3. That Chapter 13, Article 2, Division 14 of the San Diego Municipal Code is amended by amending section 131.1402 and adding new Diagram 132-14S, 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 132-14S.

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-4344
College Area (See Diagram 132-14Q)	B-4339
Encanto Neighborhoods (See Diagram 132-14O)	C-962
Kearny Mesa (See Diagram 132-14S)	C-1011
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 132-14R)	C-1002
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-989

(b) [No change in text.]

DIAGRAM 132-14A through DIAGRAM 132-14R

[No change in text.]

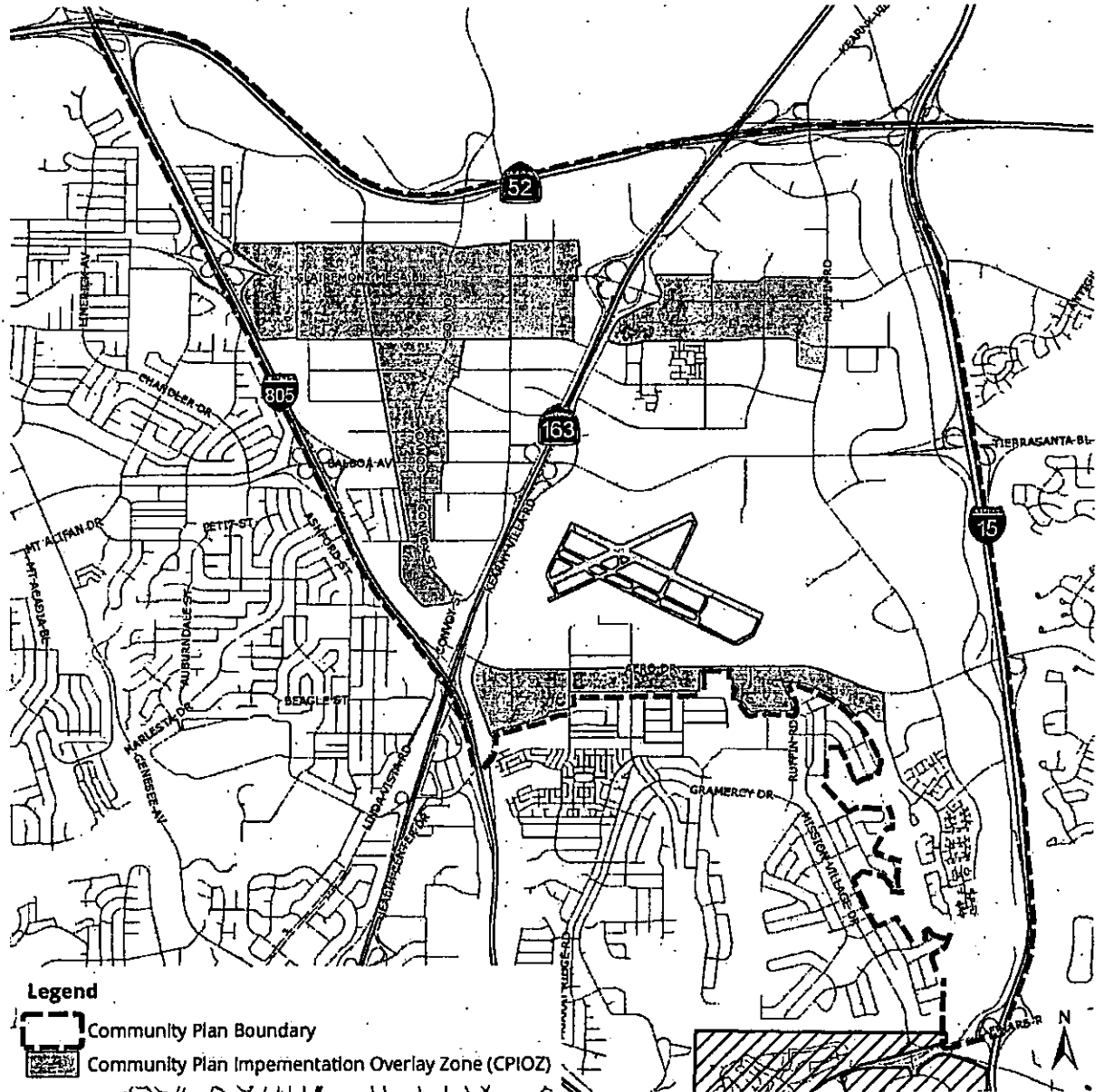


DIAGRAM 132-14S

Kearny Mesa Community Plan Implementation Overlay Zone

This is a reproduction of Map. No. C-1011 for illustration purposes only.

Section 4. That a full reading of this Ordinance is dispensed with prior to passage, a written copy having been made available to the Council and the public prior to the day of its passage.

Section 5. 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 Plan (ALUCP) for San Diego International Airport (Airport), this Ordinance shall take effect and be in force on the thirtieth day from and after the finding of consistency, or on the thirtieth day from and after its final passage, or on the date that R-313309 adopting the update to the Kearny Mesa Community Plan becomes effective, whichever date occurs later, except that the provisions of this Ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

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

That if the SDCRAA determines that this Ordinance is conditionally consistent with the ALUCP for the Airport, 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 on the date that R-313309 adopting the update to the Kearny Mesa Community Plan becomes effective, whichever date occurs later, except that the provisions of this Ordinance as amended

inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

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

That if the City Council makes a final decision to overrule a determination of inconsistency, this Ordinance shall take effect and be in force on the thirtieth day from and after that final decision, or the date that R-313309 adopting the update to the Kearny Mesa Community Plan becomes effective, whichever date occurs later, except that the provisions of this Ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

Section 6. That this Ordinance shall take effect and be in force only if the Kearny Mesa Community Plan Update is adopted by the City Council.

Section 7. That no permits shall be issued for development that is inconsistent with the provisions of this Ordinance, 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.

Section 8. That Ordinances been have been recently considered by the City Council or will be considered by the City Council in the near future which amend San Diego Municipal Code sections also amended by this Ordinance; therefore, the City Clerk, with the written approval and concurrence of the City Attorney, is authorized to reconcile the numbering of sections and placement of text within these sections upon the final passage of the Ordinances, without further action by the City Council, pursuant to San Diego Charter Section 275.

APPROVED: MARA W. ELLIOTT, City Attorney

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

NJB:nja
09/18/20
12/14/20 Cor. Copy
Or. Dept: Planning
Doc. No.: 2479678

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of DEC 08 2020.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

(See attached memo and signature page.)

**Office of
The City Attorney
City of San Diego**

MEMORANDUM

DATE: December 14, 2020
TO: Elizabeth Maland, City Clerk
FROM: Noah J. Brazier, Deputy City Attorney
SUBJECT: Item 62 – Subitem B – Kearny Mesa Community Plan Update

We are submitting a Correct Copy of Ordinance No. O-2021-34 to reflect the typo in this ordinance which has been corrected in Section 5, pages 13 and 14, and were the ordinance incorrectly referred to amendments to the Downtown Community Plan. These references have been corrected to reflect the update to the Kearny Mesa Community Plan. The accompanying citation to an “O-_____” number was also corrected to an “R-313309: to read as follows:

That if the SDCRAA finds this Ordinance consistent with the Airport Land Use Compatibility Plan (ALUCP) for San Diego International Airport (Airport), this Ordinance shall take effect and be in force on the thirtieth day from and after the finding of consistency, or on the thirtieth day from and after its final passage, or on the date that R-313309 adopting the update to the Kearny Mesa Community Plan becomes effective, whichever date occurs later, except that the provisions of this Ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

That if the SDCRAA determines that this Ordinance is conditionally consistent with the ALUCP for the Airport, but that consistency is subject to proposed modifications, the City Council may amend this Ordinance to accept the proposed modifications, and this Ordinance as

Elizabeth Maland, City Clerk
December 14, 2020
Page 2

amended shall take effect and be in force on the thirtieth day from and after its final passage, or on the date that R-313309 adopting the update to the Kearny Mesa Community Plan becomes effective, whichever date occurs later, except that the provisions of this Ordinance as amended inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

That 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-313309 adopting the update to the Kearny Mesa Community Plan becomes effective, whichever date occurs later, except that the provisions of this Ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

MARA W. ELLIOTT, CITY ATTORNEY

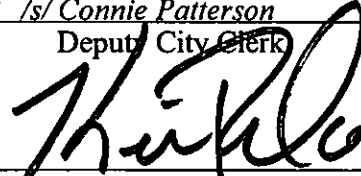
By Noah J. Brazier
Noah J. Brazier
Deputy City Attorney

NJB:nja
Doc. No.: 2544947

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of 12/08/2020.

ELIZABETH S. MALAND
City Clerk

By /s/ Connie Patterson
Deputy City Clerk



KEVIN L. FAULCONER, Mayor

Approved: 12/9/2020
(date)

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 13, ARTICLE 1, DIVISION 5 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 131.0531; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 6 BY AMENDING SECTIONS 131.0605 AND 131.0631; AND AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 BY AMENDING SECTION 132.1402 AND ADDING NEW DIAGRAM 132-14S, ALL RELATING TO THE KEARNY MESA COMMUNITY PLAN UPDATE.

§131.0531 Development Regulations Tables for Commercial Zones

The following development regulations apply in each of the commercial zones as shown in Tables 131-05C, 131-05D, and 131-05E.

(a) CN Zones

**Table 131-05C
 Development Regulations for CN Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones					
	1st & 2nd >>	CN-					
	3rd >>	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6
Max Permitted Residential Density⁽¹⁾		3,000	1,500	1,500	1,000	600	800
Supplemental Residential Regulations [See Section 131.0540]		applies	applies	applies	applies	applies	applies
Lot Area							
Min Lot Area (sf)		2,500	5,000	5,000	2,500	2,500	2,500
Max Lot Area (ac)		0.3	10	10	0.3	0.3	0.3
Lot Dimensions							
Min Lot Width (ft)		25	50	50	25	25	25
Min Street Frontage (ft)		25	50	50	25	25	25
Min Lot Depth (ft)		100	--	--	--	--	--

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones					
	1st & 2nd >>	CN-					
	3rd >>	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6
Setback Requirements⁽⁵⁾⁽⁴⁾							
Min Front <i>Setback</i> (ft)	--	--	--	--	--	--	
Max Front <i>Setback</i> (ft) [See Section 131.0543(a)]	10 ⁽²⁾	--	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	
Min Side <i>Setback</i> (ft)	10	10	10	10	10	10	
Optional Side <i>Setback</i> (ft) [See Section 131.0543(b)]	0	0	0	0	0	0	
Side <i>Setback</i> Abutting Residential [See Section 131.0543(c)]	applies	applies	applies	applies	applies	applies	
Min <i>Street Side Setback</i> (ft)	--	--	--	--	--	--	
Max <i>Street Side Setback</i> (ft) [See Section 131.0543(a)]	10 ⁽²⁾	--	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	
Min Rear <i>Setback</i> (ft)	10	10	10	10	10	10	
Optional Rear <i>Setback</i> (ft) [See Section 131.0543(b)]	0	0	0	0	0	0	
Rear <i>Setback</i> Abutting Residential [See Section 131.0543(c)]	applies	applies	applies	applies	applies	applies	
Max Structure Height (ft)	30	30	30	65	65	65	
Max Floor Area Ratio	1.0 ⁽³⁻⁴⁾	1.0 ⁽³⁻⁴⁾	1.0 ⁽³⁻⁴⁾	1.0 ⁽³⁻⁴⁾	1.0 ⁽³⁻⁴⁾	1.0 ⁽³⁻⁴⁾	
<i>Floor Area Ratio</i> Bonus for Residential Mixed Use [See Section 131.0546(a)]	0.5	0.75	0.75	1.2	1.2	1.2	
<i>Minimum Floor Area Ratio</i> for Residential Use	0.5	0.38	0.38	0.6	0.6	0.6	
Ground-floor Height [See Section 131.0548]	--	--	--	applies	applies	applies	
Pedestrian Paths [See Section 131.0550]	applies	applies	applies	applies	applies	applies	
Transparency [See Section 131.0552]	applies	--	applies	applies	applies	applies	
Building Articulation [See Section 131.0554]	applies	applies	applies	applies	applies	applies	
Refuse and Recyclable Material Storage [See Section 142.0805]	applies	applies	applies	applies	applies	applies	
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]	applies	applies	applies	applies	applies	applies	
Visibility Area [See Section 113.0273]	applies	applies	applies	applies	applies	applies	

Footnotes for Table 131-05C

¹ One dwelling unit per specified minimum square footage of lot area as determined in accordance with Section 113.0222.

² See Section 131.0543(a)(2).

³ ~~Within the Kearny Mesa Community Plan area, the maximum floor area ratio is 0.50 and the portion of the maximum allowed gross floor area that may be occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.~~

⁴³ Within the Otay Mesa Community Plan area, the maximum floor area ratio is 0.30.

⁵⁴ *Placemaking* on private property shall not be subject to *setback* regulations, in accordance with Section 141.0421.

(b) CR, CO, CV, and CP Zones

Table 131-05D

Development Regulations for CR, CO, CV, CP Zones

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones										
	1st & 2nd >>	CR-		CO-						CV-		CP-
	3rd >>	1-	2-	1-		2-		3-		1-		1-
	4th >>	1	1	2	1-	2-	1	2	3	1	2	1
Max Permitted Residential Density ⁽¹⁾		1,500	1,000	1,500	-	-	1,000	800	600	1,500	1,500	--
Supplemental Residential Regulations [See Section 131.0540]		applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Supplemental Commercial Regulations [See Section 131.0541]		--	--	--	--	--	applies	--	--	--	--	--
Lot Area												
Min Lot Area (sf)		15,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	15,000	5,000	--
Max Lot Area (ac)		--	--	--	--	--	--	--	--	--	--	--
Lot dimensions												
Min Lot Width (ft)		100	50	50	50	50	50	50	50	100	50	--
Min Street Frontage (ft)		100	50	50	50	50	50	50	50	100	50	--
Min Lot Depth (ft)		100	100	100	100	100	100	100	100	100	100	--
Setback Requirements ⁽⁴⁾⁽⁵⁾												
Min Front Setback (ft)		10	10	10	10	10	--	--	--	10	--	10
Max Front Setback (ft) [See Section 131.0543(a)]		--	25 ⁽²⁾	--	25 ⁽²⁾	--	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	--	10 ⁽²⁾	--
Min Side Setback (ft)		10	10	10	10	10	10	10	10	10	10	10
Optional Side Setback (ft)		--	0 ⁽³⁾	0 ⁽³⁾	0 ⁽³⁾	0 ⁽³⁾	0	0	0	--	0 ⁽³⁾	--
Side Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Min Street Side Setback (ft)		10	10	10	10	10	--	--	--	--	--	--
Max Street Side Setback (ft) [See Section 131.0543(a)]		--	25 ⁽²⁾	--	25 ⁽²⁾	--	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	--

Min Rear <i>Setback</i> (ft) Optional Rear <i>Setback</i> (ft)	10 --	10 0 ⁽³⁾	10 0 ⁽³⁾	10 0 ⁽³⁾	10 0 ⁽³⁾	10 0 ⁽³⁾	10 0 ⁽³⁾	10 0 ⁽³⁾	10 0 ⁽³⁾	10 0 ⁽³⁾	10 0 ⁽³⁾
Rear <i>Setback</i> Abutting Residential [See Section 131.0543(c)]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Max <i>Structure Height</i> (ft)	60	45	60	45	65	50	65	70	60	45	30
Min <i>Lot Coverage</i> (%)	--	--	--	--	--	--	--	--	--	35	--
Max <i>Floor Area Ratio</i>	1.0 ⁽⁴⁻⁵⁾	0.75 ⁽⁴⁻⁵⁾	1.5 ⁽⁴⁻⁵⁾	0.75 ⁽⁴⁻⁵⁾	1.5 ⁽⁴⁻⁵⁾	2.0 ⁽⁴⁻⁵⁾	2.0 ⁽⁴⁻⁵⁾	2.0 ⁽⁴⁻⁵⁾	2.0 ⁽⁴⁻⁵⁾	2.0 ⁽⁴⁻⁵⁾	1.0 ⁽⁴⁻⁵⁾
<i>Floor Area Ratio</i> Bonus for Residential Mixed Use [See Section 131.0546(a)]	1.0	1.0	1.5	---	---	1.0	2.5	2.5	--	--	--
Minimum <i>Floor Area Ratio</i> for Residential Use	0.5	1.0	0.75	---	---	1.0	1.5	2.5	--	--	--
<i>Floor Area Ratio</i> Bonus for Child Care [See Section 131.0546(b)]	applies	--	applies	--	applies	applies	applies	applies	--	--	--
Ground-floor Height [See Section 131.0548]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Pedestrian Paths [See Section 131.0550]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Transparency [See Section 131.0552]	--	applies	--	applies	--	applies	applies	applies	--	applies	--
Building Articulation [See Section 131.0554]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Street Yard Parking Restriction [See Section 131.0555]	--	applies	--	applies	--	applies	applies	applies	--	--	--
Parking Lot Orientation [See Section 131.0556]	applies	--	applies	--	applies	applies	--	--	applies	applies	--
Refuse and Recyclable Material Storage [See Section 142.0805]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Visibility Area [See Section 113.0273]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies

Footnotes for Table 131-05D

- ¹ One dwelling unit per specified minimum square footage of lot area as determined in accordance with Section 113.0222.
- ² See section 131.0543(a)(2).
- ³ See section 131.0543(b).
- ⁴ ~~Within the Kearny Mesa Community Plan area, the maximum floor area ratio is 0.50 and the portion of the maximum allowed gross floor area that may be occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.~~
- ⁵ Within the Otay Mesa Community Plan area, the maximum floor area ratio is 0.30.
- ⁶ *Placemaking* on private property shall not be subject to *setback* or minimum *lot coverage* regulations, in accordance with Section 141.0421.

(c) CC Zones

**Table 131-05E
Development Regulations for CC Zones**

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones															
	1st & 2nd >>	CC-															
	3rd >>	1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	2-	3-	4-	5-
	4th >>	1			2			3			4						
Max Permitted Residential Density⁽¹⁾		1,500			1,500			1,500			1,500						
Supplemental Residential Regulations [See Section 131.0540]		applies			applies			applies			applies						
Lot Area																	
Min Lot Area (sq. ft.)		5,000			5,000			5,000			2,500						
Max Lot Area (ac)		--			--			--			--						
Lot Dimensions																	
Min Lot Width (ft)		50			50			100			25						
Min Street Frontage (ft)		50			50			100			25						
Min Lot Depth (ft)		100			100			--			--						
Max Lot Depth (ft)		150			150			--			--						
Setback Requirements⁽⁶⁾⁽⁵⁾																	
Min Front Setback (ft)		--			--			--			--						
Max Front Setback (ft) [See Section 131.0543(a)]		100 ^(2,3)			100 ^(2,3)			--			10 ⁽²⁾						
Min Side Setback (ft)		10			10			10			10						
Optional Side Setback (ft) [See Section 131.0543(b)]		0			0			0			0						
Side Setback Abutting Residential [See Section 131.0543(c)]		applies			applies			applies			applies						
Min Street Side Setback (ft)		--			--			--			--						
Max Street Side Setback (ft) [See Section 131.0543(a)]		--			--			--			10 ⁽²⁾						
Min Rear Setback (ft)		10			10			10			10						
Optional Rear Setback (ft) [See Section 131.0543(b)]		0			0			0			0						
Rear Setback Abutting Residential [See Section 131.0543(c)]		applies			applies			applies			applies						
Max Structure Height (ft)		30			60			45			30						
Min Lot Coverage (%)⁽⁶⁾⁽⁵⁾		--			--			--			35						
Max Floor Area Ratio		0.75 ⁽⁴⁻⁵⁾			2.0 ⁽⁴⁻⁵⁾			0.75 ⁽⁴⁻⁵⁾			1.0 ⁽⁴⁻⁵⁾						
Floor Area Ratio Bonus for Residential Mixed Use [See Section 131.0546(a)]		0.75			--			0.75			0.5						
Minimum Floor Area Ratio for Residential Use		0.56			--			0.56			0.25						
Ground-floor Height [See Section 131.0548]		--			applies			applies			--						
Pedestrian Paths [See Section 131.0550]		applies			applies			applies			applies						

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones									
	1st & 2nd >>	CC-									
	3rd >>	1-2-4-5-	1-2-4-5-	1-2-4-5-	2-3-4-5-	2-3-4-5-	2-3-4-5-	2-3-4-5-	2-3-4-5-	2-3-4-5-	2-3-4-5-
	4th >>	1	2	3	4						
Transparency [See Section 131.0552]		---	---	---							applies
Building Articulation [See Section 131.0554]		applies	applies	applies	applies						applies
Parking Lot Orientation [See Section 131.0556]		applies	applies	applies	applies						applies
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies						applies
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies	applies	applies	applies						applies
Visibility Area [See Section 113.0273]		applies	applies	applies	applies						applies

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones									
	1st & 2nd >>	CC									
	3rd >>	2-3-4-5-	3-4-5-	3-4-5-	3-4-5-	3-4-5-	3-4-5-	3-4-5-	3-4-5-	3-4-5-	3-4-5-
	4th >>	5	6	7	8	9					
Max permitted Residential Density⁽¹⁾		1,500	1,000	800	600	400					
Supplemental Residential Regulations [See Section 131.0540]		applies	applies	applies	applies	applies					
Lot Area											
Min Lot Area (sq. ft.)		2,500	2,500	2,500	2,500	2,500					
Max Lot Area (ac)		--	--	--	--	--					
Lot Dimensions											
Min Lot Width (ft)		25	25	25	25	25					
Min Street Frontage (ft)		25	25	25	25	25					
Min Lot Depth (ft)		--	--	--	--	--					
Max Lot Depth (ft)		--	--	--	--	--					
Setback Requirements⁽⁶⁾⁽⁵⁾											
Min Front Setback (ft)		--	--	--	--	--					
Max Front Setback (ft) [See Section 131.0543(a)]		10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾					
Min Side Setback (ft)		10	10	10	10	10					
Optional Side Setback (ft) [See Section 131.0543(b)]		0	0	0	0	0					
Side Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies					
Min Street Side Setback (ft)		--	--	--	--	--					
Max Street Side-Setback (ft) [See Section 131.0543(a)]		10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾					
Min Rear Setback (ft)		10	10	10	10	10					
Optional Rear Setback (ft) [See Section 131.0543(b)]		0	0	0	0	0					
Rear Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies					

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones									
	1st & 2nd >>	CC									
	3rd >>	2-	3-	4-	5-	3-	4-	5-	3-	3-	3-
	4th >>	5			6			7	8	9	
Max Structure Height (ft)		100	65	65	100	-					
Min Lot Coverage (%) ⁽⁶⁾ (4-5)		35	35	35	35	35					
Max Floor Area Ratio		2.0 ⁽⁴⁻⁵⁾	2.0 ⁽⁴⁻⁵⁾	2.0 ⁽⁴⁻⁵⁾	2.0 ⁽⁴⁻⁵⁾	2.0 ⁽⁴⁻⁵⁾					
<i>Floor Area Ratio Bonus for Residential Mixed Use</i> [See Section 131.0546(a)]		2.0	2.0	2.5	2.5	3.0					
Minimum <i>Floor Area Ratio</i> for Residential Use		1.0	1.0	1.5	1.5	2.0					
Ground-floor Height [See Section 131.0548]		applies	applies	applies	applies	applies					
Pedestrian Paths [See Section 131.0550]		applies	applies	applies	applies	applies					
Transparency [See Section 131.0552]		applies	applies	applies	applies	applies					
Building Articulation [See Section 131.0554]		applies	applies	applies	applies	applies					
Parking Lot Orientation [See Section 131.0556]		-	-	-	-	-					
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	applies					
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies	applies	applies	applies	applies					
Visibility Area [See Section 113.0273]		applies	applies	applies	applies	applies					

Footnotes for Table 131-05E

- ¹ One dwelling unit per specified minimum square feet of lot area as determined in accordance with Section 113.0222.
- ² See Section 131.0543(a)(2).
- ³ See Section 131.0543(a)(3).
- ⁴ ~~Within the Kearny Mesa Community Plan area, the maximum floor area ratio is 0.50 and the portion of the maximum allowed gross floor area occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.~~
- ^{5a} Within the Otay Mesa Community Plan area, the maximum floor area ratio is 0.30.
- ^{6c} *Placemaking* on private property shall not be subject to *setback* or minimum lot coverage regulations, in accordance with Section 141.0421.

§131.0605 Purpose of the IS (Industrial--Small Lot Scale) Zone

The purpose of the IS zone is to provide for small-scale, multi-tenant, and flexible industrial activities within urbanized areas. It is intended that the IS zones permit a wide range of industrial and nonindustrial land uses to promote economic vitality and a neighborhood scale in *development*. The property development regulations of the IS zone are intended to accommodate the *development* of small

and medium sized industrial and commercial activities by providing reduced lot area, landscaping, and parking requirements, and also by promoting pedestrian-oriented environments.

§131.0631 Development Regulations Table for Industrial Zones

The following development regulations apply in the industrial zones as shown in Table 131-06C.

**Table 131-06C
Development Regulations for Industrial Zones**

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator	Zones									
	1st & 2nd >>	IP-			IL-			IH-		IS-	IBT-
	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>	1			1			1		1	1
Max permitted residential density⁽¹⁰⁾	1,000										
Supplemental residential regulations [see Section 131.0623(i)]	applies										
Lot Area											
Min Lot Area (sf)	40,000			15,000 ⁽¹⁾			30,000		10,000	40,000	
Max Lot Area (sf)	-			-			-		15,000 =	-	
Min Lot Dimensions											
Lot Width (ft)	100			75			100		50	100	
Street Frontage (ft)	100 ⁽²⁾			75			100		50	100 ⁽²⁾	
Lot Depth (ft)	200			100			150		100	200	
Setback Requirements											
Min Front Setback (ft)	20 ⁽³⁾			15 ⁽³⁾			20 ⁽³⁾		10	20 ⁽³⁾	
Std Front Setback (ft) [See Section 131.0643(b)]	25 ⁽³⁾			20 ⁽³⁾			25 ⁽³⁾			25 ⁽³⁾	
Min Side Setback (ft)	15			10			15		5/0 ⁽⁸⁾	15	
Min Street Side Setback (ft)	20 ⁽⁴⁾			15 ^{(4),(5)}			20 ^{(4),(5)}		10 ⁽⁹⁾	20 ⁽⁴⁾	
Std Street Side Setback (ft)				20 ^{(4),(5)}			25 ^{(4),(5)}				
Min Side Setback Abutting Residential (ft)	30			25			30		10	30	
Min Rear Setback (ft)	25			0 ⁽⁶⁾			20		10	25	
Std Rear Setback (ft)				15 ⁽⁶⁾							
Min Rear Setback Abutting Residential (ft)	50			25			30		15	50	
Max Structure Height [See Section 131.0644]	-										
Max Floor Area Ratio	2.0 ⁽⁷⁾⁽¹¹⁾			2.0 ⁽⁷⁾⁽¹¹⁾			2.0 ⁽¹¹⁾		2.0 ⁽¹¹⁾	2.0 ⁽⁷⁾⁽¹¹⁾	
Street Wall Requirements [See Section 142.1030]	-										
Outdoor Amenities [See Section 131.0665]	applies			applies			applies		-	applies	
Refuse and Recyclable Material Storage [See Section 142.0805]	applies			applies			applies		applies	applies	
Loading Dock and Overhead Door Screening	applies			applies			applies		applies	applies	

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator	Zones									
	1st & 2nd >>	IP-			IL-			IH-		IS-	IBT-
	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>	1			1			1		1	1
Regulations [See Section 142.1030]											
Visibility Area [See Section 113.0273]		applies			applies			applies		applies	applies

Footnotes for Table 131-06C

- ¹ Within the Kearny Mesa Community Plan area, the minimum *lot* size is 40,000 square feet.
- ² See Section 131.0642.
- ³ See Section 131.0643(a).
- ⁴ See Section 131.0643(c).
- ⁵ See Section 131.0643(e).
- ⁶ See Section 131.0643(d).
- ⁷ Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50 1.0.
- ⁸ See Section 131.0643(f).
- ⁹ See Section 131.0643(g).
- ¹⁰ One *dwelling unit* per specified minimum square feet of *lot* area as determined in accordance with Section 113.0222.
- ¹¹ Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.50 unless a *final map* has been recorded prior to May 18, 2014. This restriction does not apply to residential development in accordance with Section 131.0623(i).

§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 132-14RS.

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-4344
College Area (See Diagram 132-14Q)	B-4339
Encanto Neighborhoods (See Diagram 132-14O)	C-962
<u>Kearny Mesa (See Diagram 132-14S)</u>	<u>C-1011</u>
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 132-14R)	C-1002
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-989

(b) [No change in text.]

DIAGRAM 132-14A through DIAGRAM 132-14R

[No change in text.]

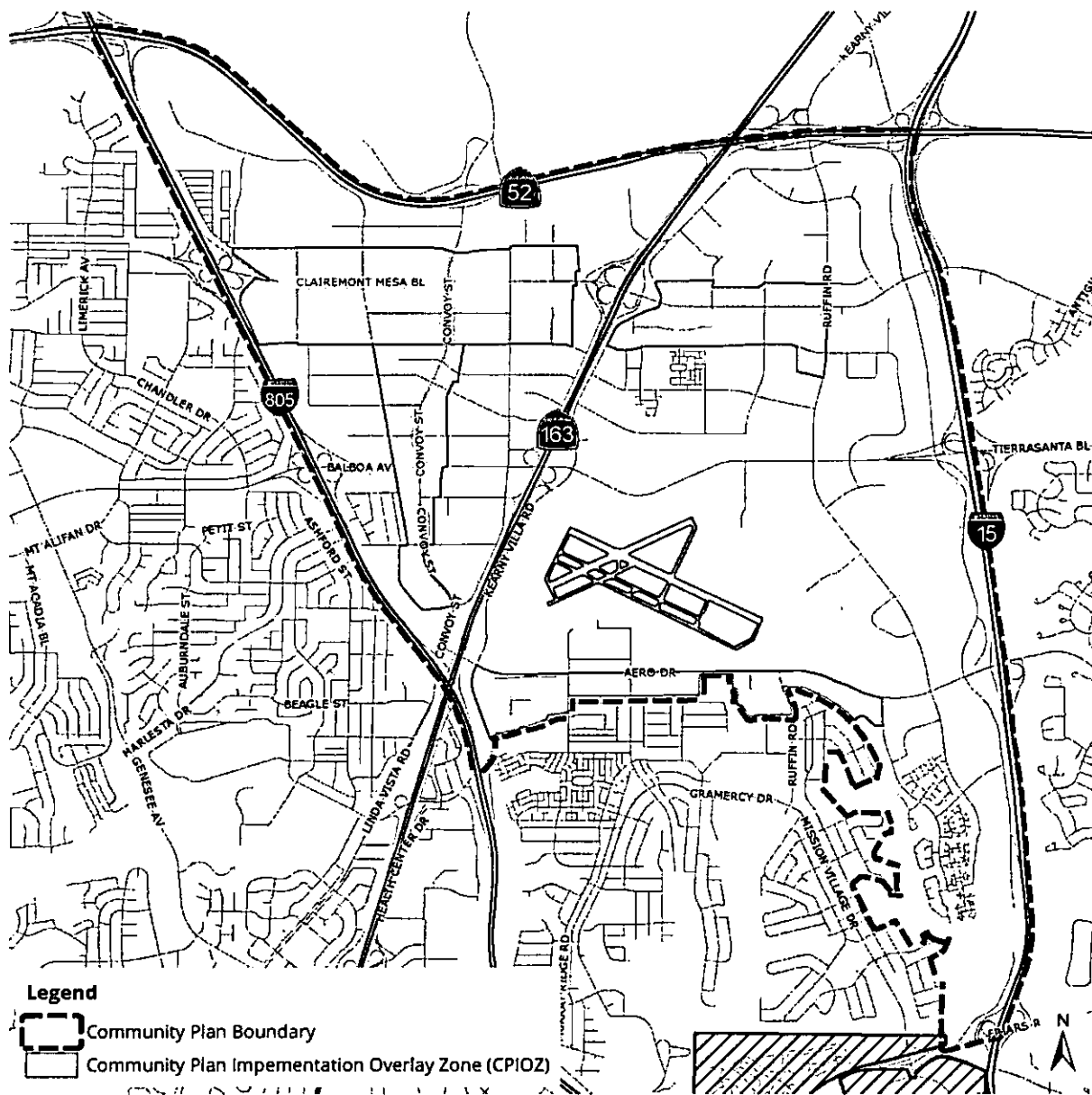


DIAGRAM 132-14S

Kearny Mesa Community Plan Implementation Overlay Zone
This is a reproduction of Map. No. C-1011 for illustration purposes only.

NJB:nja
09/18/20
Or.Dept: Planning
Doc. No.: 2479672

Passed by the Council of The City of San Diego on DEC 08 2020, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gómez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage DEC 09 2020

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.
By Connie Patterson, Deputy

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

NOV 10 2020, and on DEC 09 2020.

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

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.
By Connie Patterson, Deputy

Office of the City Clerk, San Diego, California
Ordinance Number O- <u>21273</u>