

ORDINANCE NUMNER O_____ (NEW SERIES)

DATE OF FINAL PASAGE_____

A ORDINANCE AMENDING CHAPTER 15, ARTICLE 3, DIVISION 3 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 153.0311 TO ADD NEW LAND USE AND RENUMBERING SECTIONS, 153.0311, 153.0312, 153.0313, 153.0314 AND 153.0315 TO ADD A NEW LAND USE FOR THE CARMEL VALLEY AREA FOR THE NEW ONE PASEO PROJECT.

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Article 3: Carmel Valley Planned District

Division 3: Zones

§153.0301 through **§153.0310** [No change in text.]

§153.0311 Mixed-Use Center (MC)

(a) Purpose and Intent

The purpose of the Mixed-Use Center zone is to create a community village which is compact, multi-functional, and pedestrian-oriented. The Mixed-Use Center zone permits a diversity of uses, including residential multiple dwelling units, retail sales, offices, and commercial services. All development shall be consistent with the Carmel Valley Employment Center Development Unit No. 2 Precise Plan.

(b) Use Regulations

- (1) The use regulations for the CC-5-5 zone of the Land Development Code Chapter 13, Article 1, Division 5 (Commercial Base Zones) shall apply, except as specified in this section.
- (2) The minimum percentage of the proposed development required for each land use component is shown in Table 153-03F. Areas of the site that are required for *public* rights-of-way and private driveways shall not be included in the calculation of the percentage of the site that is devoted to each use. The percentages listed apply to the ground floors and do not preclude additional uses on upper floors. The balance of the site area may be developed as commercial, residential, mixed use, open space, or public use as needed to implement the applicable land use plan.

Table 153-03F Land Use Mix	
Minimum Land Use Mix	
Land Use Component	Minimum Percentage of

	Ground Floor Development
Retail Sales and Commercial Services	20%
Office	20%
Multiple Dwelling Units	40%
Public Space	10%

(c) Development Regulations

The development regulations of the CC-5-5 zone of Chapter 13, Article 1, Division 5 (Commercial Base Zones) shall apply, except as follows:

(1) Setbacks

- (A) Del Mar Heights Road - 30 feet
- (B) High Bluff Drive - 30 feet
- (C) El Camino Real - 30 feet
- (D) One Paseo Westerly Property Boundary - 15 feet

(2) Maximum Structure Height

The maximum allowable height shall be in accordance with the CC-5-5 zone except that maximum allowable height for development where the primary use is commercial office shall be 120 feet.

(3) Maximum Floor Area Ratio

The maximum floor area ratio is 1.2.

(d) Supplemental Development Regulations

- (1) Density and Intensity - The number of dwelling units or total gross floor area shall comply with the CC-5-5 zone and the applicable land use plan. The dwelling units or total gross floor area may be distributed without regard to the proposed lot boundaries provided the distribution is consistent with the land use transfer provisions of the Carmel Valley Employment Center Development Unit No. 2 Precise Plan.
- (2) A minimum eight-foot wide non-contiguous sidewalk shall be provided on Del Mar Heights Road and El Camino Real.

(e) Parking

The development regulations of Chapter 14, Article 2, Division 5 (Parking Regulations) shall apply, except the required number of parking spaces shall be determined in accordance with a shared parking study approved by the City Manager.

(f) Landscape

The development regulations of Chapter 14, Article 2, Division 4 (Landscape Regulations) shall apply, except as follows:

Table 153-03G
Planting Requirements for the CVPD-MC Zone

Type of Area	Planting Area Required (Percent of Total Area)	Plant Points Required ⁽¹⁾
Street Yard	25%	0.05 points
Remaining Yard	30%	0.05 points
Plaza (includes Paseos)	15%	0.02 points
Private Amenity Open Space	5%	0.02 points

Footnote to Table 153-03G

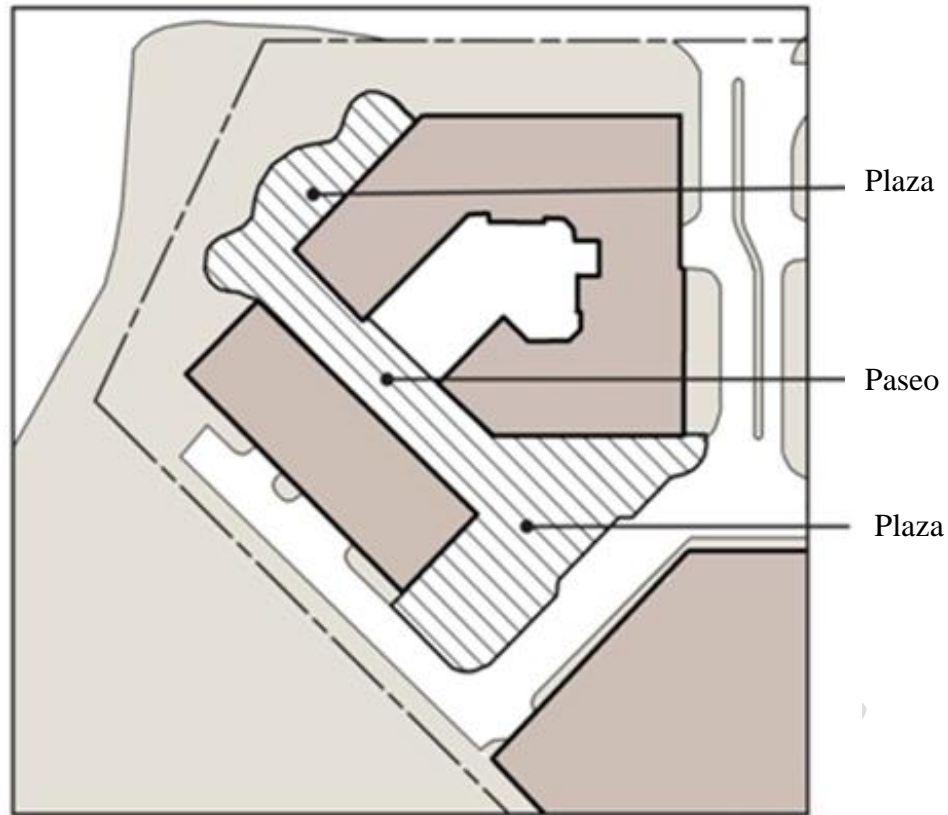
¹ Points shall be calculated based upon Table 142-04B Plant Point Schedule in Section 142.0403.

(1) Plazas and Paseos

Plaza means an outdoor area designed to be used as a public space. A Plaza can include one or a combination of paving, play areas, seating areas, water features, useable lawn areas, shrub beds, and plants in containers. Paseos are pedestrian ways that connect a Plaza with other spaces or uses and are considered a part of the Plaza for purposes of overall calculation of landscape area and point requirements for each Plaza. Diagram 153-03A illustrates the relationship between Plazas and Paseos.

- (A) Plazas are subject to the planting area and point requirements in Table 153-03G.
- (B) At least one-half of the required planting points shall be achieved with trees.
- (C) Plazas developed on structural podiums may satisfy all planting area and point requirements with raised planters and pots with a minimum inside dimension of 24 inches. Raised planters and pots for trees shall have a minimum inside width of 48 inches.

Diagram 153-03A
Concept Illustration of Plaza and Paseo



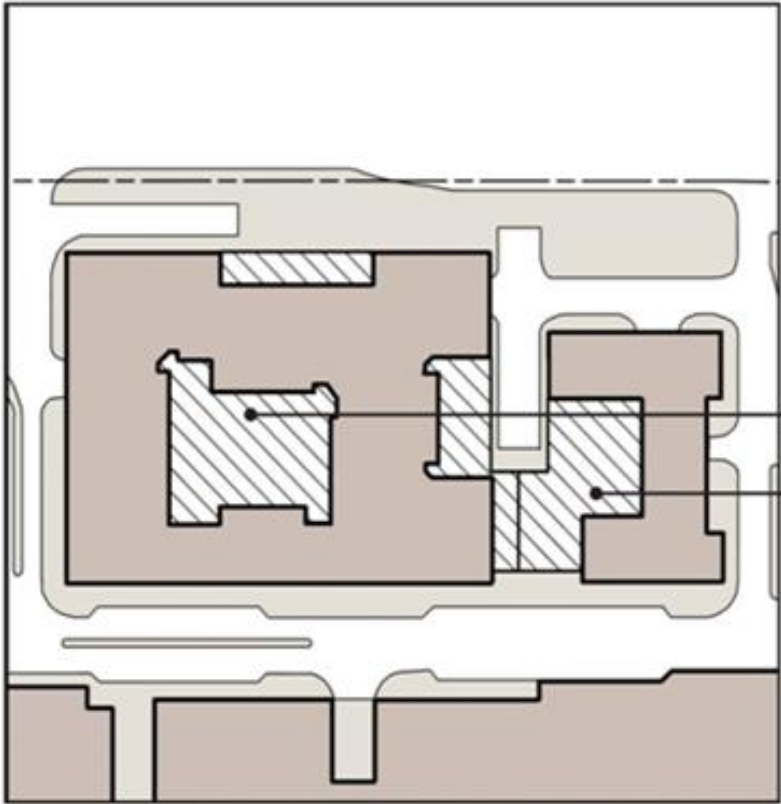
(2) Private Amenity Open Space

Private amenity open space means a private outdoor area intended for the exclusive use of building occupants.

Diagram 153-03B illustrates a private amenity open space area.

- (A) Private amenity open spaces are subject to the planting area and point requirements in Table 153-03G.
- (B) Required planting may be achieved by trees, shrubs, or any combination of the two.
- (C) Planting may be provided in raised planters and pots with a minimum inside dimension of 24 inches including on-structure planters. Raised planters and pots for trees shall have a minimum inside width of 48 inches.

Diagram 153-03B
Conceptual Illustration of
Typical Private Amenity Open Space



Private Amenity
Open Space

Private Amenity
Open Space

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(3) Private Drives

Private drive means a nonpublic thoroughfare. Private drives connect public rights-of-way to multiple locations within a development.

- (A) The number of trees required for each private drive frontage shall be calculated at the average rate of one 24 inch box canopy tree for every 40 feet of private drive frontage. Tree spacing may be varied to accommodate site conditions or design considerations.
- (B) Trees shall be planted between the curb and the internal street wall. Where there is no street wall, trees shall be located within 12 feet of the curb-line along the private drive frontage.
- (C) Trees planted along private drives shall be separated from improvements by the minimum distance shown in Table 142-04E in Section 142.0409.