

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~

NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 15, ARTICLE 3, DIVISION 3 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 153.0311 RELATING TO THE CARMEL VALLEY PLANNED DISTRICT ORDINANCE AND WAIVING THE REQUIREMENT OF A PLANNING COMMISSION HEARING AND RECOMMENDATION PRIOR TO THE PASSAGE OF THIS ORDINANCE.

§153.0311 Mixed-Use Center (MC)

(a) [No change in text.]

(b) Use Regulations

(1) [No change in text.]

(2) The minimum percentage of the ground floor 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 floor 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.~~Uses within the~~

~~Mixed Use Center zone shall be subject to the minimum use requirements shown in Table 153-03F.~~

Table 153-03F
Minimum Use Requirements Land Use Mix

| <u>Minimum Land Use Mix</u> | |
|--|---|
| <u>Use Category Land Use Component</u> | <u>Minimum Development Use⁽⁴⁾ Percentage of Ground Floor Development</u> |
| Retail and Commercial Sales | 20% |
| Office | 20% |
| Multiple Dwelling Units | 40% |
| Public Space | 10% |

Footnote to Table 153-03F

⁴— See the Carmel Valley Employment Center Development Unit No. 2 Precise Plan for the maximum amount of use.

(3) ~~The primary use in the ground floor of structures adjacent to areas designated for street activating uses at ground floor, as identified in Diagram 153-03A, shall be limited to the following uses described in Chapters 13 and 14, and subject to the permitting process in Table 131-05B for the CC-5-5 zone:~~

(A) ~~Residential (including accessory uses associated with Multiple Dwelling Units);~~

(B) ~~Museums;~~

(C) ~~Retail Sales (including separately Regulated Retail Sales Uses);~~

(D) ~~Commercial Services, including Separately Regulated Commercial Services Uses (excluding Building Services, Funeral and Mortuary Services, Off-Site Services, and Radio and Television Studios); or~~

~~(E) — Offices (limited to Medical, Dental, and Health Practitioner), including Separately Regulated Office Uses.~~

Diagram 153-03A
Street Activating Uses



(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) through (B) [No change in text.]

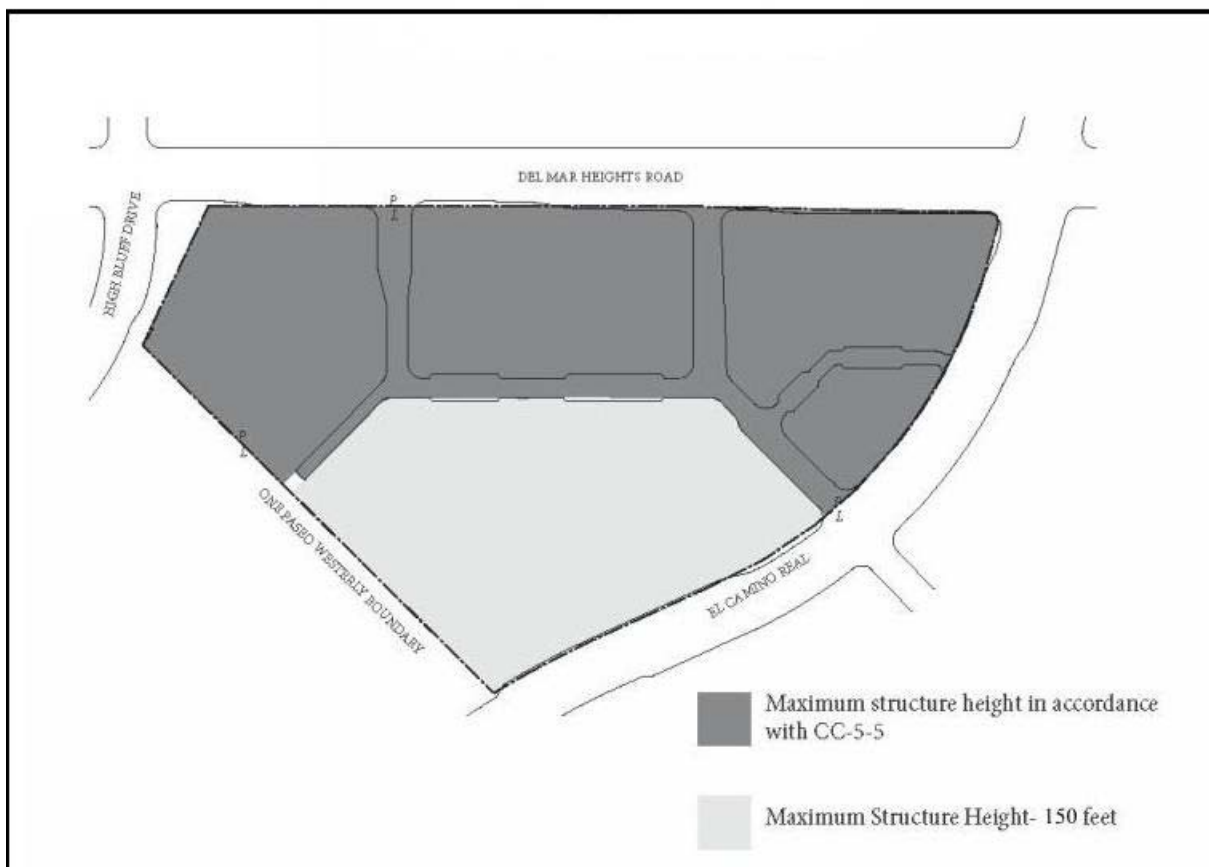
(C) El Camino Real - 30 feet, ~~except that a maximum of 30 percent of a structure may maintain a minimum setback of~~
10 feet

(D) [No change in text.]

(2) Maximum Structure Height

The maximum allowable height shall be in accordance with the CC-5-5 zone, except that the maximum allowable height for development where the primary use is commercial office shall be 120 feet.~~structure height shall be in accordance with Diagram 153-03B.~~

Diagram 153-03B
Maximum Structure Height



(3) Maximum Floor Area Ratio

The maximum floor area ratio is ~~1.40~~1.2.

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

(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

| |
|----------------------|
| [No change in text.] |
|----------------------|

Footnote to Table 153-03G [No change in text.]

(1) [No change in text.]

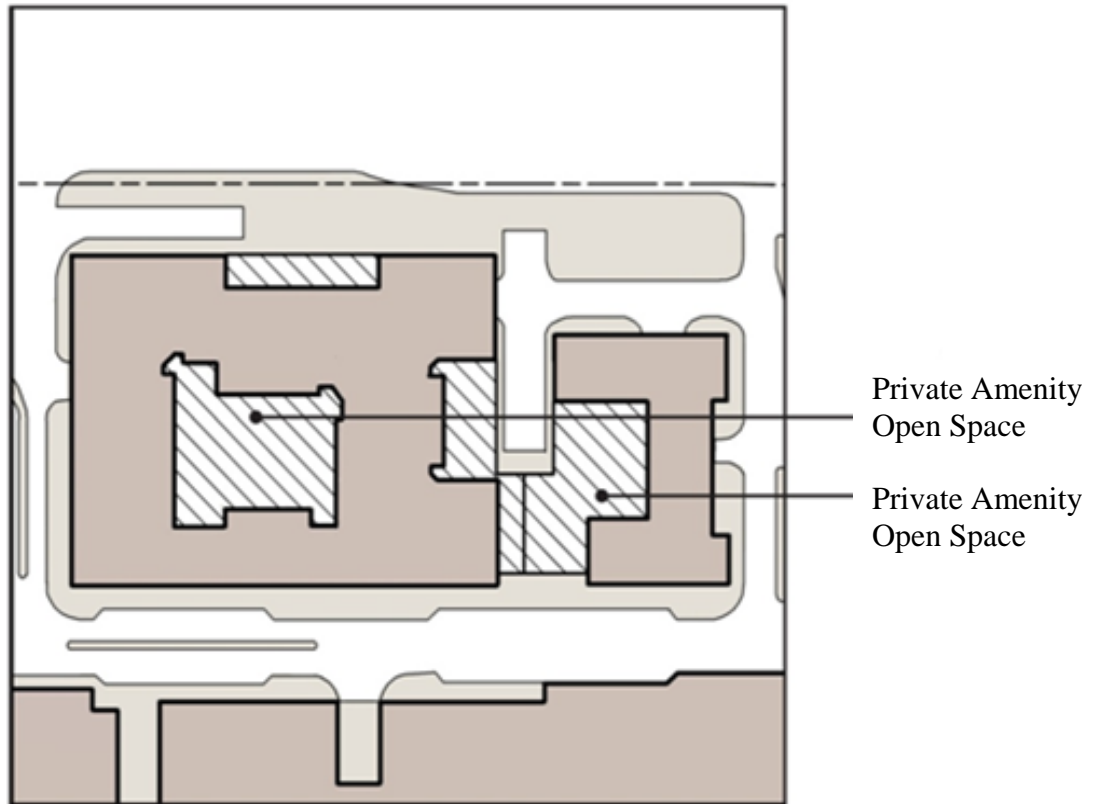
(2) Private Amenity Open Space

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

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

(A) through (B) [No change in text.]

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

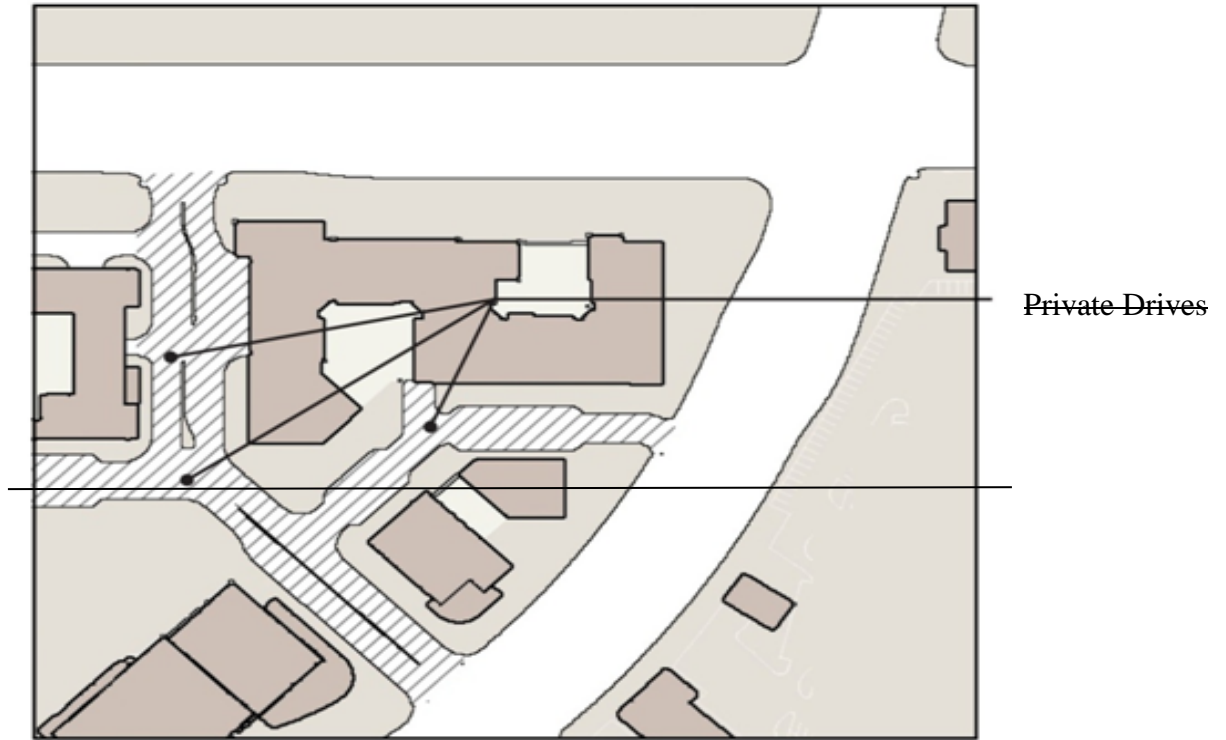


(3) Private Drives

Private drive means a nonpublic thoroughfare. Private drives connect public rights-of-way to multiple locations within a development. ~~Diagram 153-03E illustrates private drives.~~

(A)through (C) [No change in text.]

Diagram 153-03E
Typical Private Drives



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