

**STRIKEOUT ORDINANCE**

**OLD LANGUAGE: ~~Struck-Out~~**

**NEW LANGUAGE: Double Underline**

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

DATE OF FINAL PASSAGE \_\_\_\_\_

ORDINANCE AMENDING CHAPTER 11, ARTICLE 3, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 113.0103; AMENDING CHAPTER 12, ARTICLE 7, DIVISION 1 BY AMENDING SECTION 127.0108 AND ADDING SECTION 127.0112; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 4 BY AMENDING SECTIONS 131.0420, 131.0422, AND 131.0449; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 BY AMENDING SECTION 131.0522; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 7 BY AMENDING SECTION 131.0707; AMENDING CHAPTER 14, ARTICLE 1, DIVISION 3 BY RETITLING AND AMENDING SECTIONS 141.0302 AND 141.0305 AND ADDING SECTION 141.0319; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 BY AMENDING SECTIONS 142.0501, 142.0505, 142.0520, AND 142.0525, RETITLING AND AMENDING SECTION 142.0528, AMENDING SECTION 142.0530, AND RETITLING AND AMENDING SECTION 142.0531; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 6 BY AMENDING SECTION 142.0640; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 13 BY AMENDING SECTION 142.1304; AMENDING CHAPTER 14, ARTICLE 3, DIVISION 7 BY AMENDING SECTIONS 143.0720, 143.0740, 143.0745, AND 143.0746, AND ADDING SECTION 143.0747; AMENDING CHAPTER 14, ARTICLE 3, DIVISION 8 BY AMENDING SECTIONS 143.0810, 143.0815, 143.0820, 143.0830, 143.0840, 143.0850, AND 143.0860; AMENDING CHAPTER 14, ARTICLE 3, DIVISION 10 BY AMENDING SECTIONS 143.1005, 143.1010, 143.1015, AND 143.1025; AMENDING CHAPTER 14, ARTICLE 3, DIVISION 12 BY AMENDING SECTIONS 143.1201 AND 143.1203, REPEALING SECTION 143.1205, AND AMENDING SECTIONS 143.1207 AND 143.1212; AMENDING CHAPTER 14, ARTICLE 4, DIVISION 5 BY AMENDING SECTION 144.0505, ALL RELATING TO THE HOMES FOR ALL OF US: HOUSING ACTION PACKAGE 2.0 LAND DEVELOPMENT CODE AMENDMENT.

**§113.0103 Definitions**

*Abutting property through Parking space, off-street* (See off-street parking space)

[No change in text.]

~~*Parking standards transit priority area* means the area defined in California Public Resources Code Section 21099, as may be amended, or an area within one-half mile of a *major transit stop* that is existing or planned, if the planned *major transit stop* is scheduled to be completed within the current San Diego Association of Governments (SANDAG) Regional Transportation Improvement Program (RTIP).~~

*Parkway through Yard* [No change in text.]

**§127.0108 Abandonment of Previously Conforming Uses**

- (a) If a *previously conforming* use is discontinued for a period of less than two consecutive years, except *previously conforming* uses subject to Section 127.0112, operations may be resumed, or changed to another use in the same category in accordance with Section 127.0107.
- (b) If a *previously conforming* use has been discontinued for a period of two or more consecutive years, except *previously conforming* uses subject to Section 127.0112, resumption of the use requires a Neighborhood Use Permit. Discontinuance of the use for a period of two or more consecutive years creates a presumption in favor of abandonment, against which the owner or person asserting the *previously conforming* status may offer evidence sufficient to satisfy the City Manager that one or more of the following has occurred:

(1) through (2) [No change in text.]

- (c) A *previously conforming* use that is brought into conformance is no longer *previously conforming* and shall not resume operations or revert to a *previously conforming* status. A *previously conforming* use can maintain *previously conforming* status, except *previously conforming* uses subject to Section 127.0112, during construction in accordance with Section 127.0108(d) without being considered to have been abandoned.
- (d) If the *previously conforming* use, except *previously conforming* uses subject to Section 127.0112, is temporarily discontinued while repairs, remodeling, or major alterations of the *structure* are under construction, maintenance of an active *construction permit* and the Business Tax Certificate shall mean that the use has not been discontinued during the construction and the use's *previously conforming* status is maintained.

**§127.0112** **Replacing Incompatible Previously Conforming Uses**

The purpose of this Section is to address incompatible *previously conforming* land uses near residential uses. Certain existing *previously conforming* uses are on *premises* that have been rezoned to allow for residential and mixed-use *development*. These incompatible uses can cause adverse impacts and reduce the *quality of life in neighborhoods with residential uses*. The intent of this Section is to not allow incompatible uses identified in this Section to continue near residential uses and to encourage land uses that are in compliance with the applicable *land use plans* and base zones.

(a) The following *previously conforming* uses, when located within 50 feet from the *property line* of the *previously conforming* use to the *property line* of an existing residential use established prior to January 1, 2024, are considered incompatible uses:

- (1) Junk Yards;
- (2) Wrecking and Dismantling of Motor Vehicles;
- (3) Very Heavy Industrial Uses (as defined in Section 141.1009); and
- (4) The following Recycling Facilities:
  - (A) Large Collection Facilities;
  - (B) Large Construction and Demolition Debris Recycling Facility;
  - (C) Large Processing Facility Accepting at least 98% of Total Annual Weight of Recyclables from Commercial and Industrial Traffic;
  - (D) Large Processing Facility Accepting All Types of Traffic;  
and
  - (E) Tire Processing Facilities.

(b) The following requirements apply to *previously conforming* uses that are considered incompatible uses and are located within the *San Diego Promise Zone* as established on January 1, 2024:

- (1) If a *previously conforming* use has been discontinued for 30 or more consecutive days, the *previously conforming* use is no longer permitted to operate on the *premises*, and operations may not be

resumed or changed to another use in the same category, except when temporarily discontinued due to repairs, including repairs needed for reconstruction following fire, natural disaster, or act of the public enemy. If the *previously conforming* use is temporarily discontinued while repairs of the *structure* are under construction, maintenance of an active *construction permit* and the Business Tax Certificate shall mean that the use has not been discontinued during the construction and the use's *previously conforming* status is maintained.

- (2) The *previously conforming* use shall no longer be permitted to operate 15 years after the effective date of the ordinance. Notice of this date shall be sent by certified mail to the *record owner* and tenant(s) by the City of San Diego no later than 60 days after the ordinance takes effect.

**§131.0420 Use Regulations of Residential Zones**

The regulations of Section 131.0422 apply in the residential zones where indicated in Table 131-04B.

- (a) The uses permitted in any residential zone may be further limited or expanded by the following:
- (1) through (2) [No change in text.]
- (3) The presence of *environmentally sensitive lands*, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations); ~~or~~

(4) Chapter 14, Article 3, Division 13 (Multi-Dwelling Unit and Urban Lot Split Regulations for Single Family Zones); or

~~(4)~~(5) Any other applicable provision of the San Diego Municipal Code.

(b) through (f) [No change in text.]

**§131.0422 Use Regulations Table for Residential Zones**

The uses allowed in the residential zones are shown in ~~the~~ Table 131-04B.

**Legend for Table 131-04B**

[No change in text.]

**Table 131-04B**

**Use Regulations Table for Residential 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 >>	RE-	RS-												RX-		RT-							
	3rd >>	1-	1-												1-		1-							
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4
<b>Open Space through <i>Signs</i>, Separately Regulated <i>Signs</i> Uses, Theatre <i>Marquees</i></b> [No change in text.]	[No change in text.]																							

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 >>	RM-												
	3rd >>	1-			2-			3-			4-		5-	
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12	
<b>Open Space through Separately Regulated Residential Uses, Employee Housing: Greater than 12 Employees</b> [No change in text.]	[No change in text.]													

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 >>	RM-												
	3rd >>	1-			2-			3-			4-		5-	
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12	
Fraternities, <del>and Sororities</del> and Student Dormitories		C <sup>(11)</sup>	C <sup>(11)</sup>	C <sup>(11)</sup>	C <sup>(11)</sup>	C <sup>(11)</sup>	C <sup>(11)</sup>	C <sup>(11)</sup>	C <sup>(11)</sup>	C <sup>(11)</sup>	C <sup>(11)</sup>	C <sup>(11)</sup>	C <sup>(11)</sup>	- C <sup>(11)</sup>
Garage, Yard, & Estate Sales through Residential Care Facilities: 7 or more persons [No change in text.]		[No change in text.]												
Student Housing		L <sup>(11)</sup>	L <sup>(11)</sup>	L <sup>(11)</sup>	L <sup>(11)</sup>	L <sup>(11)</sup>	L <sup>(11)</sup>	L <sup>(11)</sup>	L <sup>(11)</sup>	L <sup>(11)</sup>	L <sup>(11)</sup>	L <sup>(11)</sup>	L <sup>(11)</sup>	L <sup>(11)</sup>
Transitional Housing through <i>Signs</i> , Separately Regulated <i>Signs</i> Uses, Theatre <i>Marquees</i> [No change in text.]		[No change in text.]												

**Footnotes for Table 131-04B**

<sup>1</sup> through <sup>10</sup> [No change in text.]

<sup>11</sup> Development of multiple dwelling units permitted in accordance with Sections 141.0305 and 141.0319.

**§131.0449 Garage Regulations in Residential Zones**

- (a) [No change in text.]
- (b) Garages in RT Zones
  - (1) Two off-street parking spaces are required, except for residential or commercial development in a transit priority area where any portion of the premises is located within a transit priority area. Off-street parking spaces provided in a transit priority area are exempt from the unbundled parking requirement in Section 142.0528(b)(1). An enclosed and detached one-car garage is required except as otherwise provided in this section. The second

*off-street parking* may be provided in an enclosed and detached garage or an unenclosed space located consistent with the garage location requirements in Section 131.0449(b)(5).

(2) through (10) [No change in text.]

**§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	Zone Designator	Zones																	
		CN <sup>(1)</sup> -						CR-		CO-			CV-		CP-				
[See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	1st & 2nd >>	1-						1-	2-	1-	2-	3-	1-	1-					
	3rd >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1	2	1
	4th >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1	2	1
<b>Open Space through Separately Regulated Residential Uses, Employee Housing: Greater than 12 Employees</b> [No change in text.]		[No change in text.]																	
<del>Fraternities, and Sororities and Student Dormitories</del>		<u>€L</u> <sup>(2)</sup>	<u>€L</u>	-	<u>€L</u>	-	-	<u>€L</u> <sup>(2)</sup>	-										
Garage, Yard, & Estate Sales through Residential Care Facilities: 7 or More Persons [No change in text.]		[No change in text.]																	
<u>Student Housing</u>		<u>L</u> <sup>(2)</sup>	<u>L</u>	<u>≡</u>	<u>L</u>	<u>≡</u>	<u>≡</u>	<u>L</u> <sup>(2)</sup>	<u>≡</u>										
Transitional Housing through <b>Signs, Separately Regulated Signs Uses, Theatre Marquees</b> [No change in text.]		[No change in text.]																	



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 >>	CC-																								
	3rd >>	1-			2-			3-			4-			5-												
	4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5
<b>Open Space through Separately Regulated Residential Uses, Employee Housing: Greater than 12 Employees</b> [No change in text.]	[No change in text.]																									
<del>Fraternities, and Sororities and Student Dormitories</del>	[No change in text.]																									
Garage, Yard, & Estate Sales through Residential Care Facilities: 7 or More Persons [No change in text.]	[No change in text.]																									
<u>Student Housing</u>	<u>L</u>			=			<u>L</u>			<u>L</u>			<u>L</u>													
Transitional Housing through <i>Signs</i> , <b>Separately Regulated Signs Uses</b> , Theater <i>Marquees</i> [No change in text.]	[No change in text.]																									

**Footnotes for Table 131-05B**

[No change in text.]

**§131.0707 Use Regulations Table for Mixed-Use Zones**

The uses allowed in the mixed-use zones are shown in Table 131-07A.

**Legend for Table 131-07A**

[No change in text.]

**Table 131-07A**

**Use Regulations Table for Mixed-Use 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 >>	RMX			EMX		
	2nd >>	1	2	3	1	2	3
<b>Open Space through Separately Regulated Residential Uses, Employee Housing: Greater than 12 Employees</b> [No change in text.]	[No change in text.]						
<del>Fraternities, and Sororities and Student Dormitories</del>	[No change in text.]						

Use Categories/Subcategories	Zone Designator	Zones					
	[See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	1st >>	RMX			EMX	
2nd >>		1	2	3	1	2	3
Garage, Yard, & Estate Sales through Residential Care Facilities: 7 or More Persons [No change in text.]		[No change in text.]					
<u>Student Housing</u>		<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>
Transitional Housing through <i>Signs</i> , <b>Separately Regulated Signs Uses</b> , Theater <i>Marquees</i> [No change in text.]		[No change in text.]					

**Footnotes for Table 131-07A**

[No change in text.]

**§141.0302** ~~*Accessory Dwelling Units*~~ *Accessory Dwelling Units* and ~~*Junior Accessory Dwelling Units*~~ *Junior Accessory Dwelling Units*

Section 141.0302 provides for the construction of *Accessory Dwelling Units* (*ADUs*) and *Junior Accessory Dwelling Units* (*JADUs*), consistent with the requirements of state law, and is intended to encourage the construction of *ADUs* and *JADUs* through several local regulatory provisions, including eliminating parking requirements for *ADUs* and *JADUs*, and providing an affordable housing bonus of one additional *ADU* for every deed-restricted affordable *ADU* constructed on the *premises*, as specified in the regulations below. *ADUs*s are permitted in all zones allowing residential uses, and *JADUs* are permitted in all Single Dwelling Unit Zones by-right as a limited use decided in accordance with Process One, indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (a) [No change in text.]
- (b) The following regulations are applicable to both *ADUs* and *JADUs*:

(1) [No change in text.]

(2) *Development Regulations*

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

~~(E)~~ *ADU and JADU structures must comply with the front yard and street side yard setbacks of the base zone. Interior side yard and rear yard setbacks for new ADU and JADU structures shall be provided as follows:*

~~(i)~~ *One-story ADUs or JADUs with a structure height 16 feet or less may observe a zero-foot setback at the interior side yard and rear yard.*

~~(ii)~~ *One-story ADUs or JADUs with a structure height that exceeds 16 feet and multi-story ADU or JADU structures may observe zero-foot interior side yard and rear yard setbacks, unless the side or rear property line abuts another premises that is residentially zoned or developed with exclusively residential uses, in which case a 4-foot setback shall apply.*

~~(F)~~(E) The following landscape regulations shall apply to the construction of an *ADU* or *JADU*:

(i) through (ii) [No change in text.]

~~(G)~~(F) *ADUs* and *JADUs* shall not be required to provide fire sprinklers if they are not required for the primary *dwelling unit*. When located on a *premises* where the primary *dwelling unit* is protected with an automatic fire sprinkler system in accordance with Section R313 of the California Residential Code, ~~a~~an *ADU* or *JADU* shall be protected with an automatic fire sprinkler system.

~~(H)~~(G) Construction of an *ADU* or *JADU* shall not require the correction of *previously conforming* conditions on the premises.

~~(H)~~(H) *ADUs* and *JADUs* constructed within Areas of Future Sea Level Rise must comply with the regulations in Section 132.04024.

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

(c) In addition to the requirements in Section 141.0302(a), the following additional regulations are applicable to *ADUs*:

(1) [No change in text.]

(2) *Development Regulations for ADUs*

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

(G) *ADU structures shall comply with the front yard and street side yard setbacks of the base zone. Interior side yard and rear yard setbacks for new ADU structures shall be provided as follows:*

- (i) One-story ADU structures with a structure height 16 feet or less may observe a zero-foot setback at the interior side yard and rear yard.
- (ii) One-story ADU structures with a structure height that exceeds 16 feet and multi-story ADU structures may observe zero-foot interior side yard and rear yard setbacks, unless the side or rear property line abuts another premises that is residentially zoned or developed with exclusively residential uses, in which case a 4-foot setback shall apply.

~~(G)~~(H) ADU Bonus for Affordable ADUs. One additional ADU shall be permitted for every ADU on the premises that is set aside as affordable to very low income and low income households for a period of not less than 10 years, or as affordable to moderate income households for a period of not less than 15 years, guaranteed through a written agreement and a deed of trust securing the agreement, entered into by the applicant and the President and Chief Executive Officer of the San Diego Housing Commission.

(i) through (iii) [No change in text.]

**Table 141-03A**

**Qualifying Criteria for Affordable ADU Bonus**

[No change in text.]

- (I) ADU Bonus for Accessible ADUs. For development utilizing the ADU Bonus for Affordable ADUs in accordance with Section 141.302(c)(2)(H), a maximum of one additional accessible ADU shall be permitted if the development includes:
- (i) At least two ADUs shall be affordable to very low income, low income, or moderate income households; and
  - (ii) The accessible ADU shall comply with the following:
    - (a) Accessibility requirements in Chapter 11A of the California Building Code, including at least one accessible bathroom, one accessible kitchen, and one accessible bedroom; and
    - (b) The accessible ADU shall be located on an accessible route, as defined by the California Building Code.
- (d) In addition to the requirements in Section 141.0302(a), ~~Junior Accessory Dwelling Units~~ 141.0302(b), JADUs are subject to the following additional regulations:
- (1) [No change in text.]
  - (2) *Development Regulations*
    - (A) [No change in text.]

(B) A JADU of not less than 150 square feet and not more than 500 square feet is permitted within an existing or proposed *single dwelling unit, or an attached or detached garage, or an ADU. A JADU constructed within an existing structure may construct an additional 150 square feet for ingress and egress only.*

(C) [No change in text.]

**§141.0305 Fraternity Houses, and Sorority Houses, ~~and Student Dormitories~~**

Fraternity houses, and sorority houses, ~~and student dormitories~~ are facilities that are designed or used as a residence for students that are members of an organized university or college fraternity or sorority and enrolled at an institution of higher learning a college or university accredited by the Western Association of Schools and Colleges: Senior College and University Commission or the Accrediting Commission for Community and Junior Colleges. Fraternity houses, and sorority houses, ~~and student dormitories~~ may be permitted with a Conditional Use Permit decided in accordance with Process Three in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(a) Fraternity houses, and sorority houses, ~~and student dormitories~~ may be permitted only in the following locations:

(1) through (2) [No change in text.]

(b) If the ~~facility~~ fraternity house or sorority house is not located on a college or university campus, off-street parking shall be provided as follows:

- (1) At a rate of 1 parking space for each resident if the fraternity house or sorority house is located outside of a *transit priority area*, or
- (2) Through a parking agreement between the college or university with which the ~~facility~~ fraternity house or sorority house is affiliated and the *applicant*, which will allow the *applicant* to use college or university parking facilities to meet the parking requirement.
- (c) [No change in text.]
- (d) The ~~facility~~ fraternity house or sorority house must be officially recognized by the college or university.
- (e) [No change in text.]

**§141.0319 Student Housing**

Student Housing are facilities designed and used as a residence for students enrolled at a college or university accredited by the Western Association of Schools and Colleges: Senior College and University Commission or the Accrediting Commission for Community and Junior Colleges, including student dormitories and student apartments. Student housing is permitted as a limited use in the zones indicated with a “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), subject to the following regulations:

- (a) Student housing may be permitted only in the following locations:
  - (1) Within an area specifically designated for these facilities by the applicable *land use plan*, or



- (2) If the applicable *land use plan* does not contain a designated area, such facilities may be located within a 1-mile radius of the boundary of a *premise* operated as a college or university campus accredited by the Western Association of Schools and Colleges: Senior College and University Commission or the Accrediting Commission for Community and Junior Colleges, in any zone that allows *multiple dwelling unit development*, or
- (3) Within a *Sustainable Development Area*, in any zone that allows *multiple dwelling unit development*.

(b) Automobile and Bicycle Parking Regulations

- (1) Automobile *off-street parking spaces* shall comply with Table 142-05C.
- (2) Student housing located within a 1-mile radius of the boundary of a *premises* operated as a college or university campus accredited by the Western Association of Schools and Colleges: Senior College and University Commission or the Accrediting Commission for Community and Junior Colleges may meet the automobile *off-street parking space* requirement through a parking agreement between the *applicant* and the college or university. The parties involved shall provide the parking agreement in the form acceptable and to the satisfaction of the City Manager.
- (3) Bicycle parking shall be located in enclosed and secure areas.

(c) Occupancy Regulations

- (1) Student housing subject to this Division shall be occupied exclusively by undergraduate, graduate, or professional students enrolled full time at a college or university accredited by the Western Association of Schools and Colleges: Senior College and University Commission or the Accrediting Commission for Community and Junior Colleges.
  - (2) The enrollment of a student in a college or university accredited by the Western Association of Schools and Colleges: Senior College and University Commission or the Accrediting Commission for Community and Junior Colleges shall be verified prior to occupancy by documentation submitted by the student or by the student housing operator on behalf of the student to the San Diego Housing Commission.
- (d) Onsite Management Regulations
- (1) A resident manager is required to live on the student housing premises.
  - (2) At least one manager of the student housing operator shall be located and accessible on the student housing premises 24 hours per day.
- (e) Student Housing Amenity Regulations
- (1) A minimum of 10 percent of the structures' ground floor gross floor area, excluding leasing or manager offices, shall be dedicated to student amenities, including one or more of the following:

- (A) Gyms.
  - (B) Community rooms.
  - (C) Shared resources for students such as computer labs, a shared kitchen, or community gardens, or
  - (D) Shared facilities such as study rooms or co-study spaces.
- (2) Student housing shall include onsite laundry facilities.

**§142.0501 Purpose of the Parking Regulations**

The purpose of these regulations is to provide a unified set of standards for public and private transportation related improvements throughout the City. The standards are designed to work together to accommodate a multi modal transportation system and encourage transportation mode alternatives to the single occupant automobile. The intent is to provide for a safe and efficient transportation system delivering a high degree of personal mobility; to reduce traffic congestion and improve air quality; ~~and~~ to reasonably accommodate the peak parking needs of *development*, balanced by the needs of pedestrians, bicyclists, and transit users, ~~and by~~ the preservation and enhancement of community character; ~~and to further the City's housing and climate goals.~~

**§142.0505 When Parking Regulations Apply**

These regulations apply in all base zones and planned districts, with the exception of those areas specifically identified as being exempt from the regulations, whether or not a permit or other approval is required.

Table 142-05A identifies the applicable regulations and the type of permit required by this ~~division~~ Division, if any, for the type of *development* shown.

**Table 142-05A**

**Parking Regulations Applicability**

<b>Type of Development Proposal</b>	<b>Applicable Regulations</b>	<b>Required Permit Type/ Decision Process</b>
<i>Any single dwelling unit residential development</i> [No change in text.]	Sections 142.0510-, 142.0520 <sub>2</sub> and 142.0560	[No change in text.]
<i>Any multiple dwelling unit residential development</i> through <i>Any multiple dwelling unit residential development</i> that includes housing that meets the criteria stated in Section 142.0527 (Affordable Housing Parking Regulations) [No change in text.]	[No change in text.]	[No change in text.]
<i>Any multiple dwelling unit residential development</i> that meets the criteria in Section 142.0528 ( <del>Parking Standards</del> Transit Priority Area Regulations)	[No change in text.]	[No change in text.]
Any nonresidential <i>development</i> through <i>Shared parking</i> for nonspecified uses [No change in text.]	[No change in text.]	[No change in text.]

**§142.0520 Single Dwelling Unit Residential Uses — Required Parking Ratios**

The required number of *off-street parking spaces* for *single dwelling units* and related uses are shown in Table 142-05B.

**Table 142-05B**

**Minimum Required Parking Spaces for  
Single Dwelling Units and Related Uses**

<b>Type of Unit and Related Uses</b>	<b>Number of Required Parking Spaces</b>
[No change in text.]	[No change in text.]
[No change in text.]	[No change in text.]
<u>All single dwelling units where all or a portion of the premises is located within a transit priority area</u>	<u>0 spaces per dwelling unit</u>

**Footnotes for Table 142-05B**

[No change in text.]

**§142.0525 Multiple Dwelling Unit Residential Uses — Required Parking Ratios**

- (a) Minimum Required Parking Spaces. The required automobile parking spaces, motorcycle parking spaces, and bicycle parking spaces for *development of multiple dwelling units*, whether attached or detached, and related and *accessory uses* are shown in Table 142-05C. Other allowances and requirements, including the requirement for additional common area parking for some projects, are provided in Section 142.0525(b) through (d).

**Table 142-05C**

**Minimum Required Parking Spaces for**

**Multiple Dwelling Units and Related Accessory Uses**

<i>Multiple Dwelling Unit Type and Related and Accessory Uses</i>	<b>Automobile Spaces Required Per Dwelling Unit</b> (Unless Otherwise Indicated)				<b>Motorcycle Spaces Required Per Dwelling Unit<sup>(9)(9)</sup></b>	<b>Bicycle Spaces Required Per Dwelling Unit<sup>(5)</sup></b>
	<b>Basic<sup>(1)</sup></b>	<b>Transit Area<sup>(2)</sup></b>	<b>Parking Standards Transit Priority Area<sup>(9)</sup></b>	<b>Parking Impact<sup>(4)</sup></b>		
<b>Studio up to 400 square feet through Condominium conversion<sup>(8)</sup>, 3 + bedrooms</b> [No change in text.]	[No change in text.]					
<b>Rooming house</b> [No change in text.]	[No change in text.]		<del>0.75</del> per tenant <u>0</u>	<del>1.0</del> <u>1.75</u> per tenant	[No change in text.]	
<b>Student Housing</b>	<u>1.0</u> per tenant <sup>(10)</sup>	<u>0.75</u> per tenant <sup>(10)</sup>	<u>0</u>	<u>1.75</u> per tenant <sup>(10)</sup>	<u>N/A</u>	<u>0.5</u> per bed <sup>(11)</sup>
<b>Residential care facility (6 or fewer persons)</b> [No change in text.]	[No change in text.]		<del>1</del> per 4 beds or per permit <u>0</u>	[No change in text.]		
<b>Small lot subdivision in accordance with Section 143.0365</b>						

<b>Multiple Dwelling Unit Type and Related and Accessory Uses</b>	<b>Automobile Spaces Required Per Dwelling Unit</b> (Unless Otherwise Indicated)				<b>Motorcycle Spaces Required Per Dwelling Unit<sup>(9)(9)</sup></b>	<b>Bicycle Spaces Required Per Dwelling Unit<sup>(5)</sup></b>
	<b>Basic<sup>(1)</sup></b>	<b>Transit Area<sup>(2)</sup></b>	<b>Parking Standards Transit Priority Area<sup>(9)</sup></b>	<b>Parking Impact<sup>(4)</sup></b>		
<b>Studio up to 400 square feet</b> [No change in text.]	[No change in text.]		<u>1.0</u>		[No change in text.]	
<b>1 bedroom or studio over 400 square feet</b> [No change in text.]	[No change in text.]		<u>1.25</u>		[No change in text.]	
<b>2+ bedrooms</b> [No change in text.]	[No change in text.]		<u>1.75</u>		[No change in text.]	
<b>Transitional Housing Facilities (6 or fewer persons) through Permanent Supportive Housing</b> [No change in text.]	[No change in text.]					
<b>Continuing Care Retirement Communities</b>						
<b>Dwelling units</b> [No change in text.]	[No change in text.]		<u>0.75</u>		[No change in text.]	
<b>Convalescent and memory care rooms</b> [No change in text.]	[No change in text.]		<u>1.0 per 3 beds</u>		[No change in text.]	
<b>Employees</b> [No change in text.]	[No change in text.]		<u>0.75 per peak Shift</u>		[No change in text.]	
<b>Accessory uses (spaces per square foot<sup>(7)</sup>)</b> [No change in text.]	[No change in text.]		Retail Sales: <u>2.5 per 1,000</u>  Eating and Drinking Estb.: <u>5 per 1,000</u>		[No change in text.]	

**Footnotes for Table 142-05C**

<sup>1</sup> Basic. The basic parking ratio applies to *development* that does not qualify for a reduced parking requirement (in accordance with the *transit area* or ~~Parking Standards Transit Priority Area~~ *transit priority area* parking ratio or the *very low income* parking ratio), or for an increased parking requirement in accordance with the Parking Impact Area as described in Chapter 13, Article 2, Division 8 (Parking Impact Overlay Zone). *Development* qualifying for both a reduced parking ratio (*transit area* or *very low-income* parking ratio) and an increased parking ratio (Parking Impact Area) shall also use the basic parking ratio.

<sup>2</sup> through <sup>3</sup> [No change in text.]

<sup>4</sup> Parking Impact. The parking impact ratio applies to *development* where all or a portion of the *premises* is located within a designated beach impact area or a campus impact area as described in Chapter 13, Article 2, Division 8 (Parking Impact Overlay Zone), unless otherwise noted, but does not apply to *development* where all or a portion of the *premises* is located within a ~~Parking Standards Transit Priority Area~~ *transit priority area*.

<sup>5</sup> Bicycle. -Bicycle racks are not required for a ~~dwelling unit~~ *dwelling unit* with a garage accessible only by residents of the ~~dwelling unit~~ *dwelling unit*.

<sup>6</sup> 5+ Bedrooms in Parking Impact Areas. -Beach impact area: 2.5 spaces per ~~dwelling unit~~ dwelling unit.  
Campus impact area: 1 space per bedroom.

<sup>7</sup> through <sup>8</sup> [No change in text.]

<sup>9</sup> ~~Parking Standards Transit Priority Area.~~The ~~Parking Standards Transit Priority Area~~-transit priority area parking ratio applies to *development* where all or a portion of the *premises* is located within a ~~Parking Standards Transit Priority Area~~-transit priority area as described in Section 142.0528 and supersedes any other applicable parking ratio.

<sup>10</sup> Student housing located within a 1-mile radius of the boundary of a premise operated as a college or university campus accredited by the Western Association of Schools and Colleges: Senior College and University Commission or the Accrediting Commission for Community and Junior Colleges, may meet the automobile off-street parking spaces requirement through a parking agreement between the college or university and the student housing.

<sup>11</sup> Student housing located outside of a transit priority area are not required to provide bicycle parking.

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

#### **§142.0528 ~~Parking Standards Transit Priority Area~~ Parking Regulations**

The ~~Parking Standards Transit Priority Area~~-Transit Priority Area Regulations establish the parking requirements for *multiple dwelling unit* residential *development* where all or a portion of the *premises* is located within a ~~Parking Standards Transit Priority Area~~-transit priority area. For purposes of this section, ~~Parking Standards Transit Priority Area~~ means the area defined in California Public Resources Code Section 21099, as may be amended, or an area within one-half mile of a *major transit stop* that is existing or planned, if the planned *major transit stop* is scheduled to be completed within the San Diego Association of Governments (SANDAG) Regional Transportation Improvement Program (RTIP). The RTIP covers five fiscal years and incrementally implements the long-range Regional Transportation Plan for the San Diego region. ~~Multiple dwelling unit~~ residential *development* that involves four or fewer *dwelling units*, or that includes at least 20 percent on-site housing that is affordable to persons with a household income equal to or less than 50 percent of the area median income as

determined in accordance with California Health and Safety Code ~~section~~ Section 50093 and is subject to an affordability restriction for a minimum of 55 years, or *multiple dwelling unit residential development where the off-street parking spaces are provided in garages that are attached to and directly accessible from the dwelling unit.* is exempt from the *unbundled parking* requirement in subsection 142.0528(b)(1). Reasonable accommodations to parking requirements shall be granted if necessary to afford people with disabilities equal housing opportunities under state or federal law, in accordance with Section 131.0466. *Multiple dwelling unit residential development* in the Centre City and Gaslamp Planned Districts is exempt from the transportation amenity requirement in subsection 142.0528(c).

- (a) Parking Requirements. ~~*Off-street parking spaces are not required.*~~  
(1) through (4) [No change in text.]
- (b) [No change in text.]
- (c) Transportation Amenities. All *multiple dwelling unit residential development* where all or a portion of the *premises* is located within a ~~Parking Standards Transit Priority Area~~ *transit priority area* shall provide transportation amenities based on its Transportation Amenity Score. Transportation amenity, as used herein, means a feature provided by a *development* that reduces vehicle trips by informing, educating, and incentivizing transit use, bicycling, walking, and ridesharing. The types of transportation amenities are listed in Land Development Manual Appendix Q.



(1) through (3) [No change in text.]

**§142.0530 Nonresidential Uses — Parking Ratios**

(a) Retail Sales, Commercial Services, and Mixed-Use Development.

Table 142-05E establishes the ratio of required parking spaces to building *floor* area in the commercial zones, industrial zones, mixed-use zones, and planned districts shown, for retail sales uses and for those commercial service uses that are not covered by Table 142-05F or 142-05G.

Table 142-05E also establishes the required parking ratios for mixed-use ~~developments~~development in a single *structure* that include an allowed use from at least two of the following use categories: (1) retail sales, (2) commercial services, and (3) offices.

**Table 142-05E**

**Parking Ratios for Retail Sales, Commercial Services, Offices, and Mixed-Use Development**

<b>Zone</b>	<b>Parking Spaces Required per 1,000 Square Feet of <i>Floor</i> Area Unless Otherwise Noted (<i>Floor</i> Area Includes <i>Gross Floor Area</i> plus Below <i>Grade Floor</i> Area and Excludes <i>Floor</i> Area Devoted to Parking)</b>			
	<b>Required Automobile Parking Spaces<sup>(1)</sup></b>			
	<b>Minimum Required Outside a <i>Transit Area</i> -or <i>Parking Standards Transit Priority Area</i></b>	<b>Minimum Required Within a <i>Parking Standards-Transit Priority Area</i><sup>(6)</sup></b>	<b>Minimum Required Within a <i>Transit Area</i><sup>(2)</sup></b>	<b>Maximum Permitted</b>

<b>Zone</b>	<b>Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted (<i>Floor Area</i> Includes <i>Gross Floor Area</i> plus Below <i>Grade Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)</b>			
	<b>Required Automobile Parking Spaces<sup>(1)</sup></b>			
	<b>Minimum Required Outside a <i>Transit Area</i> -or <i>Parking Standards Transit Priority Area</i></b>	<b>Minimum Required Within a <i>Parking Standards-Transit Priority Area</i><sup>(6)</sup></b>	<b>Minimum Required Within a <i>Transit Area</i><sup>(2)</sup></b>	<b>Maximum Permitted</b>
<b>Commercial Zones, CC-1-1 through Mixed-Use Zones, EMX-3</b> [No change in text.]	[No change in text.]			
<b>Planned Districts</b>				
<b>Barrio Logan: Subdistrict B</b>	1.0 <sup>(4)</sup>	0	1.0 <sup>(4)</sup>	5.5
<b>Barrio Logan: Except Subdistrict B</b>	2.5	0	2.1	6.5
<b>Carmel Valley through La Jolla Shores</b> [No change in text.]	[No change in text.]			
<b>Mid-City: CN-3 and CV-3</b>	1.25	0	1.25	5.5
<b>Mid-City: Except CN-3, CV-3</b>	2.5	0	2.1	6.5
<b>Mount Hope</b>	3.3	0	2.8	6.5
<b>Mission Valley: CV</b>	2.5	0	2.1	6.5

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted ( <i>Floor Area</i> Includes <i>Gross Floor Area</i> plus Below Grade <i>Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)			
	Required Automobile Parking Spaces <sup>(1)</sup>			
	Minimum Required Outside a <i>Transit Area</i> -or <i>Parking Standards Transit Priority Area</i>	Minimum Required Within a <i>Parking Standards-Transit Priority Area</i> <sup>(6)</sup>	Minimum Required Within a <i>Transit Area</i> <sup>(2)</sup>	Maximum Permitted
Mission Valley: Except CV	5.0	0	4.3	6.5
Old Town [No change in text.]	[No change in text.]			
West Lewis Street	1.0 <sup>(4)</sup>	0	1.0 <sup>(4)</sup>	5.5

**Footnotes for Table 142-05E**

<sup>1</sup> through <sup>5</sup> [No change in text.]

<sup>6</sup> The ~~*parking standards-transit priority area*~~ parking ratio ~~apply~~ applies to development where all or a portion of the premises is located within a ~~*parking standards-transit priority area*~~ as described in Section 142.0531 and supersedes any other applicable parking ratio. Vehicle Miles Travelled Reduction Measures are applicable as described in Section 143.1103(b)(1).

(b) Eating and Drinking Establishments. -Table 142-05F establishes the required ratio of parking spaces to building *floor area* in the commercial zones, industrial zones, and planned districts shown, for eating and drinking establishments that are the *primary use* on a *premises*.

**Table 142-05F**

**Parking Ratios for Eating and Drinking Establishments**

Zone	<b>Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment<sup>(1)</sup></b> <i>Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking)</i>			
	<b>Required Automobile Parking Spaces<sup>(2)</sup></b>			
	<b>Minimum Required Outside a Transit Area or <i>Parking Standards-Transit Priority Area</i></b>	<b>Minimum Required Within a <i>Parking Standards-Transit Priority Area</i><sup>(6)</sup></b>	<b>Minimum Required Within a Transit Area<sup>(3)</sup></b>	<b>Maximum Permitted</b>
<b>Commercial Zones</b>				
<b>Commercial Zones, CC-1-1 through Mixed-Use Zones, EMX-3</b> [No change in text.]	[No change in text.]			
<b>Industrial Zones</b>				
IH-1-1 IH-2-1	[No change in text.]	<del>12.8</del> <u>0</u>	[No change in text.]	
IL-1-1 IL-2-1	[No change in text.]	<del>12.8</del> <u>0</u>	[No change in text.]	
IL-3-1 through IBT-1-1 [No change in text.]	[No change in text.]			
<b>Planned Districts</b>				
<del>Barrio Logan: Subdistrict B</del>	<del>1.0</del> <sup>(5)</sup>	0	<del>1.0</del> <sup>(5)</sup>	20.0
<del>Barrio Logan: Except Subdistrict B</del>	2.5	0	2.1	20.0
Carmel Valley through La Jolla Shores [No change in text.]	[No change in text.]			
<b>Mid-City:</b>	1.25	0	1.25	20.0

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment <sup>(1)</sup> <i>Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking)</i>			
	Required Automobile Parking Spaces <sup>(2)</sup>			
	Minimum Required Outside a Transit Area or <i>Parking Standards-Transit Priority Area</i>	Minimum Required Within a <i>Parking Standards-Transit Priority Area</i> <sup>(6)</sup>	Minimum Required Within a <i>Transit Area</i> <sup>(3)</sup>	Maximum Permitted
CN-3 and CV-3				
Mid-City: Except CN-3, CV-3	2.5	0	2.1	25.0
Mount Hope	3.3	0	2.8	25.0
Mission Valley: CV	5.0	0	4.3	25.0
Mission Valley: Except CV	15.0	0	12.8	25.0
Old Town [No change in text.]	[No change in text.]			
West Lewis Street	1.0 <sup>(5)</sup>	0	1.0 <sup>(5)</sup>	20.0

**Footnotes for Table 142-05F**

<sup>1</sup> Eating and Drinking Establishments. The minimum parking ratios apply to eating and drinking establishments that do not have a common parking area with any other uses. There is no minimum parking requirement or maximum permitted parking for outdoor dining. ~~Within Transit Priority Areas, minimum required parking can be replaced by a placemaking project if a Temporary Use Permit is obtained in accordance with Section 123.0402.~~ Within the CN, CO<sub>2</sub> and CV Zones, minimum parking required can also be replaced with bicycle parking at a ratio of 2 bicycle parking spaces provided for every required vehicle parking space. Within the Coastal Overlay Zone, outdoor dining areas such as decks, patios, terraces, etc., are considered part of the eating and drinking establishment's *gross floor area* and are included in calculating parking requirements.

<sup>2</sup> through <sup>5</sup> [No change in text.]

<sup>6</sup> The ~~parking standards-transit priority area~~ parking ratio ~~apply~~ applies to development where all or a portion of the premises is located within a ~~parking standards-transit priority area as described in Section 142.0531~~ and supersedes any other applicable parking ratio. Vehicle Miles Travelled Reduction Measures are applicable as described in Section 143.1103(b)(1).

- (c) Nonresidential Uses. -Table 142-05G establishes the required ratio of parking spaces to building *floor* area for the nonresidential uses shown that are not covered by the parking requirements in Section 142.0530(a) and (b).

**Table 142-05G**

**Parking Ratios for Specified Non-Residential Uses**

Use	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted ( <i>Floor Area</i> Includes <i>Gross Floor Area</i> plus below <i>Grade Floor Area</i> , and Excludes <i>Floor Area</i> Devoted to Parking)			
	Required Automobile Parking Spaces <sup>(1)</sup>			
	Minimum Required Outside a <del><i>Transit Area</i></del> or <del><i>Parking Standards-Transit Priority Area</i></del>	Minimum Required Within a <del><i>Parking Standards-Transit Priority Area</i></del> <sup>(8)</sup>	Minimum Required Within a <i>Transit Area</i> <sup>(2)</sup>	Maximum Permitted
<b>Institutional</b>				
<b>Separately Regulated Uses</b>				
Botanical Gardens and Arboretums [No change in text.]	[No change in text.]			
Educational facilities:				
Kindergarten through grade 9	[No change in text.]	<del>85% of Minimum</del> <u>0</u>	[No change in text.]	[No change in text.]
Grade 10 through grade 12	[No change in text.]	<del>85% of Minimum</del> <u>0</u>	[No change in text.]	[No change in text.]
Vocational/trade schools	[No change in text.]	<del>85% of Minimum</del> <u>0</u>	[No change in text.]	[No change in text.]
Exhibit Halls & Convention Facilities	[No change in text.]	<del>85% of Minimum</del> <u>0</u>	[No change in text.]	[No change in text.]
Hospitals	[No change in text.]	<del>85% of Minimum</del> <u>0</u>	[No change in text.]	[No change in text.]
Intermediate care facilities and nursing facilities	[No change in text.]	<del>85% of Minimum</del> <u>0</u>	[No change in text.]	[No change in text.]
Interpretive Centers	[No change in text.]	<del>2.8</del> <u>0</u>	[No change in text.]	[No change in text.]
Museums	[No change in text.]	<del>2.8</del> <u>0</u>	[No change in text.]	[No change in text.]
Radio & Television Broadcasting	[No change in text.]	<del>2.9</del> <u>0</u>	[No change in text.]	[No change in text.]

Use	<b>Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted</b> ( <i>Floor Area Includes Gross Floor Area plus below Grade Floor Area, and Excludes Floor Area Devoted to Parking</i> )			
<b>Required Automobile Parking Spaces<sup>(1)</sup></b>				
	<b>Minimum Required Outside a <del>Transit Area or Parking Standards-Transit</del> Priority Area</b>	<b>Minimum Required Within a <del>Parking Standards-Transit</del> Priority Area<sup>(8)</sup></b>	<b>Minimum Required Within a <del>Transit Area</del><sup>(2)</sup></b>	<b>Maximum Permitted</b>
<b>Retail Sales:</b> See Table 142-05E [No change in text.]				
<b>Commercial Services</b>				
<b>Eating &amp; Drinking Establishments and Public assembly &amp; entertainment</b> , Theaters through Swimming pools [No change in text.]	[No change in text.]			
All other assembly and entertainment	[No change in text.]	<del>85% of Minimum</del> 0	[No change in text.]	
<b>Visitor accommodations</b> [No change in text.]	[No change in text.]			
<b>Separately Regulated Uses</b>				
Child Care Centers	[No change in text.]	<del>85% of Minimum</del> 0	[No change in text.]	
Funeral parlors & Mortuaries	[No change in text.]	<del>85% of Minimum</del> 0	[No change in text.]	
Private clubs, lodges, fraternal organizations (except fraternities and sororities) through Single room occupancy hotels (For <i>SRO Hotels</i> that meet the criteria for affordable housing <i>dwelling units</i> stated in Section 142.0527, see Section 142.0527 for parking requirements) [No change in text.]	[No change in text.]			
Veterinary clinics & hospitals	[No change in text.]	<del>2.1</del> 0	[No change in text.]	
<b>Offices<sup>(4)</sup></b>				
<b>Business &amp; professional/ Government/ Regional &amp; corporate</b>				

Use	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area, and Excludes Floor Area Devoted to Parking)			
	Required Automobile Parking Spaces <sup>(1)</sup>			
	Minimum Required Outside a <del>Transit Area or Parking Standards-Transit Priority Area</del>	Minimum Required Within a <del>Parking Standards-Transit Priority Area</del> <sup>(8)</sup>	Minimum Required Within a Transit Area <sup>(2)</sup>	Maximum Permitted
headquarters (except in IS Zone) through All office uses in the IS Zone [No change in text.]	[No change in text.]			
<b>Vehicle &amp; Vehicular Equipment Sales &amp; Service</b>				
Automobile service stations	[No change in text.]	<del>85% of Minimum 0</del>	[No change in text.]	
Vehicle repair & maintenance	[No change in text.]	<del>4.3 0</del>	[No change in text.]	N/A
Vehicle sales & rentals	[No change in text.]	<del>85% of Minimum 0</del>	[No change in text.]	[No change in text.]
<b>Distribution and Storage<sup>(4)</sup></b>				
All distribution and storage uses through Self Storage Facilities [No change in text.]	[No change in text.]			
<b>Industrial</b>				
Heavy Manufacturing (except in IS Zone)	1.5 <sup>(6)</sup>	<del>1.5 0</del> <sup>(6)</sup>	1.5 <sup>(6)</sup>	[No change in text.]
Light manufacturing (except in IS Zone)	2.5 <sup>(6)</sup>	<del>2.1 0</del> <sup>(6)</sup>	2.1 <sup>(6)</sup>	[No change in text.]
Research & development (except in IS Zone) through All industrial uses in the IS Zone [No change in text.]	[No change in text.]			

**Footnotes for Table 142-05G**

<sup>1</sup> through <sup>7</sup> [No change in text.]

<sup>8</sup> The ~~parking standards-transit priority area~~ parking ratio ~~apply~~ applies to development where all or a portion of the premises is located within a ~~parking standards-transit priority area as described in Section 142.0531~~ and supersedes any other applicable parking ratio. Vehicle Miles Travelled Reduction Measures are applicable as described in Section 143.1103(b)(1).

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



**§142.0531 ~~Parking Standards~~ Transit Priority Area Regulations for Non-Residential Uses**

- (a) Table 142-05E establishes the ratio of required parking spaces to building *floor* area within a ~~*parking standards transit priority area*~~ in the commercial zones, industrial zones, mixed-use zones, and planned districts shown.
- (b) [No change in text.]
- (c) Where no *off-street parking spaces* are provided on a *premises* in a ~~*parking standards transit priority area*~~:
  - (1) through (2) [No change in text.]
- (d) Where *off-street parking spaces* are provided on a *premises* in a ~~*parking standards transit priority area*~~, a *premises* with 11 to 25 *off-street parking spaces* must provide at least 2 accessible *off-street parking spaces*. A *premises* with greater than 25 *off-street parking spaces* shall be subject to the requirements in the California Building Standards Code.

**§142.0640 Development Impact Fees for Public Facilities and Spaces**

- (a) [No change in text.]
- (b) Payment of Fees

Development Impact Fees (as defined in California Government Code Section 66000) for applicable ~~development~~ development shall be paid prior to requesting a final inspection. A final inspection shall not occur until the applicable DIFs are paid in areas where DIFs have been established by City Council resolution or ordinance. Notwithstanding the above, the City Manager may also require the payment of DIFs for

~~development~~ development that would increase demand for public facilities and/or result in the need for new public facilities. DIFs shall not be required for inclusionary ~~dwelling units~~ dwelling units provided pursuant to Chapter 14, Article 2, Division 13 if the ~~applicant~~ applicant has satisfied all the requirements of Division 13 for inclusionary ~~dwelling units~~ dwelling units on the same ~~premises~~ premises as the market-rate ~~dwelling units~~ dwelling units. The DIF amount due shall be based upon the DIF schedule in effect when the *development* application was ~~submitted~~ deemed complete, or the DIF schedule in effect when the fees are paid, whichever amount is lower, plus an automatic increase consistent with Section 142.0640(c), if applicable.

Exemptions:

(1) through (3) [No change in text.]

(4) For *development* utilizing the Complete Communities: Housing Solutions Regulations in Chapter 14, Article 3, Division 10, all covenant-restricted affordable *dwelling units* and *dwelling units* that do not exceed 500 square feet or that contain at least three bedrooms, as specified in Section 143.1010(f) are exempt from DIFs.

(5) For *development* utilizing the Complete Communities: Housing Solutions Regulations in Chapter 14, Article 3, Division 10, the DIF for the residential *development* shall be sealed in accordance with Table 142-06A based upon the *dwelling unit size*.

- ~~(6)~~(5) For *development* of a streetway, in accordance with Section 141.0621, the DIFs shall be assessed at a rate of 1/15th of the Development Impact Fees established by City Council resolution or ordinance, and shall be collected every two years with the issuance of the applicable Public Right of Way Permit.
- ~~(7)~~(6) Active sidewalks developed in accordance with Section 141.0621 are exempt from DIFs.
- ~~(8)~~(7) The first two *dwelling units* constructed in accordance with Chapter 14, Article 3, Division 13 shall be exempt from the requirement to pay DIF. The third and fourth *dwelling units* constructed in accordance with Chapter 14, Article 3, Division 13 shall be required to pay DIF, which shall be scaled in accordance with Table 142-06A, based upon the *dwelling unit* size.

**Table 142-06A**

**Scaled Development Impact Fee Rate for Specific Residential Development**

[No change in text.]

- ~~(9)~~(8) *Development* that designs and constructs an onsite park that satisfies the *development's* park standard identified in the Parks Master Plan, shall not be subject to the requirement to pay the Citywide Park DIF, where the requirements set forth in San Diego Resolution R-313688 (Aug. 13, 2021) (Resolution R-313688) have been satisfied. *Development* that designs and constructs an onsite park that satisfies a portion of the *development's* parks standards

shall be subject to a proportionate share credit of the DIF for the Citywide Park DIF where the requirements set forth in ~~San Diego~~ Resolution R-313688 have been satisfied. To be eligible for any exemption under this subsection, the following additional requirements shall apply:

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

(F) Prior to requesting final inspection of the first *dwelling unit* in the *development*, a fee in the amount of 10 percent of the total DIF related to parks that would have otherwise been required shall be paid to fund park and recreation improvements in the City in accordance with ~~San Diego~~ Resolution R-313688.

~~(10)~~(9) Interim residential *development* that obtains a Building Permit in accordance with Section 141.0309 shall be required to pay one-third of the applicable residential DIF. At the end of 10 years from issuance of the Neighborhood Use Permit, if the interim residential use and associated Neighborhood Use Permit is extended beyond the initial term, the remaining two-thirds of the applicable residential DIF in effect at the time of the granting of the initial Building Permit shall be paid.

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

**§142.1304 Inclusionary Affordable Housing Requirements**

From July 1, 2020 through June 30, 2024, the requirements of ~~Subsections~~ subsections (a) and (b) of this Section ~~142.1304~~ shall be implemented incrementally as set forth in the Inclusionary Affordable Housing Implementation and Monitoring Procedures Manual on file with the San Diego Housing Commission (Procedures Manual). Effective July 1, 2024, all residential *development* subject to this Division shall include inclusionary *dwelling units* as follows:

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

(e) *Development of inclusionary dwelling units* shall be subject to the following:

(1) The inclusionary *dwelling units* shall be constructed at the same time as the market-rate *dwelling units* and receive final inspection approval from the Building Official no later than the date that the market-rate *dwelling units* receive final inspection approval from the Building Official. The *applicant* may seek an alternative *development* schedule in accordance with ~~Section~~ Sections 142.1310 and ~~Section~~ 142.1311.

(2) [No change in text.]

(3) Sale or lease of the inclusionary *dwelling units* shall follow the marketing requirements and procedures in the Procedures Manual. *Very low income, low income, and moderate income households located in an area identified as a Low Resource or High*

Segregation and Poverty Resource California Tax Credit Allocation Committee (CTCAC) Opportunity Area when the *development* application is *deemed complete* shall receive priority preference for new covenant-restricted *dwelling units* created under this section.

(4) through (5) [No change in text.]

(f) through (h) [No change in text.]

**§143.0720 Density Bonus in Exchange for Affordable Housing Units**

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

(g) A lower income student's housing density bonus agreement shall utilize the following qualifying criteria:

(1) At least ~~20~~10 percent of the pre-density bonus units in the *development* shall be affordable to lower income students at a rent that does not exceed 30 percent of 65 percent of the area median income for a single-room occupancy unit type.

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

(2) All units in the student housing *development* shall be used exclusively for undergraduate, graduate, or professional students enrolled full time at an institution of higher education accredited by the Western Association of Schools and Colleges: Senior College and University Commission or the Accrediting Commission for Community and Junior Colleges. ~~The applicant shall, as a condition of receiving a certificate of~~

~~occupancy, provide evidence to the satisfaction of the City Manager that the *applicant* has entered into an operating agreement or master lease with one or more institutions of higher education for the institution or institutions to occupy all units of the student housing *development* with students from that institution or institutions.~~

(3) [No change in text.]

(4) The *lower income student* units shall be comparable in mix and amenities to the market-rate student units in the *development* and be dispersed throughout the *development*.

~~(4)~~(5) Rental units shall remain available as affordable units for a period of 55 years or longer, as may be required by other laws or covenants.

(h) through (k) [No change in text.]

(l) A *development* proposal requesting an affordable housing *density* bonus is subject to the following:

(1) through (5) [No change in text.]

(6) For *development* meeting the criteria for *lower income students*, the *density* bonus and incentives shall be ~~35 percent of the total pre-*density* bonus units,~~ calculated in accordance with ~~Section 143.0720(g)(1)(B)~~ Table 143-07B.

(7) through (15) [No change in text.]

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

- (o) A residential or mixed-use *development* consistent with all base zone requirements may receive a 0.5 *floor area ratio* bonus that may be combined with any other bonuses and incentives found within this Division and within Chapter 14, Article 3, Division 10 if any portion of the *development* is located on a *premises* that meets all of the following:
- (1) Located in a *Sustainable Development Area*; and
  - (2) Located in a commercial base zone that allows for residential or mixed-use *development*; and
  - (3) Has an existing land use in the *premises* that is not developed residential.
- (p) *Very low income, low income, and moderate income* households located in an area identified as a Low Resource or High Segregation and Poverty Resource California Tax Credit Allocation Committee (CTCAC) Opportunity Area when the *development* application is *deemed complete* shall receive priority preference for new covenant-restricted *dwelling units* created under this section.

**§143.0740 Incentives in Exchange for Affordable Housing Dwelling Units**

An *applicant* proposing a *density* bonus shall be entitled to incentives as described in this Division for any *development* for which a written agreement and a deed of trust securing the agreement is entered into by the *applicant* and the President and Chief Executive Officer of the San Diego Housing Commission. The City shall process an incentive requested by an *applicant* as set forth in this section.

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



- (f) ~~For *development* meeting the criteria for *lower income students* in accordance with Section 143.0720(g), two incentives shall be available.~~

**Table 143-07A**

**Very Low Income Density Bonus Households**

[No change in text.]

**Table 143-07B**

**Low Income Density Bonus Households**

[No change in text.]

**Table 143-07C**

**Moderate Income Density Bonus Households**

[No change in text.]

**§143.0745 Locating Required Affordable Dwelling Units Off-site**

A *development* that complies with the Affordable Housing Regulations may provide all or a portion of the required affordable *dwelling units* off-site in accordance with the following:

- (a) through (e) [No change in text.]
- (f) Off-site affordable *dwelling units* may be located in an existing *structure(s)*, provided the *applicant* provides evidence that the existing *structure* has a remaining useful life of at least 55 years from the issuance of a Certificate of Occupancy pursuant to Section 143.0745~~(f)(2)(b)(g)(2)(B)~~ and complies with current California Building Code standards, to the satisfaction of the City Manager. Off-site affordable *dwelling units* that are occupied at the time the application is *deemed*

*complete* shall comply with the State Relocation Act pursuant to California Government Code Section 7260 or the Residential Tenant Protection Regulations in accordance with Chapter 9, Article 8, Division 7, whichever amount of relocation assistance is greater.

- (g) [No change in text.]

**§143.0746 Affordable Housing in All Communities**

- (a) Affordable housing uses not otherwise allowed in High or Highest Resource California Tax Credit Allocation Committee (CTCAC) Areas. Affordable housing may be permitted in High or Highest Resource CTCAC Areas in accordance with Process One on a *premises* located within a non-residential base zone that does not otherwise allow *multiple dwelling unit development*, subject to all of the following:

- (1) The *development* proposes to construct one or more of the following:

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

(C) Transitional housing; ~~or~~

(D) An emergency shelter; ~~or~~ or

(E) SRO hotel rooms in a SRO hotel that meets the deed restriction requirement in Section 143.0746(a)(7).

- (2) The *premises* is located within all of the following:

(A) [No change in text.]

(B) An area identified as a High or Highest Resource CTCAC Opportunity Area ~~according to the most recent California State Treasurer TCAC/HCD Opportunity Area Maps~~ when the development application is deemed complete;

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

(3) through (7) [No change in text.]

(b) Affordable housing may be permitted on a *premises* owned by a public agency or a qualified nonprofit corporation (consistent with Chapter 2 of the Municipal Code) in accordance with Process One on a *premises* located within a base zone that does not allow *multiple dwelling unit development*, subject to all of the following:

(1) [No change in text.]

(2) The *development* includes one of the following:

(A) [No change in text.]

(B) *Multiple dwelling unit development* for use by public agency employees to be constructed under a contract with a public agency;

(C) *Multiple dwelling unit development* for use by active or retired military personnel or veterans, to be constructed by or through a contract with the federal government;

(D) *Multiple dwelling unit development* for use by lower income students constructed by or through a contract with a community college district or a state operated university;

~~(B)~~(E) *Permanent supportive housing*;

~~(C)~~(F) *Transitional housing*; or

~~(D)~~(G) *An emergency shelter.*

(3) The *premises* is located:

(A) [No change in text.]

(B) Outside of an area ~~identified as~~ designated for *Industrial, Park,* or *Open Space* in a *land use plan*.

(4) The residential *density* maximums for development shall be ~~determined for the applicable portion of the premises as follows:~~ not apply.

(A) ~~Within Mobility Zone 1, (the Downtown Community Planning Area), the density and floor area ratio shall be unlimited.~~

(B) ~~Within an area as defined in Section 143.1103(a)(2) as Mobility Zone 2, density shall be limited by a maximum floor area ratio of 6.5.~~

(C) ~~Within an area as defined in Section 143.1103(a)(3) as Mobility Zone 3, density shall be limited by a maximum floor area ratio of 4.0.~~

(5) Residential *development* shall comply with the *development* regulations of the RM 2-5 zone with the exception of *density, floor area ratio, lot area, and lot dimensions.*

- (5) The residential maximum *floor area ratio* shall be determined by the Mobility Zone as defined in Section 143.1103 and the percentage of *very low income, low income, and moderate income dwelling units* provided as identified in Table 143-07E.
- (A) Where a *premises* is located in two or more Mobility Zones, the entire *premises* shall be subject to the regulations applicable to the Mobility Zone with the greatest *floor area ratio* bonus.
- (B) *Development* located within the Coastal Overlay Zone and the Coastal Height Limit Overlay Zone as shown on Map No. C-380, filed in the office of the City Clerk as Document No. 743737, shall be limited to a maximum *floor area ratio* of 2.5, and to a maximum height of 30 feet, except for those areas located within Mobility Zone 1.

**Table 143-07E**

**Maximum Floor Area Ratios by Mobility Zone**

<u>Mobility Zone<sup>1</sup></u>	<u>Affordability Level</u>	<u>Percent Affordable Dwelling Units After Applied Bonus</u>		
		<u>25-34%</u>	<u>35-49%</u>	<u>50-100%</u>
<u>1</u>	<u>Very Low Income, Low Income, and Moderate Income</u>	<u>Unlimited</u>	<u>Unlimited</u>	<u>Unlimited</u>
<u>2</u>	<u>Very Low Income or Low Income<sup>2</sup></u>	<u>6.0</u>	<u>7.0 FAR</u>	<u>8.0 FAR</u>
	<u>Moderate Income<sup>3</sup></u>	<u>5.0 FAR</u>	<u>6.0 FAR</u>	<u>7.0 FAR</u>
<u>3</u>	<u>Very Low Income or Low Income<sup>2</sup></u>	<u>4.0 FAR</u>	<u>5.0 FAR</u>	<u>6.0 FAR</u>
	<u>Moderate Income<sup>3</sup></u>	<u>3.0 FAR</u>	<u>4.0 FAR</u>	<u>5.0 FAR</u>

**Footnotes for Table 143-07E**

- <sup>1</sup> Mobility Zones as defined in Section 143.1103.
- <sup>2</sup> For base zones that have a maximum floor area ratio equal or greater than the floor area ratio specified in Table 143-07E, the development shall receive an additional floor area ratio bonus of 3.0 for very low income and low income dwelling units.
- <sup>3</sup> For base zones that have a maximum floor area ratio equal or greater than the floor area ratio specified in Table 143-07E, the development shall receive an additional floor area ratio bonus of 1.5 for moderate income dwelling units.

(6) Residential development shall comply with the following development regulations:

(A) Within Mobility Zone 1, residential development shall comply with the underlying base zone, except for the floor area ratio.

(B) Within Mobility Zones 2 and 3 residential, development shall comply with the development regulations of the RM-2-5 zone with the exception of the following:

- (i) Floor area ratio and density shall be based on Table 143-07E.
- (ii) Lot area and lot dimensions shall be based on the base zone.

~~(6)~~(7) Development consistent with the criteria in this section shall be entitled to incentives and waivers in accordance with Sections 143.0740 through 143.0743.

~~(7) Development shall comply with the regulations of the Airport Land Use Compatibility Zone.~~

- (8) Affordable Dwelling units within a multiple dwelling unit development shall remain available and affordable for a period of 55 years or longer, as may be required by other laws or covenants.

**§143.0747 Incentives for Development of a Previously Conforming Use Identified as an Incompatible Use**

An applicant proposing development to replace a previously conforming use identified as an incompatible use in Section 127.0112 shall be entitled to one of the following incentives:

- (a) If a development application is deemed complete within 15 years of the date of notification in accordance with Section 127.0112(b)(2), the development may increase the maximum floor area ratio allowed in the base zone by 0.5. The increased floor area ratio shall be in addition to any other increase in density or floor area ratio allowed in this Division.
- (b) If a development application is deemed complete within 15 years of the date of notification in accordance with Section 127.0112(b)(2) and includes 50 percent of its pre-density bonus dwelling units set aside as affordable to very low income, low income, or moderate income households for a period of not less than 55 years guaranteed through a written agreement and a deed of trust securing the agreement, entered into by the applicant and the President and Chief Executive Officer of the San Diego Housing Commission, the development may increase the maximum floor area ratio allowed by the base zone by 1.5. The increased floor area ratio shall be in addition to any other increase in density or floor area ratio allowed in this Division.

**§143.0810 Purpose of Coastal Zone Affordable Housing Replacement Regulations**

The purpose of these regulations is to preserve existing ~~dwelling units~~ dwelling units within the Coastal Overlay Zone that are occupied by very low income, low income, or moderate income families as defined by California Government Code Section 65590(b). These regulations are intended to implement California Government Code Section 65590 and the City of San Diego's pro-housing policies, by providing for replacement housing within the Coastal Overlay Zone.

**§143.0815 When Coastal Overlay Zone Affordable Housing Replacement Regulations Apply**

- (a) This ~~division~~ Division applies to any *development* that proposes the conversion or demolition of ~~dwelling units~~ rental dwelling units within the Coastal Overlay Zone that are occupied by persons or *families* of very low income, low income, or moderate income, except as provided in Section 143.0820.
- (b) The following *development* types shall be reviewed for compliance with the regulations in this Division:
- (1) through (2) [No change in text.]
- (3) Demolition of a residential *structure* with three or more ~~dwelling units~~ dwelling units or demolition of at least ~~eleven units~~ five dwelling units when two or more *structures* are involved.
- (c) [No change in text.]

**§143.0820 Exemptions from the Coastal Overlay Zone Affordable Housing Replacement Regulations**

This ~~division~~ Division is not applicable to the following:

- (a) through (b) [No change in text.]



- (c) The conversion or demolition of a residential *structure* that contains less than three ~~dwelling units~~ dwelling units; and
- (d) The conversion or demolition of ~~10-4~~ or fewer ~~dwelling units~~ dwelling units on a *premises* with more than one residential *structure*.

**§143.0830 Coastal Overlay Zone Affordable Housing Replacement Requirements**

- (a) Within the Coastal Overlay Zone, the conversion or demolition of ~~dwelling units~~ dwelling units occupied by households of very low income, low income, or moderate income is prohibited unless provision is made for the replacement of the units on a one-to-one basis.
- (b) The replacement requirements to provide ~~dwelling units~~ dwelling units affordable to, and occupied by, very low income, low income, or moderate income families can be met in any of the following ways:
  - (1) Conversion of existing market-rate ~~dwelling units~~ dwelling units to units affordable to, and occupied by, very low income, low income, or moderate income persons or *families*;
  - (2) Conversion of existing nonresidential *development* to ~~dwelling units~~ dwelling units affordable to, and occupied by, very low income, low income, or moderate income persons or *families*;
  - (3) *Development* of new ~~dwelling units~~ dwelling units affordable to, and occupied by, very low income, low income, or moderate income persons or *families* to replace those housing units converted or demolished;

- (4) Substantial rehabilitation of deteriorated or dilapidated ~~dwelling units~~ dwelling units to units affordable to, and occupied by, very low income, low income, or *moderate income* persons or families;
- or
- (5) [No change in text.]

**§143.0840 General Rules for Coastal Overlay Zone Affordable Housing Replacement Regulations**

- (a) The Executive Director of the San Diego Housing Commission shall be responsible for determining very low income, low income, and *moderate income* affordability standards and residents' qualifications.
- (b) through (d) [No change in text.]

**§143.0850 Development Review Procedures and Requirements for Coastal Overlay Zone Affordable Housing Replacement**

- (a) [No change in text.]
- (b) Within 45 calendar days of receipt of the application for *development*, the Executive Director of the San Diego Housing Commission shall determine whether the ~~dwelling units~~ dwelling units to be converted or demolished are occupied by persons or *families* of very low income, low income, or *moderate income*. -This determination shall be based upon a survey of the residents. -Information on tenant income shall be provided under penalty of perjury and shall include income from all sources, including reasonable return on tenant assets. -A ~~dwelling unit~~ dwelling unit need not be replaced if, based upon a tenant income survey of the residents, the Executive Director determines that the unit is not occupied by persons or *families* of very low income, low income, or *moderate income*.

- (c) Where a proposed *development* is required to provide replacement units that are affordable to very low income, low income, or moderate income persons or *families*, the *applicant* shall enter into a Coastal Affordable Housing Compliance Agreement with the San Diego Housing Commission ~~and shall be issued~~. -The agreement shall include the following provisions:
- (1) A description of the *coastal development* project, including its location and the number of ~~dwelling units~~ dwelling units to be developed, converted, or demolished;
  - (2) [No change in text.]
  - (3) A description of the method to be used to insure the affordability of the replacement ~~dwelling units~~ dwelling units. -The term of affordability shall be for at least 5 years. -Affordability shall include the rent or estimated housing cost and, in the case of for-sale units, the *applicant* shall identify the techniques to be used to limit future resales. -The agreement shall be recorded and shall be an encumbrance upon the ~~applicant's~~ applicant's project until the provisions of this section are satisfied.
- (d) If an *applicant* chooses to pay an in-lieu fee instead of providing replacement ~~dwelling units~~ dwelling units, the agreement shall include a provision that the San Diego Housing Commission shall develop, and make available as soon as feasible, the number and type of ~~dwelling units~~ dwelling units the *applicant* would otherwise have been required to

provide. -The agreement shall also include the amount of the fee and the manner in which the fee shall be paid in accordance with the following:

(1) In the case of conversions, the fee shall be due upon commencement of sales of ~~dwelling units~~ dwelling units converted to residential ownership status or upon approval of the final permits for change of use to nonresidential use;

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

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

**§143.0860 Standards for Coastal Overlay Zone Affordable Housing Replacement Dwelling Units**

(a) Replacement ~~dwelling units~~ dwelling units shall provide housing opportunities similar to those provided by the ~~dwelling units~~ dwelling units converted or demolished. -Replacement ~~dwelling units~~ dwelling units shall be acceptable to the Executive Director of the San Diego Housing Commission in accordance with a Coastal Affordable Housing Compliance Permit. -The replacement ~~dwelling units~~ dwelling units need not be identical to those converted or demolished, but should be provided in the same *bedroom* ratio.

(b) Priority for location of replacement ~~dwelling units~~ dwelling units shall be as follows and in accordance with Section 143.0860(c):

(1) [No change in text.]

(2) Elsewhere in the Coastal Overlay Zone within the same community plan area; or

(3) Elsewhere in the Coastal Overlay Zone; ~~or~~

~~(4) If location on the site or elsewhere within the Coastal Overlay Zone is not feasible, the replacement dwelling units shall be located within three miles of the Coastal Overlay Zone. However, in no case shall the replacement dwelling units be located outside the Coastal Overlay Zone within any census tract impacted by an over-concentration of persons and families of low income, as defined by the Progress Guide and General Plan Housing Element.~~

(c) Replacement dwelling units that are not located on the same premises as the converted or demolished affordable dwelling units shall comply with all of the following:

(1) Replacement dwelling units shall not be constructed within an area identified as a Low Resource or High Segregation and Poverty Opportunity Area by the California Tax Credit Allocation Committee when the development application is deemed complete.

(2) If the converted or demolished affordable dwelling units were located on a premises within an area identified as a High or Highest Resource Opportunity Area by the California Tax Credit Allocation Committee when the development application is deemed complete, the replacement dwelling units shall also be constructed within an area identified as a High or Highest Resource Opportunity Area by the California Tax Credit

Allocation Committee and shall not be constructed in a lower Opportunity Area than the Opportunity Area in which the converted or demolished *structure* is located.

(e)(d) Replacement ~~dwelling units~~ dwelling units shall be provided and available for occupancy within three years of the date that a converted unit is offered for sale to the public or that the physical demolition of a demolished unit is substantially complete.

(e) Very low income, low income, and moderate income households located in an area identified as a Low Resource or High Segregation and Poverty Opportunity Area by the California Tax Credit Allocation Committee when the *development* application is *deemed complete* shall receive priority preference for new affordable *dwelling units* created under this Division.

**§143.1005 Required Replacement of Existing Affordable Units**

(a) [No change in text.]

(b) The number and type of required replacement affordable *dwelling units* shall be determined as follows:

(1) through (3) [No change in text.]

(4) All rental replacement affordable *dwelling units* shall be affordable for at least 55 years. Very low income, low income, and moderate income households located within an area identified as a Low Resource or High Segregation and Poverty Opportunity Area by the California Tax Credit Allocation Committee when the

development application is deemed complete, shall receive priority preference for new covenant-restricted dwelling units created under this Division.

(5) [No change in text.]

(6) The *applicant* agrees to provide relocation benefits to the occupants of those affordable residential *dwelling units*, and the right of first refusal for a comparable *dwelling unit* available in the new housing *development* at a rent affordable to *very low income* or *low income* households.

(A) [No change in text.]

(B) For any *very low income*, *low income*, or *moderate income* household displaced by conversion, the *applicant* shall pay to such household an amount in accordance with Chapter 16 (commencing with Section 7260) of Division 7 of Title 1 of the California Government Code or the Residential Tenant Protection Regulations located in Chapter 9, Article 8, Division 7, whichever amount of relocation assistance is greater.

(7) [No change in text.]

**§143.1010 Incentives in Exchange for Sustainable Development Area Affordable Housing and Infrastructure Amenities**

An *applicant* proposing *development* that is consistent with the criteria in Section 143.1002 shall be entitled to the following incentives:

- (a) Waiver of the existing *floor area ratio* and a new *floor area ratio* based upon whether the *development* is located in FAR Tier 1, FAR Tier 2, FAR Tier 3, or FAR Tier 4. If a mixed-use *development* is proposed, the *floor area ratio* of the non-residential portion of the *development* shall not exceed the maximum *floor area ratio* of the applicable base zone or Planned District.

*Development* located within the Coastal Overlay Zone and the Coastal Height Limit Overlay Zone as shown on Map No. C-380, filed in the office of the City Clerk as Document No. 743737, shall be limited to a maximum *floor area ratio* of 2.5, and to a maximum height of 30 feet, with the exception of those areas located within the FAR Tier 1.

- (1) Within FAR Tier 1, there shall be no maximum *floor area ratio* for residential *development*.
- (2) Within FAR Tier 2, the new maximum *floor area ratio* shall be 8.0.
- (3) Within FAR Tier 3, the new maximum *floor area ratio* shall be 6.5.
- (4) Within FAR Tier 4, the new maximum *floor area ratio* shall be 4.0.
- (5) An additional *floor area ratio* bonus of 1.5 shall be added to the maximum *floor area ratio* identified in Section 143.1010(a)(2)-(4) if:



- (A) At least 10 percent of the total *dwelling units* in the *development* are at least two *bedroom dwelling units*;
- (B) An additional 10 percent or more of the total *dwelling units* in the *development* are at least three *bedroom dwelling units*; and
- (C) Each *dwelling unit* is under only one lease agreement per *dwelling unit*.

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

(e) Waiver of the private exterior open space requirement in Section 131.0455 for all *dwelling units* in the *development* if at least 10 percent of the total *dwelling units* in the *development* are at least three *bedroom dwelling units*, and each *dwelling unit* in the *development* is under only one lease agreement per *dwelling unit*.

~~(f)~~ ~~Scaling of Development Impact Fees based on square footage, rather than number of *dwelling units* in the proposed *development*, in accordance with Section 142.0640(b)(4).~~

~~(g)~~(f) Waiver of Development Impact Fees for all covenant-restricted affordable *dwelling units* and all *dwelling units* that do not exceed 500 square feet, if the *development* provides a residential *density* that is at least 120 percent of the maximum permitted *density* of the applicable base zone or Planned District; for the following:

- (1) All covenant-restricted affordable *dwelling units*.
- (2) All *dwelling units* that do not exceed 500 square feet.

(3) All dwelling units that contain at least three bedrooms that meet the following requirements:

(A) The dwelling units are covenant-restricted to households earning no more than 150 percent of the area median income; and

(B) Each dwelling unit is under only one lease agreement.

~~(h)~~(g) Waiver of the Neighborhood Enhancement Fee for *development* that meets the affordable housing requirements set forth by this Division and restricts 100 percent of the *dwelling units*, not including any managers units, to households earning no more than 50 percent of the area *median income*.

~~(i)~~(h) Use of up to five Affordable Housing Incentives. An *applicant* utilizing the regulations in this Division shall be entitled to incentives as described in Section 143.1010~~(i)~~(h) for any *development* for which a written agreement and a deed of trust securing the agreement is entered into by the *applicant* and the President and Chief Executive Officer of the San Diego Housing Commission. The City shall process an incentive requested by an *applicant* in accordance with Section 143.1010~~(i)~~(h).

(1) An incentive means any of the following:

(A) [No change in text.]

(B) Any other incentive proposed by the *applicant*, other than those identified in section 143.1010~~(i)~~(h)(2), that results in identifiable, actual cost reductions.

- (2) Items not considered incentives by the City of San Diego include, but are not limited to the following:
- (A) [No change in text.]
  - (B) A waiver of fees or dedication requirements, except as allowed under Section 143.1010~~(g)~~(f);
  - (C) through (E) [No change in text.]
- (3) An incentive requested as part of a *development* meeting the requirements of this Division shall be processed according to the following:
- (A) Upon an ~~applicant's~~ applicant's request, *development* that meets the applicable requirements of this Division shall be entitled to incentives pursuant to Section 143.1010~~(i)~~(h) unless the City makes a written finding of denial based upon substantial evidence, of any of the following:
    - (i) [No change in text.]
    - (ii) The incentive would have a specific adverse impact upon public health and safety as defined in California Government Code Section 65589.5, the physical environment, including environmentally sensitive lands, or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse

impact without rendering the development  
unaffordable to *low income* and *moderate income*  
households;

(iii) and (iv) [No change in text.]

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

(4) [No change in text.]

~~(j)~~(i) Affordable Housing waivers may be granted, except that waivers cannot be used to deviate from the requirements of this Division. An *applicant* utilizing the regulations in this Division shall be entitled to a waiver as described in Section 143.1010~~(j)~~(i) for any *development* for which a written agreement and a deed of trust securing the agreement is entered into by the *applicant* and the President and Chief Executive Officer of the San Diego Housing Commission.

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

~~(k)~~(j) Compliance with the regulations in this Division shall satisfy compliance with the City's Inclusionary Affordable Housing Regulations in Chapter 14, Article 2, Division 13<sub>2</sub>, and the *applicant's* affordable housing obligations.

**§143.1015 Required Provision of Affordable Dwelling Units**

(a) In accordance with Section 143.1002(a)(1), an *applicant* requesting application of the regulations in this Division shall provide a written agreement to provide affordable *dwelling units*, entered into by the *applicant* and the President and Chief Executive Officer of the San Diego

Housing Commission and secured by a deed of trust, that meets the following requirements:

(1) through (3) [No change in text.]

(4) As an alternative to the requirements in ~~Sections~~ Section 143.1015(a)(1)-(3) or 1431.1015(a)(4), an *applicant* may ~~provide~~ at least 40 percent of rental *dwelling units* in the *development*, excluding any additional *dwelling units* allowed under a *floor area ratio* bonus, for rent by *very low income* households at a cost, including an allowance for utilities, that does not exceed 30 percent of 50 percent of the area *median income*, as adjusted for household size. meet one of the following requirements:

(A) Provide at least 40 percent of the rental *dwelling units* in the *development*, excluding any additional *dwelling units* allowed under a *floor area ratio* bonus, for rent by *very low income* households at a cost, including an allowance for utilities that does not exceed 30 percent of 50 percent of the area *median income*, as adjusted for household size; or

(B) Provide 100 percent of the total *dwelling units*, excluding any managers units, in the *development* for rent by *low income* households, including an allowance for utilities that does not exceed 30 percent of 60 percent of the area *median income*, as adjusted for household size; or

(C) Provide 100 percent of the rental *dwelling units* in the

development, excluding any additional dwelling units

allowed under a floor area ratio bonus, for rent by

moderate income households at a cost, including an allowance for utilities that does not exceed:

- (i) 30 percent of 80 percent of the area median income, as adjusted for household size for at least 50 percent of the required rental dwelling units; and
- (ii) 30 percent of 120 percent of the area median income, as adjusted for household size for the remainder of the required rental dwelling units.

(5) [No change in text.]

(6) For rental *dwelling units* to be counted as affordable and meet the requirements of this Division, the following qualifying criteria shall be met:

- (A) The affordable *dwelling units* shall be designated be comparable in *bedroom* mix and amenities to the market-rate *dwelling units* in the *development*, as determined by the San Diego Housing Commission, except that the affordable *dwelling units* shall not be required to exceed three *bedrooms* per *dwelling unit*. The affordable *dwelling units* shall have access to all common areas and amenities provided by the *development* if the affordable *dwelling units* are provided in the *development*. The square footage

and interior features of the affordable ~~units~~ dwelling units shall be good quality and consistent with current building standards for new housing in the City of San Diego.

(B) [No change in text.]

(7) As an alternative to the requirements in Section 143.1015(a)(1)-(3) or 143.1015(a)(4) to provide the required rental *dwelling units* onsite, the required rental *dwelling units* may be provided on a different *premises* from the *development* subject to all the following requirements:

(A) The required rental *dwelling units* shall be located on a receiver site that is located within:

(i) *A Sustainable Development Area*; and

(ii) The following Resource Opportunity Areas identified by the California Tax Credit Allocation Committee when the *development* application is *deemed complete*:

High Resource Opportunity Areas.

Highest Resource Opportunity Areas.

Moderate Resource Areas if located in the

same community planning area and City

Council District, or within three miles of the

*premises of the development.*



- (B) The required affordable *dwelling units* shall be comparable in *bedroom* mix to the market-rate *dwelling units* in the *development* and the affordable *dwelling units* shall have access to generally comparable amenity types offered in the *development*, as reasonably determined by the San Diego Housing Commission. The interior features of the affordable *dwelling units* shall be good quality and consistent with current building standards for new housing in the City of San Diego. Amenities shall meet or exceed California Tax Credit Allocation Committee requirements for common areas and play/recreational facilities, if applicable, as reasonably determined by San Diego Housing Commission.
- (C) The *applicant* shall pay a fee to the “Neighborhood Enhancement Fund,” as established by San Diego Resolution R-313282 (Nov. 17, 2020), calculated based on the square feet of *lot* area for the *development premises* and the *premises* for the receiver site for the required rental *dwelling units*. The fee to the “Neighborhood Enhancement Fund” for the receiver site shall not exceed the amount of the fee for the *development premises*.
- (D) A final inspection shall not occur for the *development* until a deed of trust for the affordable *dwelling units* located at

the receiver site has been entered into by the *applicant* and the President and the Chief Executive Officer of the San Diego Housing Commission.

(E) The *applicant* shall record a deed restriction prior to the issuance of the first Building Permit for the *development* that:

(i) Documents the required number of affordable *dwelling units* to be provided; and

(ii) Assigns foreclosure rights of the *development premises* to the San Diego Housing Commission as follows: For new *development*, if the affordable *dwelling units* have not received a certificate of occupancy within 54 months of the issuance of the first Building Permit. For an existing *structure*, if the affordable *dwelling units* have not received a certificate of occupancy within 36 months of the issuance of the first Building Permit.

(b) [No change in text.]

~~(e) Notwithstanding Section 143.1015(a), as an alternative to the requirements in Section 143.1015(a)(1) (3), an *applicant* may provide 100 percent of the total *dwelling units*, not including any managers units, in the *development* for rent by *low income* households, including an allowance for utilities, that does not exceed 30 percent of 60 percent of the area~~

~~median income, as adjusted for household size.~~

**§143.1025 Supplemental Development Regulations**

*Development* utilizing the regulations in this Division must comply with the following Supplemental Development Regulations and may not utilize the waivers provided in Section 143.1010~~(h)~~(g) to deviate from the requirements in Section 143.1025.

(a) Pedestrian Circulation Space. All *development* shall include the following pedestrian circulation improvements:

(1) through (3) [No change in text.]

~~(4) Gated entryways and street yard fencing is prohibited.~~

~~(5)~~(4) Each *dwelling unit* on the ground *floor* fronting a *public right-of-way* or a private drive shall have a separate ground *floor* entrance or path adjacent to the *public right-of-way* or a private drive.

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

(d) Buffer from Adjacent Freeways. *Development*, except for *development* within the Centre City Planned District, on a *premises* within 50 feet of a freeway shall comply with the following:

(1) [No change in text.]

(2) Outdoor areas such as ~~balconies~~, patios, parks, plazas, and other common spaces occupied used by residents, customers, or members of the public shall be oriented away from the ~~freeway~~ freeway.

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

**§143.1201 Purpose of the Dwelling Unit Protection Regulations**

The purpose of these regulations is to specify when and how a residential *development* that proposes demolition of existing *dwelling units* ~~and/or protected dwelling units~~ must replace those *dwelling units*. These regulations are intended to implement California Government Code Section 66300(d) and the City of San Diego's pro-housing policies by requiring replacement of *dwelling units* and *protected dwelling units* for any residential *development* subject to this Division.

**§143.1203 When the Dwelling Unit Protection Regulations Apply**

This Division applies to the following *developments* with a complete *development* application ~~between~~ submitted on or after January 1, 2020 and December 31, 2024:

- (a) through (b) [No change in text.]
- (c) Mixed-use *developments* consisting of residential and non-residential uses ~~where at least two-thirds of the square footage is designated for residential use; and~~
- (d) Transitional housing facilities and *permanent supportive housing*; and
- (e) Commercial *development* in zones that permit residential *development*.

**§143.1205 ~~Expiration of the Dwelling Unit Protection Regulations~~**

~~Consistent with California Government Code Section 66301, the regulations of this Division shall remain in effect until January 1, 2025, and as of that date are repealed unless a later enacted ordinance deletes or extends that date.~~

§143.1207 **Definitions**

The following definitions apply to this Division in addition to the definitions found in Chapter 11, Article 3, Division 1 of the Land Development Code. Each word or phrase that is defined in this Division or in Chapter 11, Article 3, Division 1 of the Land Development Code appears in the text in italicized letters.

(a) *Protected dwelling unit* means any of the following:

(1) *Dwelling units* located outside of the Barrio Logan Plan Area that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to *very low income* or *low income* households during the five--year period preceding the *development* application.

(2) *Dwelling units* located outside of the Barrio Logan Plan Area that are or were ~~occupied~~ rented by *very low income* or *low income* households during the five--year period preceding the *development* application.

(3) *Dwelling units* located within the Barrio Logan Plan Area that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to *very low income* or *low income* households during the seven-year period preceding the *development* application.

- (4) Dwelling units located within the Barrio Logan Plan Area that are or were rented by very low income or low income households during the seven-year period preceding the development application.
- (35) ~~SRO-SRO~~ hotel rooms or other *dwelling units* that were withdrawn from rent or lease in accordance with California Government Code Sections 7060 through 7060.7 during the 10-year period preceding the development application.

**§143.1212 Replacement of Protected Dwelling Units**

*Development* subject to this Division that proposes demolition of vacant or occupied *protected dwelling units* on the *premises* shall comply with all the following:

- (a) through (c) [No change in text.]
- (d) The *applicant* shall provide existing residents of *protected dwelling units* with all of the following:
- (1) The ability to occupy their ~~units~~ dwelling units until six months before the start of construction activities with proper notice, pursuant to California Government Code Sections 7260 through 7277. In the Barrio Logan Community Plan Area, any existing residents shall be allowed to occupy their ~~dwelling units~~ dwelling units until six months before the start of construction activities with proper notice, which shall occur at least 12 months prior to the anticipated termination of residency. The ~~record owner~~

applicant shall deliver a notice of intent to terminate residency to the San Diego Housing Commission and to each resident household.

(2) The ability to rent their *dwelling units* at the prior rental rate if the demolition does not proceed and the *dwelling unit* is returned to the rental market.

(3) To those households that remain in a *protected dwelling unit*, the *applicant* shall provide:

(A) Relocation benefits consistent with the requirements of California Government Code Sections 7260 through 7277 for public agencies or the Residential Tenant Protection Regulations located in Chapter 9, Article 8, Division 7, whichever provides greater relocation benefits. The ~~applicant or the applicant's agent~~ applicant for development in the Barrio Logan Community Plan Area shall engage a qualified third-party contractor or consultant to oversee the provision of the required relocation benefits. The third-party contractor or consultant shall provide a letter to the San Diego Housing Commission certifying compliance with the relocation benefits requirements after completion of the relocation process.

(B) [No change in text.]

- (C) For ~~development~~ development located within the Barrio Logan Community Plan Area, residents living within one mile of the ~~development~~ development at the time of application shall receive priority for 75 percent of the affordable ~~dwelling units~~ dwelling units in the ~~development~~ development that are reserved for ~~very low income~~ very low income, ~~low income~~ low income, or ~~moderate income~~ moderate income households.

**Table 143-12A**

[No change in text.]

- (e) Any *protected dwelling units* replaced in accordance with this Division may be counted toward compliance with the Inclusionary Affordable Housing Regulations in Chapter 14, Article 2, Division 13, ~~and the~~ Affordable Housing Regulations in Chapter 14, Article 3, Division 7, ~~and~~ the Coastal Overlay Zone Affordable Housing Replacement Regulations in Chapter 14, Article 3, Division 8.
- (f) Very low income, low income, and moderate income households located within an area identified as a Low Resource or High Segregation and Poverty Opportunity Area by the California Tax Credit Allocation Committee when the development application is deemed complete, shall receive priority preference for new covenant-restricted dwelling units created under this Division.



**§144.0505 Tenant Benefits, Rights and Obligations**

- ~~(a) The subdivider of a condominium conversion project shall provide the benefits specified in section 144.0505(b) to any person whose tenancy in the project the subdivider terminates due to the condominium conversion.~~

The subdivider of a condominium conversion project shall provide all the following benefits to any person whose tenancy in the project the subdivider terminates due to the condominium conversion:

- (a) Any tenant who lawfully resides in a condominium plan, cooperative, or stock apartment development pursuant to this Section shall be given a right of first refusal by the subdivider or subsequent owner of the development for the purchase of tenant's rental dwelling unit upon the same terms and conditions that the dwelling unit will be initially offered to the general public or terms and conditions more favorable to the tenant. This right to purchase shall run for a period of 90 days from the date of the notice, unless the tenant gives written notice within the 90-day period of tenant's intention not to exercise that right.
- (b) ~~The applicant shall provide a relocation assistance payment to all tenants of the project. The relocation payment shall be three months' rent based on the current San Diego "fair market rent" for apartment size, as established by the U.S. Department of Housing and Urban Development. The relocation payment shall be paid no later than the day on which the applicant gives notice to the tenant to vacate the premises and shall be based upon the fair market rent at the time of the notice. In the Barrio~~

~~Logan Community Plan Area, the applicant shall provide relocation benefits to all tenants of the project pursuant to California Government Code Sections 7260 through 7277.~~

(b) This Section shall not apply to the following:

- (1) A record owner of four dwelling units or less.
- (2) Transfers pursuant to court order, including, but not limited to, transfers ordered by a probate court in the administration of an estate, transfers by any foreclosure sale after default, transfers by any foreclosure sale after default in an obligation secured by a mortgage, or transfers by a sale under a power of sale after a default in an obligation secured by a deed of trust or secured by any other instrument containing a power of sale, and any subsequent transfer by a mortgagor or beneficiary of a deed of trust who accepts a deed in lieu of foreclosure or purchases the property at a foreclosure sale.
- (3) Transfers by a fiduciary during the administration of a decedent's estate, guardianship, conservatorship, or trust. For purposes of this paragraph, a "fiduciary" means a state- or federally-chartered bank, trust company, savings association, savings bank, credit union, or industrial loan company.

- (c) Relocation Assistance shall be provided in accordance with the Residential Tenant Protection Regulations in Chapter 9, Article 8, Division 7 or California Government Code Sections 7260 through 7277, whichever regulations provide greater relocation assistance.
- ~~(e)~~(d) In the Barrio Logan Community Plan Area, any existing tenants -in the *development* will be allowed to occupy their *dwelling units* until six months before the start of construction activities with proper notice, which shall occur at least 12 months prior to the anticipated date of termination of residency. The *record owner* shall deliver a notice of intent to terminate residency to the San Diego Housing Commission and to each resident household.

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