

STRIKEOUT ORDINANCE

OLD LANGUAGE: STRIKEOUT

NEW LANGUAGE: UNDERLINE

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 15, ARTICLE 6, DIVISION 3 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 156.0304 AND 156.0308, AND TABLE 156-0308A; AMENDING CHAPTER 15, ARTICLE 7, DIVISION 2 BY AMENDING SECTION 157.0201; AMENDING CHAPTER 15, ARTICLE 11, DIVISION 2 BY AMENDING SECTION 1511.0203; AND AMENDING CHAPTER 15, ARTICLE 11, DIVISION 3 BY AMENDING SECTION 1511.0301, ALL PERTAINING TO DOWNTOWN HOTEL DEVELOPMENT.

§156.0304 Administration and Permits

(a) [No change in text.]

(b) Permit Required

The following permits are subject to the *development* review and permit procedures in this Article: Centre City Development Permits, Neighborhood Use Permits, Conditional Use Permits, Coastal Development Permits, Site Development Permits, Planned Development Permits, and Variances.

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

(4) Site Development Permit

A Site Development Permit decided in accordance with Process Four is required for *development* of a *hotel* or *motel* with 100 to 200 *guest rooms* except that the *CCDC Board* shall act in lieu of the *Planning*

Commission. A Site Development Permit decided in accordance with Process Five is required for development of a hotel or motel with greater than 200 guest rooms except that the CCDC Board shall act in lieu of the Planning Commission.

§156.0308 Base District Use Regulations

- (a) [No change in text.]
- (b) *Previously Conforming Land Uses*

Land uses that were legally established under previous regulations but that do not conform to the land use regulations of this Article may continue to exist and operate pursuant to Chapter 12, Article 7, Division 1 of the Land Development Code, with the following exceptions: ~~that~~ (1) the gross floor area of previously conforming uses may be expanded up to 100 percent through a Neighborhood Use Permit, and (2) expansion or enlargement of previously conforming hotels or motels with greater than 100 guest rooms or that would result in greater than 100 guest rooms is subject to Section 156.0304(b)(4).

Table 156-0308A: CENTRE CITY PLANNED DISTRICT USE REGULATIONS														
LEGEND: P = Permitted by Right; C = Conditional Use Permit Required; -- = Use Not Permitted; L = Limited Use; N = Neighborhood Use Permit Required; S = Site Development Permit Required														
Use Categories/ Subcategories	C	NC	ER	BP	WM ^o	MC	RE	I ^o	T ^o	PC	OS	CC ^o	Additional Regulations	Main Street/ Commercial Street/Emp- loyment Required Overlays
Public Park/Plaza/Open Space through Retail Sales [No change in text.]	[No change in text.]													

Commercial Services														
Animal Grooming & Veterinary Offices through Radio and Television Studios [No change in text.]	[No change in text.]													
Visitor Accommodations														
<i>Hotels and Motels</i>	<u>P</u> <u>S</u>	<u>PS</u> ⁵	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	--	--	--	<u>PS</u>	--	<u>PS</u>	<u>156.0304(b)(4)</u>	CS, E
Separately Regulated Commercial Service Uses through Other Use Requirements, Temporary Uses [No change in text.]	[No change in text.]													

Footnotes to Table 156-0308A

- 1 through 4 [No change in text.]
- 5 Up to 200 rooms permitted. Requires active ground-floor uses along *street frontages*.
- 6 through 12 [No change in text.]

Table 156-0308B [No change in text.]

§157.0201 Gaslamp Quarter Approvals and Permits

- (a) [No change in text.]
- (b) Permits
 - (1) through (3) [No change in text.]
 - (4) Site Development Permit
 - (A) through (B) [No change in text.]
 - (C) A Site Development Permit decided in accordance with Process Four is required for *development of a hotel or motel with 100 to 200 guest rooms* except that the CCDC Board of Directors shall act in lieu of the Planning Commission. A Site

Development Permit decided in accordance with Process Five is required for development of a hotel or motel with greater than 200 guest rooms except that the CCDC Board of Directors shall act in lieu of the Planning Commission.

(D) Expansion or enlargement of previously conforming hotels or motels with greater than 100 guest rooms or that would result in greater than 100 guest rooms is subject to Section 157.0201(b)(4)(C).

§1511.0203 Conditional Use Permits and Site Development Permits

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

(d) A Site Development Permit decided in accordance with Process Four is required for development of a hotel or motel with 100 to 200 guest rooms in accordance with Section 112.0507 except that the CCDC Board of Directors shall act in lieu of the Planning Commission. A Site Development permit decided in accordance with Process Five is required for development of a hotel or motel with greater than 200 guest rooms in accordance with Section 112.0509 except that the CCDC Board of Directors shall act in lieu of the Planning Commission.

(e) Expansion or enlargement of previously conforming hotels or motels with greater than 100 guest rooms or that would result in greater than 100 guest rooms is subject to Section 1511.0203(d).

§1511.0301 Use Classifications for the Marina Planned District

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

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

(e) Nonresidential Uses

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

(4) Mixed Hotel/Residential Development

In the area designated Subarea 1 on Diagram 1511-03B of this Planned District Ordinance, mixed uses including hotel and residential are permitted except that development of a hotel or motel with greater than 100 guest rooms is subject to a Site Development Permit in accordance with Sections 1511.0203(d) and (e).

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

(5) Hotel Subarea 2

In the area designated Subarea 2 on Diagram 1511-03B, the following hotel uses are permitted except that development of a hotel or motel with greater than 100 guest rooms is subject to a Site Development Permit in accordance with Sections 1511.0203(d) and (e):

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

HKV:cw
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