

## Appendix: Land Use

Land use categories are consistent with the 2024 General Plan. Refer to Table LU-4 General Plan and Community Plan Land Use Category Descriptions of the Land Use and Community Planning Element.

General	Recommended	Use	Description	General Plan
Plan	Community Plan	Considerations		Density
Land	Designation			Range
Use				(du/ac)¹
	Open Space	None	Provides for the preservation of land that has	N/A
			distinctive scenic, natural, or cultural features; that	
			contributes to community character and form; or	
			that contains environmentally sensitive resources.	
			Applies to land or water areas that are undeveloped,	
			generally free from development, or developed with	
tior			very low-intensity uses that respect natural	
rea			environmental characteristics and are compatible	
Rec			with the open space use. Open Space may have	
pu			utility for: primarily passive park and recreation use;	
ص (ن			conservation of land, water, or other natural	
Dac			resources; historic or scenic purposes; visual relief;	
1 SF			or landform preservation.	
Park, Open Space, and Recreation	Population-based	None	Provides for areas designated for passive and/or	N/A
, O	Parks		active recreational uses, such as community parks	
Par			and neighborhood parks. It will allow for facilities	
			and services to meet the	
			recreational needs of the community as defined by	
			the community plan.	
	Resource-based	None	Provides for recreational parks to be located at, or	N/A
	Parks		centered on, notable natural or man-made features	
			(beaches, canyons, habitat systems, lakes, historic	

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Serve the citywide population as well as visitors.				sites, and cultural facilities) and are intended to	
Recreation				serve the citywide population as well as visitors.	
Agriculture  Agriculture  None  Provides for areas that are rural in character and very low-density or areas where agricultural uses are predominant. This designation is intended to accommodate a wide range of agriculture and agriculture-related uses such as: dairies; horticulture nurseries and greenhouses; raising and harvesting of crops; raising, maintaining, and keeping of animals; separately regulated agriculture uses; and single dwelling units when applicable.  Provides for single-family housing within a low-density range.  Residential Low-2  None  Provides for single-family housing within a low-density range.  Residential Low-4  Residential Low-4  Residential None  Provides for multifamily housing within a medium-density range.  Residential None  Provides for multifamily housing within a medium-density range.  Residential None  Provides for multifamily housing within a medium-density range.  Residential None  Provides for multifamily housing within a medium-density range.  Residential None  Provides for multifamily housing within a medium-density range.  Residential None  Provides for multifamily housing within a medium-density range.  Residential None  Provides for multifamily housing within a medium-density range.  Residential None  Provides for multifamily housing within a medium-density range.  Residential High-1  None  Provides for multifamily housing within a medium-density range.  Residential High-1  None  Provides for multifamily housing within a high-density range.  Residential High-2  None  Provides for multifamily housing within a high-density range.  Residential High-4  None  Provides for multifamily housing within a high-density range.  Residential High-4  None  Provides for multifamily housing within the highest density range.  Residential High-4  None  Provides for multifamily housing within the highest density range.  Residential High-4  None  Provides for multifamily housing within the highest density range.  Residential High-4  Residential High-4  None  Provides for multifamily housing w		Private/Commercial	None	Provides for private recreational areas or	N/A
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Residential High-1  Residential High-2  Residential High-2  Residential High-2  Residential High-3  Residential High-3  Residential High-4  Residential Provides for multifamily housing within the highest du/ac  Residential High-4  Residential High-4  Residential High-4  Residential Provides for multifamily housing within the highest du/ac  Residential High-4  Resi		Medium-4		density range	
Residential High-2 Residential High-3 Residential High-4 Residential High-4 Residential High-4 Residential High-4 Residential High-4 Residential High-4 Residential Provides for multifamily housing within a high-density range. Provides for multifamily housing within the highest density range. Provides for multifamily housing within the highest du/ac Provides local convenience shopping, civic uses, and 0 – 73+ du/ac		Posidontial High 1	None	Provides for multifamily housing within a high-	0 - 145 du/ac
Residential High-2 density range.  Residential High-3 None Provides for multifamily housing within a high-density range.  Residential High-4 None Provides for multifamily housing within the highest density range.  Neighborhood Residential Provides local convenience shopping, civic uses, and 0 – 73+ du/ac		Resideritial Flight		density range.	
Residential High-3  None  Residential High-4  Residential High-4  None  Provides for multifamily housing within a high-density range.  Provides for multifamily housing within the highest density range.  O - 290 du/ac  O - 290+density range.  O - 290+density range.  O - 291+density range.  O - 291+density range.  O - 293+du/ac		Posidontial High 2	None	Provides for multifamily housing within a high-	0 – 218 du/ac
Residential High-3 density range.  Residential High-4 None Provides for multifamily housing within the highest du/ac  Neighborhood Residential Provides local convenience shopping, civic uses, and 0 – 73+ du/ac		Nesideritiai riigir-z		density range.	
Residential High-4  None  Provides for multifamily housing within the highest du/ac  Neighborhood  Residential  Provides local convenience shopping, civic uses, and 0 – 73+ du/ac		Posidontial High 2	None	Provides for multifamily housing within a high-	0 – 290 du/ac
Residential High-4 density range. du/ac  Neighborhood Residential Provides local convenience shopping, civic uses, and 0 – 73+ du/ac		Mesideridal High-5		density range.	
density range. du/ac  Neighborhood Residential Provides local convenience shopping, civic uses, and 0 – 73+ du/ac		Posidontial High 1	None	Provides for multifamily housing within the highest	0 – 290+
		Nesideridal Figit-4		density range.	du/ac
Commercial Permitted services serving an approximate three-mile radius.	0	Neighborhood	Residential	Provides local convenience shopping, civic uses, and	0 – 73+ du/ac
	Ū	Commercial	Permitted	services serving an approximate three-mile radius.	

A-1 Appendix B: Land Use

Appendix A: Land Use

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		Housing may be allowed only within a mixed-use setting.	
	Residential Prohibited	Provides local convenience shopping, civic uses, and services serving an approximate three-mile radius.	N/A
Community Commercial	Residential Permitted	Provides for shopping areas with retail, service, civic, and office uses for the community at large within three to six miles. It can also be applied to Transit Corridors where multifamily residential uses could be added to enhance the viability of existing commercial uses.	0 – 73+ du/ac
	Residential Prohibited	Provides for shopping areas with retail, service, civic, and office uses for the community at large within three to six miles.	N/A
Regional Commercial	Residential Permitted	Serves the region, within five to 25-plus miles, with a wide variety of uses, including commercial service, civic, retail, office, and limited industrial uses.  Residential uses may occur only as part of a mixed-use (commercial/residential) project.	0 – 29+ du/ac
	Residential Prohibited	Serves the region, within five to 25-plus miles, with a wide variety of uses, including commercial service, civic, retail, office, and limited industrial uses.	N/A
Office Commercial	Residential Permitted	Provides for office employment uses with limited, complementary retail uses. Residential uses may occur only as part of a mixed-use (commercial/residential) project.	0 – 73+ du/ac
Visitor Commercial	Residential Permitted	Provides for the accommodation, dining, and recreational uses for both tourists and the local population. This designation is intended for land located near employment centers and areas with recreational resources or other visitor attractions. Residential uses may occur only as part of a mixed-use (commercial/residential) project.	0 – 73+ du/ac
Heavy Commercial	Residential Prohibited	Provides for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service. This designation is appropriate for transportation corridors where the previous community plan may have allowed for both industrial and commercial uses.	N/A

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Institutional, Public, and Semi- Public Facilities <sup>4</sup>	Institutional	None	Provides a designation for uses that are identified as public or semi-public facilities in the community plan and which offer public and semi-public services to the community. Uses may include but are not limited to: airports, military facilities, community colleges, university campuses, landfills, communication and utilities, transit centers, water sanitation plants, schools, libraries, police and fire facilities, cemeteries, post offices, hospitals, parkand-ride lots, government offices and civic centers.	N/A
	Neighborhood Village	Residential Required	Provides housing in a mixed-use setting and convenience shopping, civic uses as an important component, and services serving an approximate three-mile radius.	0 – 73+ du/ac
	Community Village	Residential Required	Provides housing in a mixed-use setting and serves the commercial needs of the community-at-large, including the industrial and business areas.  Integration of commercial and residential use is emphasized; civic uses are an important component. Retail, professional/administrative offices, commercial recreation facilities, service businesses, and similar types of uses are allowed.	0 – 73+ du/ac
Multiple Use	Urban Village	Residential Required	Serves the region with many types of uses, including housing, in a high-intensity, mixed-use setting. Integration of commercial and residential use is emphasized; larger, civic uses and facilities are a significant component. Uses include housing, business/professional office, commercial service, and retail.	73+ du/ac (upper limit is to be determined by the adopted land use plan and associated implementing ordinances).
	Downtown	None	Provides a range of single and multiple uses in a setting of high intensity appropriate to downtown's unique role as the regional center. Integration of commercial, residential, civic, institutional, and open space uses is emphasized.	Density range to be determined by the adopted land use plan and associated implementing ordinances. <sup>5</sup>

A-3 Appendix A: Land Use
Appendix A: Land Use

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	Scientific Research	Office Use	Provides for activities limited to scientific research,	N/A
		Limited	product development and testing, engineering, and	
			any other basic research functions leading to new	
			product development with limited light	
			manufacturing. Office uses, except corporate	
			headquarters, are not permitted, except as	
			accessory to the primary use or as direct support for	
			scientific research uses. This designation would not	
			permit storage and distribution uses.	
	Technology Park	Office Use	Allows high technology related to applied sciences,	N/A
		Limited	including: light manufacturing, research and	
			development, corporate headquarters, and storage	
			and distribution uses. This designation also allows	
			office uses which provide administrative, sales, and	
			service functions directly related to these high	
			technology uses. It is appropriate to apply in light	
			industrial areas with some office development.	
2,	Business Park	Office Use	Allows office, research and development, and light	N/A
ent		Permitted	manufacturing uses. This designation would not	
/m			permit storage and distribution uses except as	
olq			accessory to the primary use. It is appropriate to	
E			apply in portions of communities primarily	
<u>rial</u>			characterized by single- and multitenant office	
Industrial Employment <sup>1, 2</sup>			development with some light industrial uses.	
luc Pic	Business Park -	Office Use	Applies in areas where employment and residential	0 – 44+ du/ac
	Residential	Permitted	uses are located on the same premises or in close	Residential
			proximity. Permitted employment uses include	densities are
			those listed in the Business Park designation.	to be
			Multifamily residential uses are optional with the	determined
			density to be specified in the community plan.	by the
			Development standards and/or use restrictions that	adopted land
			address health and compatibility issues will be	use plan and
			included in future zones.	associated
				implementing
	International	Office Use	Combines the uses permitted in both the Business	ordinances. N/A
	Business and	Permitted	Park and Light Industrial designations. Allows single-	IN/A
	Trade	remitted	and multi-tenant office, research and development,	
	ITaue		light manufacturing, and storage and distribution	
			uses. It is appropriate to apply in portions of	
			communities adjacent to the border, other ports of	
			entry, or areas in transition to higher intensity	
			industries.	
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Light Industrial	Office Use	Allows a wider variety of industrial uses by	N/A
	Limited	permitting a full range of light manufacturing and	
		research and development uses and adding other	
		industrial uses such as storage and distribution and	
		transportation terminals. Multi-tenant industrial	
		uses and corporate headquarters office uses are	
		permitted. Otherwise, only limited office or	
		commercial uses should be permitted which are	
		accessory to the primary industrial use. Heavy	
		industrial uses that have significant nuisance or	
		hazardous effects are excluded.	
Heavy Industrial	Office Use	Provides for industrial uses emphasizing base sector	N/A
	Limited	manufacturing, wholesale and distribution,	
		extractive, and primary processing uses with	
		nuisance or hazardous characteristics. For reasons	
		of health, safety, environmental effects, or welfare	
		these uses should be segregated from other uses.	
		Non-industrial uses, except corporate headquarters,	
		should be prohibited.	

## TABLE A-1 GENERAL PLAN AND COMMUNITY PLAN LAND USE CATEGORY DESCRIPTIONS

Source: 2024 General Plan

Notes:

- Residential density ranges will be further refined and specified in each community plan Residential densities may also be narrowed within the density ranges established for the Commercial Employment, Retail, and Services General Plan land use category in this table Community plans may also establish density minimums where none are specified in the Commercial Employment, Retail, and Services General Plan Land Use category Calculation of residential density is to be rounded to the nearest whole number if the calculation exceeds a whole number by 050 or more in most cases In all other remaining instances, such as in the coastal areas, calculation of density is to be based on established policies and procedures Whenever a plus (+) sign is identified next to a density number, the upper limit may be further specified in a community plan without causing the need for amending the General Plan, upon evaluation of impacts For uses located within an airport influence area, the density ranges should be consistent with the Airport Land Use Compatibility Plan and Air Installation Compatible Use Zone study or steps should be taken to overrule the Airport Land Use Commission.
- 2 Consult the Economic Prosperity Element for policies related to the commercial and industrial land use designations.
- 3 Commercial land use designations may be combined to meet community objectives.
- 4 Community plans will further define the specific institutional use allowed on a particular site.
- 5 The Downtown Community Plan provides building intensity standards.

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B

# Appendix: Lighting Standards and Guidelines

This section serves as a centralized resource for all the Street Lighting standards and guidelines detailed in the Street Design Manual. Each section is pulled directly from the chorological chapter it resides in.

\*Will include once lighting standards have been formalized\*

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# Appendix: Deviation from Standards Form (DS-266)

This form is used by projects submitted to the Development Services Department, like private development projects, to request a design deviation to a City Standard design due to uncommon circumstances. It is also available on the City's Development Services Department website.

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## Deviation From Standards

FORM **DS-266** October 2021

DRAWING NUMBER(S):	WBS OR IO NUMBER(S):		
PROJECT TITLE/DESCRIPTION:			PLACE RCE STAMP OF EOR
			HERE:
PROJECT LOCATION(S):			
FROJECT LOCATION(S).			
ENGINEER OF RECORD:			
(EOR)	(Print Name)		
(Signature)	(RCE NUMBER)	(Date)	
STANDARDS DEVIATING FROM	(o.g. 2018 Greenhook Section: 2	018 Standard Drawing	SDG-133 Curb Pamps Time A and
B):	e.g. 2010 Greenbook bection, 2	010 Standard Drawing	SDC 100 Curb Ramps Type A and
LOCATIONS OF DEVIATION(S)	Street names/intersections or	facility locations):	
DESCRIPTION OF DEVIATION(S	<u>s):</u>		

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FIGURE E-1 DEVIATION FROM STANDARDS FORM

MITIGATION MEASURES FOR DEVIATION:	
WITIGATION MEASURES FOR DEVIATION.	
SEE ATTACHED SHEETS (e.g. D sheets, photos or sketches)	PROVIDE SHEET NUMBERS WITH DESCRIPTIONS.:
REVIEWED BY:	
DESIGN/PLAN CHECK ENGINEER:	(2)
(Prii	nt Name)
(Signature)	(Date)
APPROVED BY:	
DEPUTY CITY ENGINEER (DCE):	
(Pri	nt Name)
(Signature)	(Date)

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DS-266 (10-2021)

FIGURE E-2 DEVIATION FROM STANDARDS FORM (CONTINUED)

## Appendix: High Crime Census Tract Map (2022)

This map from the San Diego Police Department is used to determine the placement of streetlights. Please note that this map is 2010 Census tracts with 2022 high crime data.

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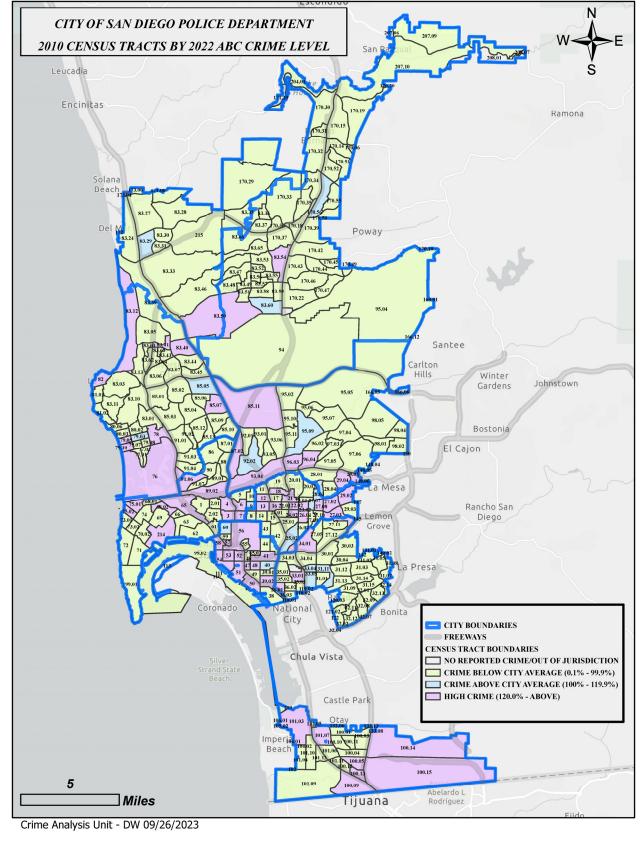


FIGURE D-1 HIGH CRIME CENSUS TRACT MAP (2022)