

Article 4: Cass Street Commercial Planned District
(“Carmel Valley Planned District” added 3-27-2007 by O-19597 N.S.; effective 4-26-2007.)

Division 1: General Rules
(“General Rules” added 3-27-2007 by O-19597 N.S.; effective 4-26-2007.)

§154.0101 Purpose and Intent

The purpose of the Cass Street Commercial Planned District is to retain the existing mix of residential and commercial uses on Cass Street, and to provide for establishments catering to the lodging, dining, shopping and service needs of the adjacent single-family and multi-family residential neighborhoods with the inclusion of adequate parking facilities. This Planned District is intended to encourage a pedestrian-oriented scale and aesthetically pleasing environment that is compatible with the surrounding single-family and multi-family residential development.

(“Purpose and Intent” added 3-27-2007 by O-19597 N.S.; effective 4-26-2007.)

§154.0102 Boundaries

The regulations in Chapter 15, Article 4, shall apply along the commercial areas of Cass Street within the boundaries of the Pacific Beach Community Planning Area designated on that certain Zone Map Drawing No. B-3741 filed in the office of the City Clerk under Document No. OO-16543.

(“Boundaries” added 3-27-2007 by O-19597 N.S.; effective 4-26-2007.)

§154.0103 Applicable Regulations

Where not otherwise specified by the Cass Street Commercial Planned District Ordinance, the following chapters of the Land Development Code apply:

- Chapter 11 (Land Development Procedures);
- Chapter 12 (Land Development Reviews);
- Chapter 13 (Zones);
- Chapter 14, Article 1 (Separately Regulated Use Regulations);
- Chapter 14, Article 2, Division 1 (Grading Regulations);
- Chapter 14, Article 2, Division 2 (Drainage Regulations);

Chapter 14, Article 2, Division 3 (Fence Regulations);
Chapter 14, Article 2, Division 5 (Parking Regulations);
Chapter 14, Article 2, Division 6 (Public Facility Regulations);
Chapter 14, Article 2, Division 8 (Refuse and Recyclable Materials Storage Regulations);
Chapter 14, Article 3 (Supplemental Development Regulations);
Chapter 14, Article 4 (Subdivision Regulations);
Chapter 14, Article 5 (Building Regulations);
Chapter 14, Article 6 (Electrical Regulations); and
Chapter 14, Article 7 (Plumbing and Mechanical Regulations)

Where there is a conflict between the Land Development Code and this Planned District, the Cass Street Commercial Planned District applies, except as it relates to *parking standards transit priority area*, in which case the *parking standards transit priority area* parking ratio shall apply.

(“*Applicable Regulations*” added 3-27-2007 by O-19597 N.S.; effective 4-26-2007.)
(Amended 12-17-2021 by O-21401 N.S.; effective 1-16-2022.)

[Editors Note: Amendments as adopted by O-21401 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-21401-SO.pdf]

§154.0104 Definitions

Auto repair facilities - means establishments which provide services for the maintenance and repair of automobiles.

Live entertainment - means entertainment provided by performers appearing in person.

Where there is a conflict between the Land Development Code and this Planned District, the Cass Street Commercial Planned District applies.

(“*Definitions*” added 3-27-2007 by O-19597 N.S.; effective 4-26-2007.)