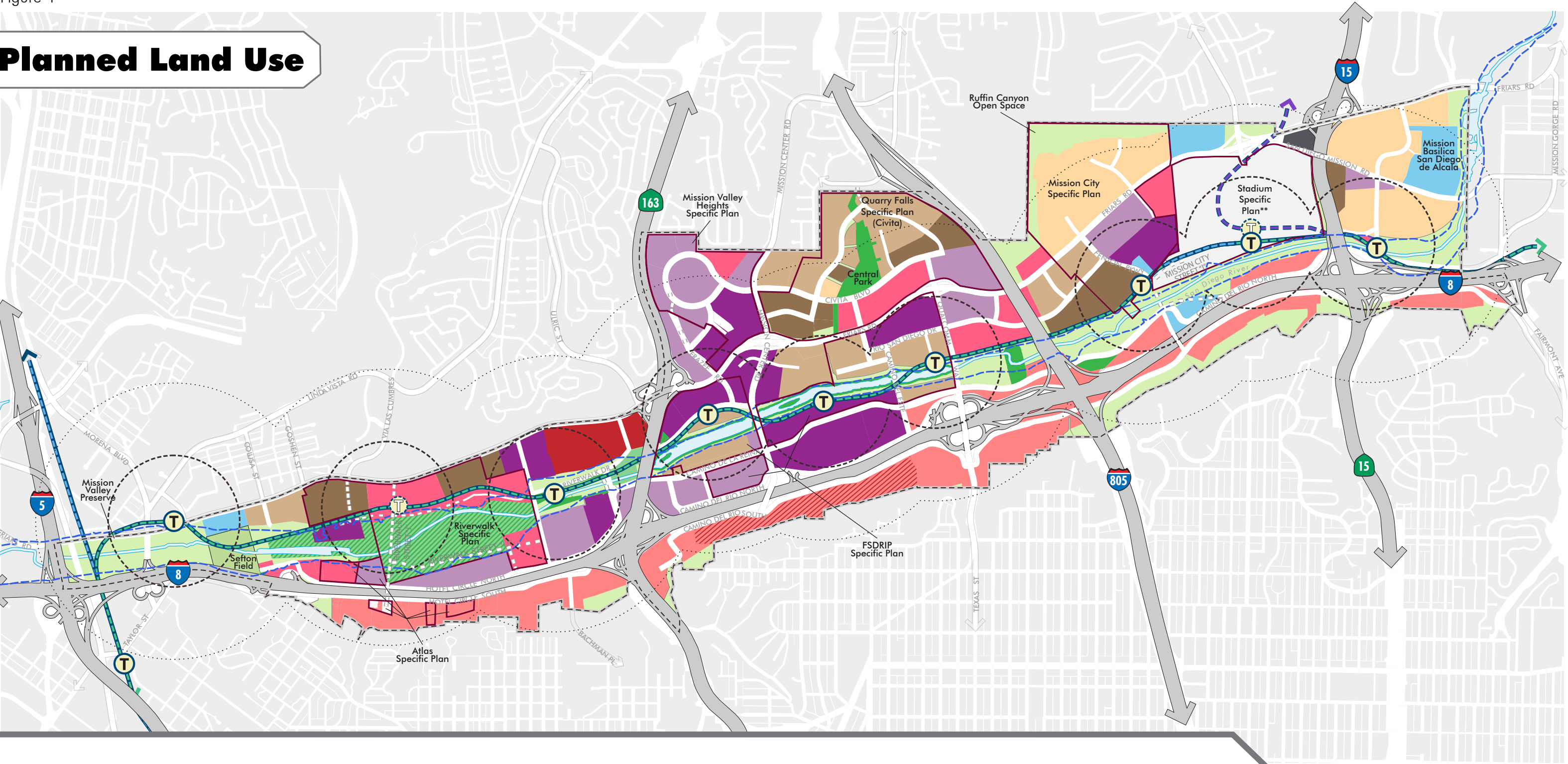


Figure 4

Planned Land Use



General Information

- Mission Valley Community Plan Area
- 100 Year Floodway
- Specific Plan
- Parcels
- Planned Roadway
- San Diego River

Transit

- Existing Trolley (Blue Line)
- Existing Trolley (Green Line)
- Planned Trolley (Purple Line)
- Planned Trolley Stop (Riverwalk)
- Trolley Station Design District (1/4 mile)
- Transit Priority Area (1/2 mile)

Land Use

- Mixed Use (HD)
- Mixed Use (MD)
- Residential (HD)
- Residential (MD)
- Residential (LD)
- Public/Institutional

- Office and Visitor Commercial
- Office and Visitor Commercial*
- Regional Commercial*
- Regional Office and Visitor Commercial*
- Industrial

*Residential Prohibited

Park and Open Space

- Existing Park
- Existing Open Space
- Potential Park
- Potential Open Space
- Potential Park/Open Space

**To be completed

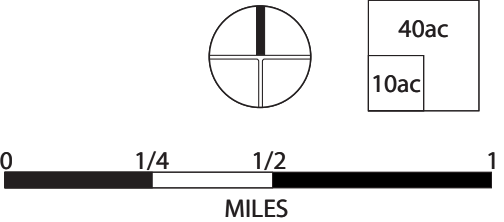
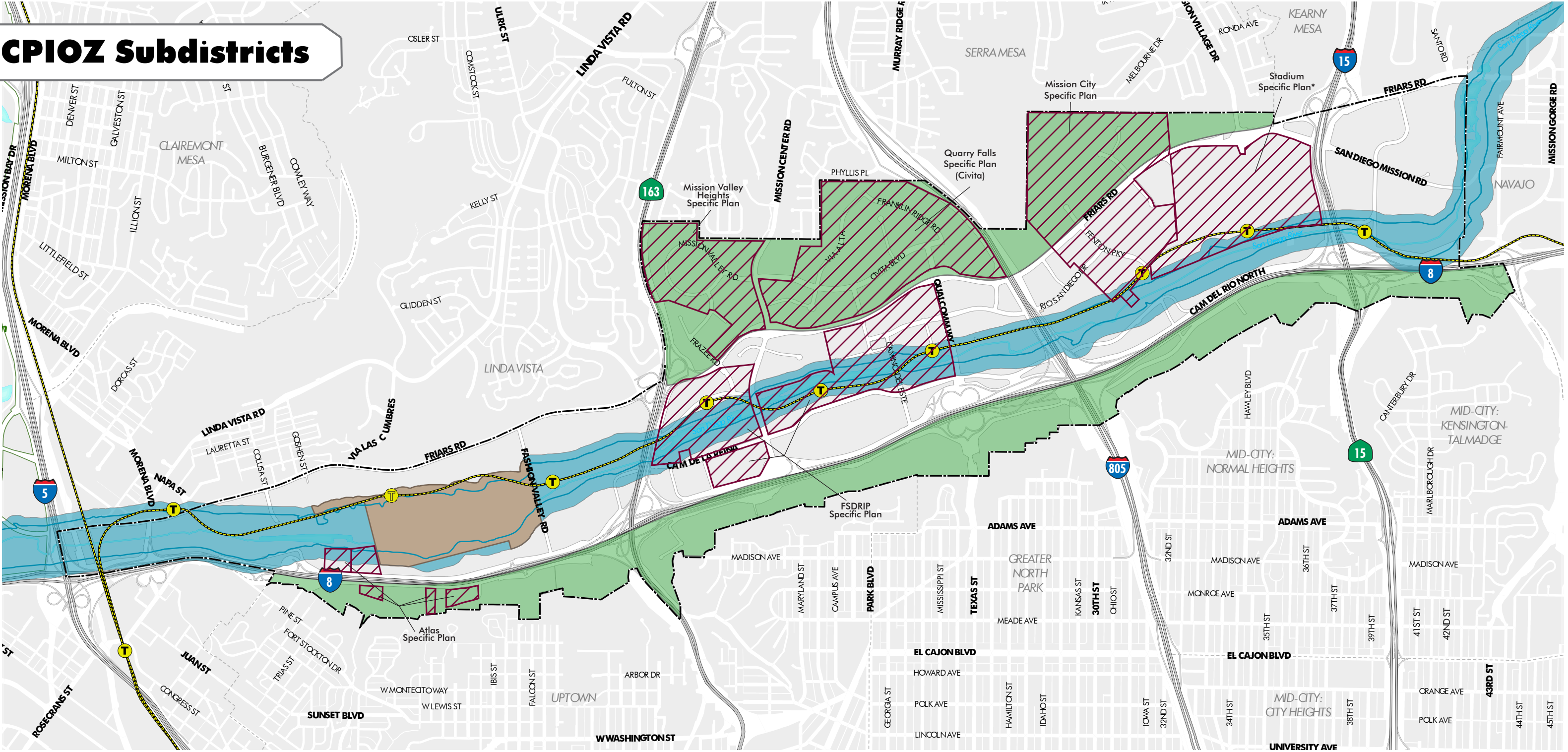















Figure 39



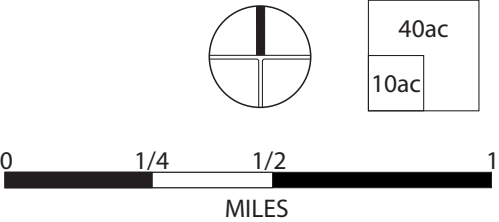
General Information

-  Trolley Stops
-  Planned Trolley Stops
-  Light Rail
-  Freeways
-  Ramps
-  San Diego River
-  Mission Valley Community Plan Boundary
-  Community Planning Areas
-  100 Year Floodway

CPIOZ Subdistricts

-  San Diego River Subdistrict
-  Hillside Subdistrict
-  Specific Plan Subdistrict
-  River Influence Area Not Part of CPIOZ

*To be completed



Note: This map illustrates approximate boundaries and may not be relied upon to demonstrate actual boundaries, which are established according to the location of the current 100-year floodway as mapped by the Federal Emergency Management Agency (FEMA) and which is subject to change.

Steep Slope Definition

Steep slope lands are defined as all land having a naturally formed or naturally appearing gradient of 25 percent or greater, based on 5 foot contour intervals, with a minimum elevation differential of 25 feet. Steep slopes do not include manufactured slopes, which have been graded pursuant to a validly issued permit.

Preservation of Steep Slopes

- Development, including road construction, above the 150 foot contour line shall not occur.
- Landscaped slopes disturbed during construction shall be revegetated in accordance with City-wide standards. Lot splits are prohibited on steep slopes.

Signage

- Ground signs greater than 40 feet in height shall not be permitted south of I-8, except that automobile dealerships may utilize ground signs not exceeding 50 feet in height, except pursuant to a variance approved, in accordance with Land Development Code Chapter 12, Article 6, Division 8 (Variance Procedures).
- Roof top signs are prohibited.



Northern Slopes

Natural appearing slopes and contours shall be recreated through variable slope gradients not exceeding a 2:1 ratio. Hillside rehabilitation areas shall be revegetated with indigenous plantings per adopted City-wide landscape standards.

Southern Slopes

- For buildings and structures located south of I-8 on southern slopes, the height shall be limited to 40 feet above preexisting or finished grade, whichever is lower.
- Exceptions to the 40 foot height limitation may be approved up to 65 feet in height provided that all of the following standards are met:
 - All natural existing hillside vegetation and topography shall be preserved;
 - Any previously graded hillsides shall be recontoured into a naturalistic form and revegetated with indigenous plants; and
 - Buildings and structures shall be designed and sited so that a minimum 30 foot wide open public view corridor is created to the hillside from adjacent public streets and freeways.
- Structures over the 65 foot building height level are permitted to allow construction of unique architectural features, such as a steeple, which do not contain occupied floor area, mechanical equipment, or signage.
- Development shall not be permitted in steep slope lands, except as indicated in Table 10.

Development on the southern slopes should be low scale and integrated into the natural topography.

Table 10: Encroachment into Steep Slopes

Percentage of Parcel in Steep Slopes	Maximum Encroachment Allowance as Percentage of Area in Steep Slopes
75% or less	10%
80%	12%
85%	14%
90%	16%
85%	18%
100%	20%

Specific Plan Subdistrict CPIOZ

The purpose of the Specific Plan Subdistrict CPIOZ-Type A regulations is to identify properties where a valid specific plan ~~has been~~ **was** adopted by ordinance **prior to the adoption of this Community Plan** or a specific plan adopted by ordinance is required for future development. These areas are identified in Figure 39. Applications for a CPIOZ-Type A development shall meet the regulations outlined within the corresponding specific plan.

Supplemental Development Regulations

Authority

Specific plans may either supplement or supersede land use regulations applicable to the subject property, including all previously adopted ordinances, standards and guidelines. In the event an inconsistency or conflict exists between standards adopted within a specific plan and comparable provisions of the Mission Valley Community Plan or other development standards, the standards and regulations made part of the specific plan shall prevail. Where not otherwise specifically referenced and addressed by a specific plan, all adopted ordinances, regulations, standards and guidelines of the Land Development Code shall apply.

New Specific Plans and Specific Plan Amendments

If an area is within the Specific Plan Subdistrict CPIOZ but a specific plan has not been adopted, a specific plan will be required for future development. Valid specific plans may also be amended. Any new specific plans or amendments to adopted specific plans shall be consistent with Chapter 12, Article 2, Division 1 of the Land Development Code.

Removing Specific Plan Requirements from a Property

The properties within the Specific Plan Subdistrict have a base zone consistent with land use designations of the Mission Valley Community Plan. However, the regulations of any adopted specific plan supersede those base zones. Amendments to the Land Development Code and Mission Valley Community Plan shall be required to remove a property from the adopted specific plan and Specific Plan Subdistrict CPIOZ. Once the Specific Plan Subdistrict CPIOZ boundary has been amended to remove the property from the overlay zone, the base zone shall apply.

San Diego River Subdistrict CPIOZ

The purpose of the San Diego River Subdistrict CPIOZ-Type A regulations is to ensure that development along the San Diego River implements the San Diego River Park Master Plan. The River Subdistrict regulations have also been designed to preserve and enhance the character of the San Diego River Valley, to provide for sensitive rehabilitation and redevelopment, and to create the San Diego River Pathway. The San Diego River Subdistrict CPIOZ includes the River Corridor Area and the River Influence Area (Figure 40). The regulations of this zone apply to any development fully or partially within these boundaries.