3.0 Policies and Regulatory Provisions

This chapter sets forth the policies, regulatory procedures and standards for implementing the East Otay Mesa Specific Plan. The policies and regulations are premised on several objectives:

- Achieve a high quality industrial and business district through good site planning and building design;
- Protect sensitive environmental resources;
- Accommodate land uses and building types appropriate to an international industrial district;
- Coordinate development with a comprehensive planned network of regional and local roads; and
- Provide public facilities and services prior to or concurrent with need.

These policies and regulatory procedures and standards shall apply to SubArea 1 of the East Otay Mesa Specific Plan.

These policies, regulatory procedures and standards shall apply to SubArea 1 of the East Otay Mesa Specific Plan. The use and employment of land, buildings or structures, and the construction, reconstruction, alteration, expansion, or relocation of any building, structure or use upon the land, shall conform to these regulations. No land, building, structure or premises shall be used for any purpose or in any manner other than as permitted in the district in which such land, building, structure, or premise is located, except as provided by the Nonconforming Use provisions of the County's Zoning Ordinance.

3.1 Land Use Regulations

Land use districts in the East Otay Mesa Specific Plan SubArea 1 Area, as shown in Figure 2.1-1, include Technology Business Park, Activity Nodes, Commercial Center (overlay), Light Industrial, Heavy Industrial, and Conservation/Limited Use. It should also be noted that all uses shall comply with applicable portions of Section 6300 et seq. of the County Zoning Ordinance: Performance Standards. Regarding noise measurements, uses in the Activity Node and Commercial Center shall comply with Section 6310.b; uses in the Technology Business Park shall comply with Section 6310.c; uses in the Light Industrial areas shall comply with Section 6310.d; uses in the

Heavy Industrial areas shall comply with Section 6310.e; and uses in the Conservation/Limited Use areas shall comply with Section 6310.b.

The *Technology Business Park District* is intended to accommodate research and development as well as manufacturing of goods and materials associated with emerging industries in San Diego County.

Activity Nodes are intended to create a focal point for daily operations and employee needs within East Otay Mesa. Development standards requiring pedestrian oriented designs will help create a sense of place, unique to East Otay Mesa and the proposed Technology Business Park development.

The *Commercial Center overlay* is intended to accommodate an appropriate range of retail goods and services for the employee population and bi-national traffic.

The *Light Industrial Use District* is intended to accommodate general industrial plants primarily engaged in manufacturing.

The Heavy *Industrial Use District* is intended to accommodate all of the uses allowed in the Technology Business Park and Light Industrial Districts plus recycling and salvage uses.

The *Conservation/Limited Use* designation is applied to areas of the Specific Plan containing steeper slopes and possible significant biological resources.

Parcels with a "G" Designator shall comply with the County Zoning Ordinance Sensitive Resources Area Regulations Sections 5300 – 5307. In addition, the Specific Plan requires the preparation of a Resource Conservation Plan for all parcels with the "G" Designator.

Table 3.1-1 identifies permitted and conditionally permitted land uses by district. Similar to the County Zoning Ordinance, the Specific Plan specifies permitted uses (P), uses subject to a Minor Use Permit (m), uses subject to a Major Use Permit (M). Where the box is blank, use is not permitted. Also included are interim uses (I) that are allowed only by a Major Use Permit to be issued or renewed for up to five years, only with the finding that "a reasonable projection of market demand indicates that it is unlikely that

any allowed permanent use (approved or in house for processing) will be sited within five years that would be negatively impacted by the Interim Use.

In Table 3.1-1, the number in parentheses following each use refers to the use classification described in the County Zoning Ordinance, Sections 1200 through 1899. These sections of The Zoning Ordinance describe the land uses in more detail. The following uses are specifically prohibited in the East Otay Mesa Specific Plan SubArea 1:

- Manufacturing or storage of explosives;
- Permanent storage of toxic waste;
- Cemeteries;
- Animal Auctioning;
- Stockyards;
- Animal rendering plants; and
- Mining and processing.

All proposed development in East Otay Mesa shall require approval of a Site Plan, described in Section 3.3.1 of this Specific Plan, unless a Major Use Permit or other discretionary permit has already addressed the criteria set forth in this Specific Plan or was approved prior to the adoption of this Specific Plan Amendment.

TABLE 3.1-1
East Otay Mesa Specific Plan
Land Use Matrix [1]

	San Diego County Zoning Ordinance Nos.	Technology Business Park			Light Industrial	Heavy Industrial	Conservation Area
		Technology Business Park	Activity Node (per Section 3.3.2)	Commercial Center (Overlay- per Section 3.3.3)			
1. Civic Use Types							
Administrative Services	(1310)	P	P	P	P	P	
Ambulance Services	(1315)	P			P	P	
Clinic Services	(1320)	P	P	P	P	P	
Community Recreation	(1325)	P	P	P	P	P	
Cultural Exhibits and Library Services	(1330)	P	P	P	P	I	
Child Care Center	(1332)		M	M			
Essential Services	(1335)	P	P	P	P	P	P
Fire Protection Services	(1340)	P	P	P	P	P	
Law Enforcement Services	(1346)	P	P	P	P	P	
Lodge, Fraternal and Civic Assembly	(1348)	M	P	P	M	M	
Major Impact Services and Utilities	(1350)	M(9)	M(9)	M(9)	M(9)	M	
Minor Impact Services and Utilities	(1355)	P	P	P	P	P	
Parking Services	(1360)	P	P	P	P	P	
Postal Services	(1365)	P	P	P	P	P	
Small Schools/Trade Schools	(1375)	M	M	M	m	m	
2. Commercial Use Types							
Administrative and Professional Services	(1410)	P	P	P	P	P	
Agricultural and Horticultural Sales	(1415)						
a) Agricultural Sales		I		P(2)	I	I	
b) Horticultural Sales		I		P	I	I	
Agricultural Services	(1420)	I			I	I	
Animal Sales and Services	(1425)				I	I	
b) Grooming				P	I		
c) Horse Stables					I	I	
d) Kennels					I	I	
e) Veterinary – Large Animals						P	

TABLE 3.1-1
East Otay Mesa Specific Plan
Land Use Matrix [1]

	San Diego County Zoning Ordinance Nos.	Technology Business Park			Light Industrial	Heavy Industrial	Conservation Area
		Technology Business Park	Activity Node (per Section 3.3.2)	Commercial Center (Overlay- per Section 3.3.3)			
f) Veterinary – Small Animals			P	P		P	
Automotive and Equipment	(1430)						
a) Cleaning				P(2)	P(2)	P(2)	
b) Fleet Storage		I(2)			P(2)	P(2)	
c) Parking		I(2)			P(2)	P(2)	
d) Repairs (Heavy Equipment)					I(2)	P(2)	
e) Repairs (Light Equipment)				P(2)	I(2)	P(2)	
f) Sales Rentals (Heavy Equipment)		I(2)			I(2)	P(2)	
g) Sales Rentals (Farm Equipment)		I(2)			I(2)	P(2)	
h) Sales Rentals (Light Equipment)		I(2)		P(2)	I(2)	P(2)	
i) Storage (Non-Operating Vehicles)		I(3)				M	
j) Storage (Recreational Vehicles and Boats)		I				P(2)	
Building Maintenance Services	(1435)	P(2)	P (2)	P(2)	P(2)	P	
Business Equipment Sales and Service	(1440)	P	P	P	P	P	
Business Support Services	(1445)	P	P	P	P	P	
Communications Services	(1450)	P	P	P	P	P	
Construction Sales and Services	(1455)	P(2)	-	P(2)	P(2)	P	
Convenience Sales and Personal Services	(1460)	P	P	P	P	P	
Eating and Drinking Establishments	(1465)	P(5)	P(4)	P	P(5)	P(5)	
Financial, Insurance and Real Estate	(1475)	P	P	P	P	P	
Food and Beverage Sales	(1480)	P(5)	P	P	P(5)	P(5)	
Funeral and Internment Services	(1485)						
a) Cremating						M	
c) Undertaking						P	
Gasoline Sales	(1490)	P(6)		P(6)	P(6)	P(6)	
Laundry Services	(1495)		P	P			

TABLE 3.1-1
East Otay Mesa Specific Plan
Land Use Matrix [1]

	San Diego County Zoning Ordinance Nos.	Technology Business Park			Light Industrial	Heavy Industrial	Conservation Area
		Technology Business Park	Activity Node (per Section 3.3.2)	Commercial Center (Overlay- per Section 3.3.3)			
Medical Services	(1500)	P	P	P			
Participant Sports and Recreation	(1505)						
a) Indoor		M	P	P	P	P	
b) Outdoor				M	M	M	M
Personal Services	(1510)	P	P	P	P	P	
Recycling Collection Center	(1512)						
a) Small			P(7)	P(7)	P(7)	P(7)	
b) Large						P(7)	
Recycling Processing Facility	(1513)						
a) Light						M (8)	
b) Heavy						M(8)	
c) Wood and Green Materials, Light						M(8)	
d) Wood and Green Materials, Heavy						M(8)	
Repair Services	(1515)	P	P	P	P	P	
Research Services	(1520)	P	P	-	P	P	
Retail Sales	(1525)						
a) General		P(5)	P	P			
b) Specialty		P	P	P	P	M(5)	
Scrap Operations	(1530)					P	
Spectator Sports and Entertainment	(1535)						
a) Limited		I		P	m	M	
b) General				M	M	M	
Swap Meets	(1540)	I			I	I	
Transient Habitation	(1545)						
a) Campground							M
b) Lodging		M	M	P			
c) Resort							M

TABLE 3.1-1
East Otay Mesa Specific Plan
Land Use Matrix [1]

	San Diego County Zoning Ordinance Nos.	Technology Business Park			Light Industrial	Heavy Industrial	Conservation Area
		Technology Business Park	Activity Node (per Section 3.3.2)	Commercial Center (Overlay- per Section 3.3.3)			
3. Industrial Use Types (9)							
Wholesale Storage and Distribution	(1550)						
a) Mini Warehouse					P	P	
b) Light		P(2)		P(2)	P	P	
c) Heavy					P	P	
Custom Manufacturing	(1610)	P	P	P	P	P	
General Industrial	(1620)	P			P	P	
4. Agricultural Use Types							
Horticultural	(1710)						
a) Cultivation		I			I	I	
b) Storage		I			I	I	
Tree Crops	(1715)	I			I	I	
Row and Field Crops	(1720)	I			I	I	
Packing and Processing	(1735)						
a) Limited					P	P	
b) Winery					P	P	
c) General					P	P	
d) Support					P	P	
5. Extractive Use Types							
Site Preparation	(1820)	M			M	M	

Symbol Key:

P = Permitted Use by Right
I = Interim Use (Major Use Permit Required; Initial 5 Years; additional 5-year increments by Major Use Permit Modifications)
M = Minor Use Permit
M = Major Use Permit
Blank = Not Permitted

Land Use Matrix Footnotes

1. Accessory uses, as defined by The Zoning Ordinance Section 6156 et seq., customarily associated with, and appropriate, incidental and subordinate to the principal use shall be permitted in all districts. The Director of Planning and Land Use shall determine whether the proposed accessory use qualifies as an accessory use, and said determination is subject to appeal pursuant to Section 7200 of the County of San Diego Zoning Ordinance.

2. All operations, including storage of materials shall be enclosed (within building or within solid fence or wall, minimum six feet in height).

3. One auto auction was legally established prior to amendment of this Specific Plan. That interim use shall be permitted to be renewed for up to 5 years at a time if the finding can be made that a "reasonable projection of market demand indicates that it is unlikely that permitted uses in the Technology Business Park will be established in the time period for which the renewal is authorized."

4. Eating and Drinking Establishments: Drive-through not permitted.

5. Eating and Drinking Establishments, Food and Beverage Retail Sales and General Retail Sales in areas outside of the Activity Nodes or Commercial Center are allowed as accessory to the main use.

6. Gasoline Sales use type as defined per The Zoning Ordinance, are limited to sites located at the intersection of Prime Arterials and Collector Streets and Major Roads and Collector Streets.

7. Uses shall comply with Section 6970 of the County Zoning Ordinance: Recycling Collection Facility.

8. Uses shall comply with Section 6975 of the County Zoning Ordinance: Recycling Processing Facility.

9. Transit center allowed by right; all others require Major Use Permit.