

ORDINANCE NO. 10625  
(New Series)

JUL 15 1971

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,  
DIVISION 4, SECTION 101.0415 OF THE SAN DIEGO  
MUNICIPAL CODE RELATING TO THE R-4C ZONE.

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That Chapter X, Article 1, Division 4, Section 101.0415 of the San Diego Municipal Code be, and the same is hereby amended to read as follows:

SEC. 101.0415 R-4C ZONE

A. PURPOSE AND INTENT

The R-4C Zone is intended to designate areas where the highest density residential development may occur. This zone is principally designed to accommodate the high-rise apartment development anticipated within and immediately adjacent to the central business district. In addition, this zone may be applied adjacent to community facilities of a regional character, including major areas of recreation and open space.

B. PERMITTED USES

No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used except for one or more of the following purposes:

1. Apartment houses.
2. Boarding and lodging houses.

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3. Schools, limited to primary, elementary, junior high and senior high.
4. Public parks and public playgrounds.
5. Churches, temples or buildings of a permanent nature used primarily for religious purposes.
6. Branch public libraries.
7. Institutions or homes for the day or full-time care of not more than 15 children under the age of 16 years, provided there is not more than one additional dwelling unit on the same premises.
8. Offices for psychologists, social workers, religious practitioners, doctors and dentists, provided that no overnight patients are permitted, and further provided that not more than two such professional persons and not more than three employees of each, shall be engaged in such work on the premises.
9. Electric distribution substations and communication equipment buildings for service of the immediate district provided:
  - a. That all equipment is within a walled area;
  - b. That yard and setback requirements are complied with; and
  - c. That such stations and buildings are constructed and improved according to plans, including landscaping plans, approved by the Zoning Administrator.

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10. Hotels and motels.
11. Accessory uses customarily incidental to any of the foregoing permitted uses, including the following:
  - a. Not more than two lodgers per dwelling unit.
  - b. Recreational and health facilities which are designed, used and clearly intended for the use of residents of apartment houses, boarding and lodging houses, hotels and motels, including tennis courts, putting greens, exercise rooms and sauna and steam baths.
  - c. Communal dining facilities may be included in apartment houses and boarding and lodging houses.
  - d. Service establishments in residential complexes containing not less than 80 dwelling units which are designed, used and clearly intended for the primary convenience of occupants of the residential complex, including the following:
    - (1) Barber shops.
    - (2) Beauty shops.
    - (3) Snack bars.
    - (4) Dry cleaning and laundry pickup agencies.
  - e. Incidental businesses in hotels and motels may include, under the regulations presented herein, the following:

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- (1) Restaurants and bars.
- (2) News and tobacco stores.
- (3) Barber shops.
- (4) Beauty shops.
- (5) Valet services (agency for laundering, cleaning and pressing of clothing).
- (6) Travel, ticket and car rental agencies.
- (7) Gift shops.
- (8) Florists.

f. Signs.

- (1) Wall signs as defined in Section 95.0101 designating the permitted uses of the premises, provided that no such sign shall project above the ceiling of the second story or exceed a height of 30 feet above grade, whichever is higher; and further provided, that in no case shall signs project above the parapet or eaves of said building. In addition, one single or double-faced freestanding sign designating the permitted uses of the premises facing or adjacent to each street abutting the property. The height of any freestanding sign shall not exceed eight feet measured vertically from the base at ground level to the apex of the sign.

- (2) For parking lots - one single or double-faced freestanding, directional sign located at each driveway. Said directional sign shall not exceed two square feet in total face area and four feet in height measured vertically from the base at ground level to the apex of the sign.
- (3) The combined total face area of all wall and freestanding signs on the premises, excluding signs designating the premises for sale, rent or lease, shall not exceed 60 square feet in area, nor exceed two-tenths of a square foot for each linear foot of street frontage of the premises, whichever is the smaller area.
- (4) For all premises - one single or double-faced freestanding sign with a maximum area of eight square feet offering the premises for sale, rent or lease. Said sign shall not exceed a height of four feet measured vertically from the base at ground level to the apex of the sign. Such sign may be located anywhere on the premises.

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(5) Signs permitted herein may be lighted; however, none shall contain visibly moving parts or be illuminated by flashing lights.

12. Any other uses, including accessory uses, which the Planning Commission may find to be similar in character to the uses enumerated in "B." above and consistent with the purpose and intent of this zone. The adopted resolution embodying such findings shall be filed in the office of the City Clerk.

C. SPECIAL REGULATIONS

1. All accessory uses shall be located in the same building as the permitted uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, hall, patio or other similar interior area. However, neither of the foregoing regulations shall be applicable to accessory uses exclusively serving outdoor recreational activities. No signs, displays or advertising relating to accessory uses shall be visible from any street. The combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than 20 percent of the gross floor area of the permitted uses.
2. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator

shall be erected, constructed, maintained or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls and roofs with construction and appearance similar to the main building.

D. DENSITY REGULATIONS

No lot shall be occupied by more than one dwelling unit or two guest rooms for each 200 square feet of lot area.

E. PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, nor shall any lot or premises be used unless the lot or premises and building or portion thereof shall comply with the following requirements and special regulations:

1. Minimum Lot Dimensions.

- a. Area - 10,000 square feet.
- b. Street frontage - 75 feet, except that for any lot which fronts principally on a turnaround or on a curving street having a radius of curvature of less than 100 feet, the minimum frontage shall be 45 feet.
- c. Width.
  - (1) Interior lot - 75 feet.
  - (2) Corner lot - 80 feet.
- d. Depth - 100 feet.

- e. Exception. Any lot which qualifies under the definition of a lot as set forth in this Code and which does not comply in all respects with the minimum lot dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

2. Minimum Yards.

- a. Front - 15 feet, except that for any portion of a lot which fronts on a turnaround or on a curving street having a radius of curvature of less than 100 feet, the minimum front yard shall be ten feet.
- b. Side.
- (1) Interior - four feet, except that for a lot having a width of 50 feet or less, the minimum interior side yards shall be three feet. The required minimum interior side yards shall be increased one foot for each story above two, but need not exceed 20 feet.
- (2) Street - ten feet, except that:
- (a) No street side yard shall be required for any lot having a width of 50 feet or less.
- (b) For any lot wider than 50 feet, but less than 70 feet, the street side



yard shall be at least four-tenths of a foot or fraction greater than one-half foot by which the width of such lot exceeds 50 feet.

- c. Rear - 15 feet, except that the rear yard specified herein shall be increased two feet for each story above eight.
- d. Exception. Two adjoining lots which have a common side lot line and which are developed concurrently may be developed with zero side yards on the said common side lot line, provided that each opposite interior side yard is not less than eight feet, which shall be increased two feet for each story above two.

3. Maximum Coverage.

- a. Interior lot - 50 percent.
- b. Corner lot - 60 percent.

4. Landscaping.

That portion of the premises lying between the front of the building and the front property line shall be landscaped and maintained with plant materials in a ratio of not less than four square feet of landscaped area to each linear foot of street frontage.

5. Other Applicable Regulations.

Other applicable property development regulations are contained in Division 6 of this Article.

F. OFF-STREET PARKING REGULATIONS

1. Every premises used for one or more of the permitted uses listed in "B." above shall be provided with a minimum of permanently maintained off-street parking spaces in a parking area or private garage on the same premises as follows:

- a. For apartments - one space for each dwelling unit.
- b. For boarding and lodging houses - one space for each lodger.
- c. For schools - primary, elementary and junior high:
  - (1) One and one-half spaces for each classroom where the school has no auditorium, gymnasium or other similar place of assembly; or
  - (2) One space for each 35 square feet of floor area used for seating in the school auditorium, gymnasium or other similar place of assembly.
- d. For schools - senior high:
  - (1) One space for each eight students at ultimate enrollment.
  - (2) One space for each 1.25 staff members at full complement.

- e. For churches, temples or buildings of a permanent nature used primarily for religious purposes - one space for each 35 square feet of floor area used for seating in the main sanctuary or other principal place of assembly.
- f. For branch public libraries - one space for each 400 square feet of floor area.
- g. For institutions for the day or full-time care of children under the age of 16 years - one space for each two adult residents and employees.
- h. For offices of psychologists, social workers, religious practitioners, doctors and dentists - one space for each 300 square feet of gross floor area utilized for such purposes.
- i. For hotels and motels - one space for each guest room, and one space for each 500 square feet of gross floor area used for incidental business.
- j. For areas used for dining, dancing, or the serving of drinks - one space for each 60 square feet of gross floor area.
- k. For accessory uses permitted under the provisions of "B.11.d." and "B.11.e." above, except restaurants and bars - one space for each 400 square feet of gross floor area shall be provided.

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2. Where ambiguity exists in the application of these off-street parking requirements or when any use not specified in "B." above is found by the Planning Commission to be a permitted use in accordance with "B.12." above, the off-street parking requirements shall be determined by the Planning Commission.
3. Off-street parking facilities shall be constructed, maintained and operated in compliance with Division 8 of this Article.

G. SPECIAL EXCEPTIONS

1. Off-street parking is permitted in the required front yard of interior parcels which have no alley frontage and which:
  - a. Have a width of 50 feet or less and are not joined in ownership to any contiguous lot or parcel in the R-4 Zone on AUG 14 1971; or
  - b. Are a combination of contiguous lots or parcels in joint ownership which have a combined width of 50 feet or less and are not joined in ownership to any other contiguous lot or parcel in the R-4 Zone on AUG 14 1971.
2. No vehicle parking or parking area shall be permitted within 18 feet of the curb line, but in no case shall be permitted within less than three feet of the front property line.

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no permits for construction, alteration or repair of any building or structure which does not conform with this ordinance shall be issued unless the application and all plans therefor have been filed prior to the effective date.

APPROVED: JOHN W. WITT, City Attorney

By Frederick C. Conrad  
Frederick C. Conrad, Deputy

PCC:cav  
v.  
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1971 JUL 14 AM 11:03  
SAN DIEGO, CALIF.

Passed and adopted by the Council of The City of San Diego on JUL 15 1971 ,  
by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Helen Cobb	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sam T. Loftin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Landt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allen Hitch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Schaefer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Frank Curran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

FRANK CURRAN  
Mayor of The City of San Diego, California.  
~~EDWARD NIELSEN~~  
~~JOHN LOCKWOOD~~  
City Clerk of The City of San Diego, California.

(Seal)

By Elfa P. Hamel, Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

JUL 1 1971 , and on JUL 15 1971

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

EDWARD NIELSEN  
~~JOHN LOCKWOOD~~  
City Clerk of The City of San Diego, California.

(Seal)

By Elfa P. Hamel, Deputy.

Office of the City Clerk, San Diego, California	
Ordinance Number	10625 Adopted JUL 15 1971

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APR 28 1978

ATTORNEY (S)

- City of San Diego  
202 "C" Street  
Community Concourse  
San Diego, California 92101

**CERTIFICATE OF PUBLICATION**

No.

IN THE MATTER OF

RELATING TO THE R-4C ZONE

**RECEIVED**  
CITY CLERK'S OFFICE  
1971 AUG -5 PM 4:35  
SAN DIEGO, CALIF.

I, Patricia M. Applestill hereby certify that The Daily Transcript is a daily newspaper of general circulation within the provisions of the Government Code of the State of California, printed and published in the City of San Diego, County of San Diego, State of California; that I am the principal clerk of said newspaper; that the

ORDINANCE NO. 10625 (NEW SERIES)

to a true and correct copy of which this certificate is annexed was published in said newspaper on

July 23, 1971

I certify under penalty of perjury that the foregoing is true and correct, at San Diego, California, on

July 23, 1971

*Patricia M. Applestill*  
(Signature)

44 1/2" \$186.90

**AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4, SECTION 101.0415 OF THE SAN DIEGO MUNICIPAL CODE RELATING TO THE R-4C ZONE.**

BE IT ORDAINED, by the Council of The City of San Diego, as follows: Section 1. That Chapter X, Article 1, Division 4, Section 101.0415 of the San Diego Municipal Code be, and the same is hereby amended to read as follows:

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**B. PERMITTED USES**

No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged nor shall any lot or premises be used except for one or more of the following purposes:

1. Apartment houses.
2. Boarding and lodging houses.
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4. Public parks and public playgrounds.
5. Churches, temples or buildings of a permanent nature used primarily for religious purposes.
6. Branch public libraries.
7. Institutions or homes for the day or full-time care of not more than 15 children under the age of 18 years, provided there is not more than one additional dwelling unit on the same premises.
8. Offices for psychologists, social workers, religious practitioners, doctors and dentists, provided that no overnight patients are permitted, and further provided that not more than two such professional persons and not more than three employees of each shall be engaged in such work on the premises.
9. Electric distribution substations and communication equipment buildings for service of the immediate district provided:
  - a. That all equipment is within a walled area;
  - b. That yard and setback requirements are complied with; and
  - c. That such stations and buildings are constructed and improved according to plans, including landscaping plans, approved by the Zoning Administrator.
10. Hotels and motels.
11. Accessory uses customarily incidental to any of the foregoing permitted uses, including the following:
  - a. Not more than two lodgers per dwelling unit.
  - b. Recreational and health facilities which are designed, used and clearly intended for the use of residents of apartment houses, boarding and lodging houses, hotels and motels, including tennis courts, putting greens, exercise rooms and saunas and steam baths.
  - c. Communal dining facilities may be included in apartment houses and boarding and lodging houses.
  - d. Service establishments in residential complexes containing not less than 50 dwelling units which are designed, used and clearly intended for the primary convenience of occupants of the residential complex, including the following:
    - (1) Barber shops.
    - (2) Beauty shops.
    - (3) Snack bars.
    - (4) Dry cleaning and laundry pickup agencies.
  - e. Incidental businesses in hotels and motels may include, under the regulations presented herein, the following:
    - (1) Restaurants and bars.
    - (2) News and tobacco stores.
    - (3) Barber shops.
    - (4) Beauty shops.
    - (5) Valet services (agency for laundering, cleaning and pressing of clothing).
    - (6) Travel, ticket and car rental agencies.
    - (7) Gift shops.
    - (8) Florists.
  - f. Signs.
    - (1) Wall signs as defined in Section 95.0101 designating the permitted uses of the premises, provided that no such sign shall project above the ceiling of the second story or exceed a height of 30 feet above grade, whichever is higher; and further provided, that in no case shall signs project above the parapet or eaves of said building. In addition, one single or double-faced freestanding sign designating the permitted uses of the premises facing or adjacent to each street abutting the property. The height of any freestanding sign shall not exceed eight feet measured vertically from the base at ground level to the apex of the sign.
    - (2) For parking lots - one single or double-faced freestanding directional sign located at each driveway. Said directional sign shall not exceed two square feet in total face area and four feet in height measured vertically from the base at ground level to the apex of the sign.
    - (3) The combined total face area of all wall and freestanding signs on the premises, excluding signs designating the premises for sale, rent or lease, shall not exceed 60 square feet in area, nor exceed 1/100th of a square foot for each linear foot of street frontage of the premises, whichever is the smaller area.
    - (4) For all premises - one single or double-faced freestanding sign with a maximum area of eight square feet offering the premises for sale, rent or lease. Said sign shall not exceed



12. Any other uses, including accessory uses, which the Planning Commission may find to be similar in character to the uses enumerated in this Article shall be permitted.

C. ACCESSORY USES. Accessory uses shall be permitted on the same premises as the principal use, provided that such uses shall be limited to any such accessory uses except through a foyer, court, lobby, hall, patio or other similar interior area. However, neither of the foregoing regulations shall be applicable to accessory uses exclusively serving outdoor recreational activities. No signs, displays or advertising related to accessory uses shall be visible from any street. The combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than 20 percent of the gross floor area of the permitted uses.

2. No mechanical equipment, such as air conditioning, cooling towers or mechanical ventilation shall be erected, constructed, maintained or operated on any premises, except that each structure and equipment shall be completely enclosed by a completely opaque, non-reflective or other means of a building having walls and roof with construction and appearance similar to the main building.

D. DENSITY REGULATIONS. No lot shall be occupied by more than one dwelling unit or two guest rooms for each 200 square feet of lot area.

E. PROPERTY DEVELOPMENT REGULATIONS. No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, nor shall any lot or premises be used unless the lot or premises and building or portion thereof shall comply with the following requirements and special regulations:

1. Minimum Lot Dimensions.
  - a. Area - 10,000 square feet.
  - b. Street frontage - 75 feet, except that for any lot which fronts principally on a turnaround or on a curving street having a radius of curvature of less than 100 feet, the minimum frontage shall be 45 feet.
  - c. Width.
    - (1) Interior lot - 75 feet.
    - (2) Corner lot - 80 feet.
  - d. Depth - 100 feet.
  - e. Exception. Any lot which qualifies under the definition of a lot as set forth in this Code and which does not comply in all respects with the minimum lot dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

2. Minimum Yards.
  - a. Front - 15 feet, except that for any portion of a lot which fronts on a turnaround or on a curving street having a radius of curvature of less than 100 feet, the minimum front yard shall be ten feet.
  - b. Sides.
    - (1) Interior - four feet, except that for a lot having a width of 50 feet or less, the minimum interior side yards shall be three feet. The required minimum interior side yards shall be increased one foot for each story above two, but need not exceed 20 feet.
    - (2) Street - ten feet, except that:
      - (a) No street side yard shall be required for any lot having a width of 50 feet or less.
      - (b) For any lot wider than 50 feet, but less than 70 feet, the street side yard shall be at least four-tenths of a foot or fraction greater than one-half foot by which the width of such lot exceeds 50 feet.
  - c. Rear - 15 feet, except that the rear yard specified herein shall be increased two feet for each story above eight.
  - d. Exception. Two adjoining lots which have a common side lot line and which are developed concurrently may be developed with zero side yards on the said common side lot line, provided that each opposite interior side yard is not less than eight feet, which shall be increased two feet for each story above two.

3. Maximum Coverage.
  - a. Interior lot - 50 percent.
  - b. Corner lot - 60 percent.

4. Landscaping. That portion of the premises lying between the front of the building and the front property line shall be landscaped and maintained with plant materials in a ratio of not less than four square feet of landscaped area to each linear foot of street frontage.

5. Other Applicable Regulations. Other applicable property development regulations are contained in Division 6 of this Article.

#### F. OFF-STREET PARKING REGULATIONS

1. Every premises used for one or more of the permitted uses listed in "B" above shall be provided with a minimum or permanently maintained off-street parking spaces in a parking area or private garage on the same premises as follows:
  - a. For apartments - one space for each dwelling unit.
  - b. For boarding and lodging houses - one space for each lodger.
  - c. For schools - primary, elementary and junior high:
    - (1) One and one-half spaces for each classroom where the school has no auditorium, gymnasium or other similar place of assembly.

- (2) One space for each 1.25 staff members in an institution.
- e. For churches, temples or buildings of a permanent nature used primarily for religious purposes - one space for each 25 square feet of floor area used for seating in the main sanctuary or other principal place of assembly.
- f. For branch public libraries - one space for each 400 square feet of floor area.
- g. For institutions for the day or full-time care of children under the age of 16 years - one space for each two adult residents and employees.
- h. For offices of psychologists, social workers, religious practitioners, doctors and dentists - one space for each 200 square feet of gross floor area utilized for such purposes.
- i. For hotels and motels - one space for each guest room, and one space for each 500 square feet of gross floor area used for incidental business.
- j. For areas used for dining, dancing, or the serving of drinks - one space for each 60 square feet of gross floor area.
- k. For accessory uses permitted under the provisions of "B.11.d." and "B.11.e." above, except restaurants and bars - one space for each 400 square feet of gross floor area shall be provided.
2. Where ambiguity exists in the application of these off-street parking requirements, or when any use not specified in "B." above is found by the Planning Commission to be a permitted use in accordance with "B.12." above, the off-street parking requirements shall be determined by the Planning Commission.
3. Off-street parking facilities shall be constructed, maintained and operated in compliance with Division 8 of this Article.

#### G. SPECIAL EXCEPTIONS.

1. Off-street parking is permitted in the required front yard of interior parcels which have no alley frontage and which:
    - a. Have a width of 50 feet or less and are not joined in ownership to any contiguous lot or parcel in the R-4 Zone on Aug. 14, 1971; or
    - b. Are a combination of contiguous lots or parcels in joint ownership which have a combined width of 50 feet or less and are not joined in ownership to any other contiguous lot or parcel in the R-4 Zone on Aug. 14, 1971.
  2. No vehicle parking or parking area shall be permitted within 15 feet of the curb line, but in no case shall be permitted within less than three feet of the front property line.
- Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no permits for construction, alteration or repair of any building or structure which does not conform with this ordinance shall be issued unless the application and all plans therefor have been filed prior to the effective date.
- Introduced on July 1, 1971.  
 Passed and adopted by the Council of The City of San Diego on July 15, 1971.

AUTHENTICATED BY:

FRANK CURRAN,  
 Mayor of The City of San Diego, California.  
 EDWARD NIELSEN,  
 City Clerk of The City of San Diego, California.

Printed July 20, 1971