

ORDINANCE NO. 11055 MAY 3 1973  
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY REPEALING SECTION 101.0403.1 RELATING TO THE FLOODPLAIN ZONE - PERMITTED USES, AND ADDING A NEW SECTION 101.0403.1 RELATING TO THE FLOODPLAIN FRINGE ZONE.

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

Section 1. That Chapter X, Article 1, Division 4 of the San Diego Municipal Code be amended by repealing Section 101.0403.1 entitled, "Floodplain Zone - Permitted Uses."

Section 2. That Chapter X, Article 1, Division 4 of the San Diego Municipal Code be amended by adding Section 101.0403.1 to read as follows:

SEC. 101.0403.1 FPF ZONE  
(Floodplain Fringe)

A. PURPOSE AND INTENT

The purpose of the floodplain fringe zone is to regulate and control development in that portion of a delineated floodplain lying between the floodway, which shall be zoned FW, and the outermost boundaries of the floodplain. Such regulation and control are deemed necessary to protect the public health, safety and general welfare since the floodplain fringe is susceptible to flooding by high level floods. Inasmuch as such flooding can be expected to occur relatively

**MICROFILMED**  
MAY 1 1978

02727

infrequently, and inasmuch as such flooding will be to relatively shallow depths and low floodwater velocities, the regulations and controls shall provide that all proposed development be reviewed to ensure that development will not constitute an unreasonable, undesirable or unnecessary obstruction to flood flow and that said development occurs in such manner as will not create a hazard to life, private or public property and to the public health, safety and general welfare.

It is the intent of these regulations that the FPF Zone be an overlying zone. Uses are those permitted in the underlying zone subject to all of the regulations applicable to the underlying zone. In addition, development, including land development, may not occur until development plans have been reviewed and approved by the City Manager or his designated representative.

It is also the intent of these regulations that the FPF Zone shall be applied to the fringe of those areas delineated as floodplains within the City which in the opinion of the City Council, after hearing the recommendations of the U.S. Army Corps of Engineers or the City Manager, are determined to be subject to inundation by a Standard Project Flood which could endanger life, property and the general welfare. The application of the FPF Zone may be

**MICROFILMED**

MAY 1 1978

11055

02728

made by the Council following a public hearing at which time factual information regarding the location and extent of such zoning shall be provided by the U.S. Army Corps of Engineers or the City Manager.

B. PERMITTED USES

All uses, including accessory uses, permitted in the underlying zone shall be subject to all the special regulations, property development regulations, off-street parking regulations of the underlying zone and any other applicable regulations including the regulations of this section.

C. SPECIAL REGULATIONS

All new construction or substantial improvements to existing structures within the zone shall have the lowest floor level (including basement floor level) elevated at least one foot above the water surface of a 100-year frequency flood assumed to be confined within the limits of the FW Zone, unless said structure is designed to prevent the entry of water or unless the structure is protected by a flood control dike. Any dike used to flood proof an area shall be constructed to an elevation of one foot above the water surface of the Standard Project Flood assumed to be confined within the limits of the FW Zone. Diked areas shall be provided with a drainage system to handle local storm water run-off. All construction, dikes, and land fills in this zone are subject to design requirements as set forth by the City Manger or his designated representative.

MICROFILMED  
MAY 1 1978

11055

02729

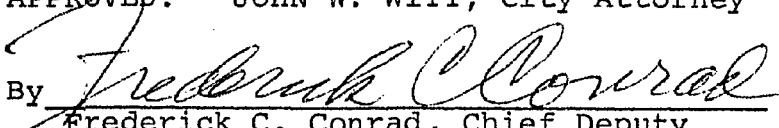
All subdivision maps recorded on any area lying within the zone shall carry the notation "subject to inundation" except for such portions of the property which are one foot above the water surface elevation of the 100-year frequency flood assumed to be confined within the limits of the FW Zone, or, unless such property is protected against the Standard Project Flood by a dike as described above.

Any determination of the City Manager or his designated representative regarding the feasibility of any development proposal may be appealed to the City Council in accordance with the procedure set forth in Section 62.0413 of this Code.

Section 3. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

By

  
Frederick C. Conrad, Chief Deputy

FCC:nr  
3-16-73

-4-

**MICROFILMED**

MAY 1 1978

11055

02730

Passed and adopted by the Council of The City of San Diego on MAY 3 1973,  
 by the following vote:

RECEIVED  
 CITY CLERK'S OFFICE  
 1973 MAR 21 AM 10:34  
 SAN DIEGO, CALIF.

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Allen Hitch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jim Bates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY: PETE WILSON  
 Mayor of The City of San Diego, California.

EDWARD NIELSEN  
 City Clerk of The City of San Diego, California.  
 By Mary Anne Nease, Deputy.

(Seal)

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 APR 19 1973, and on MAY 3 1973.

~~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  
 City Clerk of The City of San Diego, California.  
 By Mary Anne Nease, Deputy.

(Seal)

**MICROFILMED**

**MAY 1 1978**

Office of the City Clerk, San Diego, California

Ordinance Number 11055 Adopted MAY 3 1973

ATTORNEY (S)

\* CITY OF SAN DIEGO  
202 C Street  
12th Floor  
San Diego, California 92101

RECEIVED  
CITY CLERK'S OFFICE  
1973 MAY 14 AM 8:33  
SAN DIEGO, CALIF

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

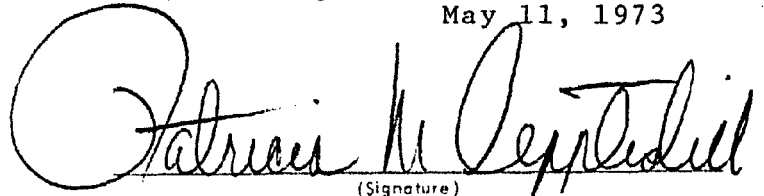
RELATING TO THE FLOODPLAIN FRINGE ZONE

I, Patricia M. Applestill hereby certify that San Diego 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. 11055 (NEW SERIES)

to a true and correct copy of which this certificate is annexed was published in said newspaper on May 10, 1973

I certify under penalty of perjury that the foregoing is true and correct, at San Diego, California, on  
May 11, 1973

  
(Signature)

15 3/4" \$66<sup>15</sup>  
02732

**ORDINANCE NO. 11035**

(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY REPEALING SECTION 101.0403.1 RELATING TO THE FLOODPLAIN ZONE—PERMITTED USES, AND ADDING A NEW SECTION 101.0403.1 RELATING TO THE FLOODPLAIN FRINGE ZONE.

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

Section 1. That Chapter X, Article 1, Division 4 of the San Diego Municipal Code be amended by repealing Section 101.0403.1 entitled, "Floodplain Zone—Permitted Uses."

Section 2. That Chapter X, Article 1, Division 4 of the San Diego Municipal Code be amended by adding Section 101.0403.1 to read as follows:

**SEC. 101.0403.1 FPF ZONE**  
(Floodplain Fringe)

**A. PURPOSE AND INTENT**

The purpose of the floodplain fringe zone is to regulate and control development in that portion of a delineated floodplain lying between the floodway, which shall be zoned FW, and the outermost boundaries of the floodplain. Such regulation and control are deemed necessary to protect the public health, safety and general welfare since the floodplain fringe is susceptible to flooding by high level floods. Inasmuch as such flooding can be expected to occur relatively infrequently, and inasmuch as such flooding will be to relatively shallow depths and low floodwater velocities, the regulations and controls shall provide that all proposed development be reviewed to ensure that development will not constitute an unreasonable, undesirable or unnecessary obstruction to flood flow and that said development occurs in such manner as will not create a hazard to life, private or public property and to the public health, safety and general welfare.

It is the intent of these regulations that the FPF Zone be an overlying zone. Uses are those permitted in the underlying zone subject to all of the regulations applicable to the underlying zone. In addition, development, including land development, may not occur until development plans have been reviewed and approved by the City Manager or his designated representative.

It is also the intent of these regulations that the FPF Zone shall be applied to the fringe of those areas delineated as floodplains within the City which in the opinion of the City Council, after hearing the recommendations of the U. S. Army Corps of Engineers or the City Manager, are determined to be subject to inundation by a Standard Project Flood which could endanger life, property and the general welfare. The application of the FPF Zone may be made by the Council following a public hearing at which time factual information regarding the location and extent of such zoning shall be provided by the U. S. Army Corps of Engineers or the City Manager.

**B. PERMITTED USES**

All uses, including accessory uses, permitted in the underlying zone shall be subject to all the special regulations, property development regulations, off-street parking regulations of the underlying zone and any other applicable regulations including the regulations of this section.

**C. SPECIAL REGULATIONS**

All new construction or substantial improvements to existing structures within the zone shall have the lowest floor level (including basement floor level) elevated at least one foot above the water surface of a 100-year frequency flood assumed to be confined within the limits of the FW Zone, unless said structure is designed to prevent the entry of water or unless the structure is protected by a flood control dike. Any dike used to flood proof an area shall be constructed to an elevation of one foot above the water surface of the Standard Project Flood assumed to be confined within the limits of the FW Zone. Diked areas shall be provided with a drainage system to handle local storm water run-off. All construction, dikes, and land fills in this zone are subject to design requirements as set forth by the City Manager or his designated representative.

All subdivision maps recorded on any area lying within the zone shall carry the notation "subject to inundation" except for such portions of the property which are one foot above the water surface elevation of the 100-year frequency flood assumed to be confined within the limits of the FW Zone, or, unless such property is protected against the Standard Project Flood by a dike as described above.

Any determination of the City Manager or his designated representative regarding the feasibility of any development proposal may be appealed to the City Council in accordance with the procedure set forth in Section 62.0413 of this Code.

Section 3. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

Introduced on April 19, 1973.

1973. Passed and adopted by the Council of The City of San Diego on May 3,

AUTHENTICATED BY:

PETE WILSON,  
Mayor of The City of San Diego, California.  
EDWARD NIELSEN,  
City Clerk of The City of San Diego, California.  
By MARY ANNE MEASE, Deputy.

(SEAL)

Published May 10, 1973

B-302

02733