

ORDINANCE NO. 12421  
(New Series)

O.78-184

AUG 21 1978

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE, BY AMENDING SECTION 103.0101 RELATING TO DEFINITIONS AND PROCEDURES FOR PLANNED DISTRICTS.

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

Section 1. That Chapter X, Article 3, Division 1 of the San Diego Municipal Code be, and it is hereby amended by amending Section 103.0101 to read as follows:

SECTION 103.0101 DEFINITIONS AND PROCEDURES

A. PURPOSE AND INTENT

This section is intended to provide the means of accomplishing the following goals:

1. To preserve and enhance the cultural, aesthetic or economic value of neighborhoods having special importance due to their historical significance or because of their being part of older, established communities and neighborhoods.
2. To systematically implement a comprehensive plan for the phased growth of developing and undeveloped areas of the City.
3. To provide a method of implementing adopted plans for such areas through the adoption of appropriate land use, capital improvements and public facilities controls in lieu of conventional zoning.

It is anticipated that the development control regulations adopted for any Planned District will be comprehensive, generally encompassing several of the development controls listed in paragraph "C" of this section.

B. PLANNED DISTRICT DEFINED

For the purpose of Chapter X, Article 3 of this Code, Planned District shall mean any legally described geographic area: (1) which has historical significance or serves as an established neighborhood or community; or (2) which is at the time of adoption developing or substantially undeveloped and for which a program of phased growth is desirable; and (3) which has been designated a Planned District by the City Council. The District shall be wholly within the boundaries of a precise plan or coterminous with the boundaries of a Community Plan adopted by the City Council and on file in the office of the City Clerk. The plan shall be in such detail as is necessary to permit the evaluation of proposed development controls for the District.

C. PERMITTED DEVELOPMENT CONTROLS

In a Planned District, no building or structure shall be erected, constructed, altered, moved or enlarged on any premises nor shall any premises be used unless the buildings, structures, and premises comply with the development controls in force in the Planned District.

1. The following development controls may be made applicable to all Planned Districts:

- a. Architectural design.
- b. Color and texture of improvements.
- c. Construction materials.
- d. Development density.
- e. Grading and site development.
- f. Height and bulk of buildings.
- g. Landscaping.
- h. Land use, including accessory uses.
- i. Lot area and dimensions.
- j. Lot coverage.
- k. Off-street parking.
- l. On-street parking.
- m. Orientation of buildings.
- n. Public areas.
- o. Signs.
- p. Street furniture.
- q. Yards.
- r. Site design.
- s. Density bonuses and/or incentives.
- t. Performance standards.
- u. Timing and operational controls.
- v. Any other regulations necessary to the effectuation of the adopted plan covering the area of which the Planned District is a part.

2. In addition to the development controls listed in paragraph (1) above, the following planning element and development controls for developing or undeveloped geographic areas in which a program of phased growth is desirable may be made applicable:

a. The location of housing, business, industry, open space, agriculture, recreation facilities, educational facilities, churches and related religious facilities, public buildings and grounds, and solid and liquid waste disposal facilities, together with regulations establishing height, bulk and set-back limits for such land uses and facilities, including the location of areas, such as flood plains or excessively steep or unstable terrain.

b. The location and extent of existing or proposed streets and roads, the tentative proposed widths with reference to prospective standards for their construction and maintenance, and the location and standards of construction, maintenance and use of all other transportation facilities whether public or private.

c. Standards for population density and building density, including lot size, permissible types of construction, and provisions for water supply, sewage disposal, storm water drainage and the disposal of solid waste.

d. Standards for the conservation, development and utilization of natural resources, including underground and surface waters, forests, vegetation and soils, rivers, creeks and streams, and fish and wildlife resources. Such standards shall include, where applicable, procedures for flood control, for prevention and control of pollution of rivers, streams, creeks and other waters, regulation of land use and stream channels and other areas which may have a significant effect on fish, wildlife and other natural resources of the area, the prevention, control and correction of soil erosion caused by subdivision roads or any other sources, and the protection of watershed areas.

e. A capital improvements program indicating the sources and means of financing all required capital improvements within the Planned District.

D. INITIATION

(No amendment to this subsection.)

E. NOTICE OF HEARING

(No amendment to this subsection.)

F. ACTION BY THE PLANNING COMMISSION

(No amendment to this subsection.)

G. HEARING SET BEFORE CITY COUNCIL

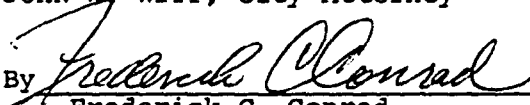
(No amendment to this subsection.)

H. ACTION BY THE CITY COUNCIL

(No amendment to this subsection.)

Section 2. 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 City Attorney

FCC:clh  
1/19/78  
Or.Dept.:Planning  
600

OLD LANGUAGE - Crossed Out  
NEW LANGUAGE - Underlined

## ARTICLE 3

### PLANNED DISTRICTS

#### DIVISION 1

#### Section 103.0101 DEFINITIONS AND PROCEDURES

##### A. PURPOSE AND INTENT

This section is intended to provide the means of accomplishing-~~both~~ of the following goals:

1. To preserve and enhance the cultural aesthetic or economic value of neighborhoods having special importance due to their historical significance or because of their being part of older established ~~community centers.~~ communities and neighborhoods.
2. To systematically implement a comprehensive plan for the phased growth of developing and undeveloped areas of the City.
3. 2. To provide a method of implementing adopted plans for such areas through the adoption of appropriate land use, capital improvements and public facilities controls in lieu of conventional zoning.

It is anticipated that the development control regulations adopted for any Planned District will be comprehensive, generally encompassing several of the development controls listed in paragraph "C" of this section.

B. PLANNED DISTRICT DEFINED

For the purpose of Chapter X, Article 3 of this Code, Planned District means shall mean any single legally described geographic area having 1) which has historical significance or servig serves as an established neighborhood or community center, or 2) which is, at the time of adoption developing or substantially undeveloped and for which a program of phased growth is desirable, and 3) which has been designated a Planned District by the City Council. The District shall be wholly within the boundaries of a precise plan or coterminous with the boundaries of a Community Plan adopted by the City Council and on file in the office of the City Clerk. The plan shall be in such detail as is necessary to permit the evaluation of proposed development controls for the District.

C. PERMITTED DEVELOPMENT CONTROLS

In a Planned District, no building or structure shall be erected, constructed, altered, moved or enlarged on any premises nor shall any premises be used unless the buildings, structures, and premises comply with the development controls in force in the Planned District.



1. The following development controls may be made applicable to ~~an~~ all Planned Districts:

1. a. Architectural design
2. b. Color and texture of improvements
3. c. Construction materials
4. d. Development density
5. e. Grading and site development
6. f. Height and bulk of buildings
7. g. Landscaping
8. h. Land use, including accessory uses
9. i. Lot area and dimensions
10. j. Lot coverage
11. k. Off-street parking
12. l. On-street parking
13. m. Orientation of buildings
14. n. Public areas
15. o. Signs
16. p. Street furniture
17. q. Yards
- r. Site design
- s. Density bonuses and/or incentives
- t. Performance Standards
- u. Timing and operational controls
18. v. Any other regulations necessary to the effectuation of the adopted plan covering the area of which the Planned District is a part.

2 In addition to the development controls listed in paragraph (1) above, the following planning element and development controls for developing or undeveloped geographic areas in which a program of phased growth is desirable may be made applicable:

- a. The location of housing, business, industry, open space, agriculture, recreation facilities, educational facilities, churches and related religious facilities, public buildings and grounds, solid and liquid waste disposal facilities, together with regulations establishing height, bulk and set-back limits for such land uses and facilities, including the location of areas, such as flood plains or excessively steep or unstable terrain.
  
- b. The location and extent of existing or proposed streets and roads, the tentative proposed widths with reference to prospective standards for their construction and maintenance, and the location and standards of construction, maintenance and use of all other transportation facilities whether public or private.

- c. Standards for population density and building density, including lot size, permissible types of construction, and provisions for water supply, sewage disposal, storm water drainage and the disposal of solid waste.
- d. Standards for the conservation, development and utilization of natural resources, including underground and surface waters, forests, vegetation and soils, rivers, creeks and streams, and fish and wildlife resources. Such standards shall include, where applicable, procedures for flood control, for prevention and control of pollution of rivers, streams, creeks and other waters, regulation of land use and stream channels and other areas which may have a significant effect on fish, wildlife and other natural resources of the area, the prevention, control and correction of soil erosion caused by subdivision roads or any other sources and the protection of watershed areas.
- e. A capital improvements program indicating the sources and means of financing all required capital improvements within the Planned District.

AUG 21 1978

Passed and adopted by the Council of The City of San Diego on \_\_\_\_\_  
by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Bill Mitchell	<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"/>
Bill Lowery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fred Schnaubelt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tom Gade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jess D. Haro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By Betty Loebberg, 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

AUG 1 1978

AUG 21 1978

, and on \_\_\_\_\_

~~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.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By Betty Loebberg, Deputy.

RECEIVED  
CITY CLERK  
1978 JUN 26 PM 2:30  
SAN DIEGO, CALIF.

Office of the City Clerk, San Diego, California	
Ordinance Number	12121
Adopted	AUG 21 1978

fk

ATTORNEYS

San Diego, City of  
12th Floor, City Admin. Bldg.  
202 C St.  
San Diego, Ca 92101  
Attn: Betty Goldberg

RECEIVED  
CITY CLERK'S OFFICE  
1978 SEP 18 AM 10:45  
SAN DIEGO, CALIF.

CERTIFICATE OF PUBLICATION

No 12421

DEFINITIONS AND PROCEDURES  
FOR PLANNED DISTRICTS

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- m. Orientation of buildings.
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- q. Yards.
- r. Site design.
- s. Density bonuses and/or incentives.
- t. Performance standards.
- u. Timing and operational controls.
- v. Any other regulations necessary to the effectuation of the adopted plan covering the area of which the Planned District is a part.

I, EVE C. LASH, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the San Diego Daily Transcript, a newspaper of general circulation, printed and published daily, except Saturdays and Sundays, in the City of San Diego, County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 23, 1909, Decree No. 14894; and the

ORDINANCE NO. 12421

is a true and correct copy of which the annexed is a printed copy and was published in said newspaper on the following date(s), to-wit:

September 4, 1978

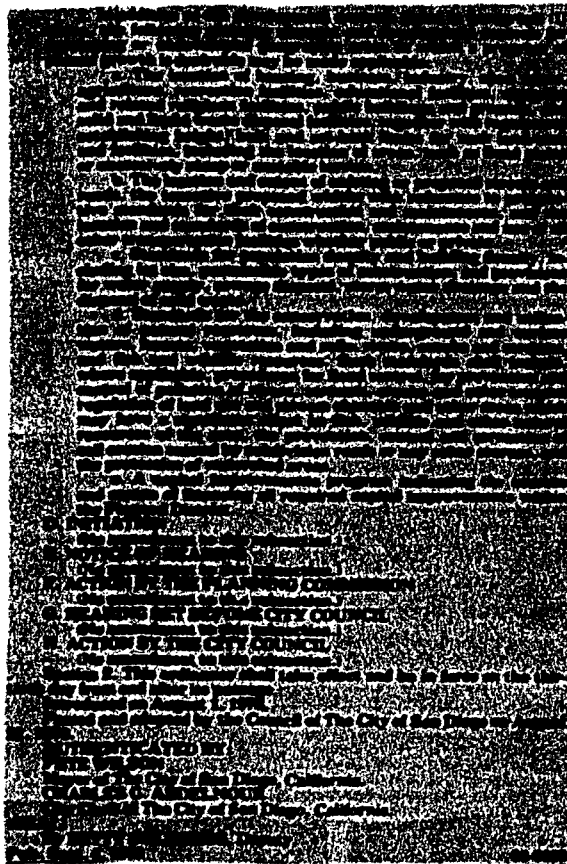
I certify under penalty of perjury that the foregoing is true and correct.

Dated at San Diego, California this 7th day of Sept., 1978.

*Eve C. Lash*  
\_\_\_\_\_  
(Signature)

12421

22 1/2 - \$136.58



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