

ORDINANCE NO. O-15297
(New Series)

O.80-313
REV. 7/9/80

JUL 21 1980

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
DIVISION 9 OF THE SAN DIEGO MUNICIPAL CODE
BY AMENDING SECTION 101.0900 RELATING TO
PLANNED RESIDENTIAL DEVELOPMENTS.

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

Section 1. That Chapter X, Article 1, Division 9 of
the San Diego Municipal Code be, and it is amended by
amending Section 101.0900 to read as follows:

SEC. 101.0900 PLANNED RESIDENTIAL DEVELOPMENTS

A. [No amendment to this subsection.]

B. A Planned Residential Development is a
predominantly residential development improved in
accordance with an overall project plan and is character-
ized by the following:

1. The density of a Planned Residential
Development shall not exceed the density as
prescribed in an adopted community plan, any
other adopted plan, or the underlying zone,
whichever is less, and may be applied to the total
area of the Planned Residential Development rather
than separately to individual lots or building
sites. Ownership may be of lots or condominiums
or both.

2. The right to use and enjoy any privately
owned common open areas and recreational facilities
provided on the site of the Planned Residential

Development shall be coupled with the severalty interests of the owners of the dwelling units; provided, however, that if the Planned Residential Development includes land which is shown as open space within any adopted community plan or the General Plan, such open space may be offered to The City of San Diego for public use. Such offer shall be considered by the Planning Director in conjunction with the application for the Planned Residential Development permit. A recommendation to accept or reject the offer shall be made by the Planning Director to the City Council. If the offer is made subsequent to the approval of the Planned Residential Development, the offer shall be considered as an amendment to the Planned Residential Development and processed accordingly. The Planning Director shall recommend whether to accept or reject the offered open space and shall recommend whether an open space maintenance district should be established to provide maintenance services for the open space if accepted by the City.

3. [No amendment to this subsection.]

[No amendment to subsections C through K.]

L. MINIMUM DEVELOPMENTAL STANDARDS

A Planned Residential Development shall comply with all the following developmental standards:

1. Density. The number of dwelling units to be built on the property shall not exceed that set forth in either the following table or the adopted community plan or any other adopted plan, whichever is less. In the event the proposed Planned Residential Development includes property which is shown as part of an open space system on an adopted community plan or general plan and is accepted by The City of San Diego as dedicated open space, this property may be included in the calculation of density consistent with the underlying zone or community plan, whichever is less. Such property shall be contiguous to an existing open space system and shall be in a natural state and remain undisturbed. If such property is dedicated as open space, it shall remain such in perpetuity.

<u>ZONE</u>	<u>MAXIMUM PERMITTED DWELLING UNITS</u>
A-1-10, A-1-5	<u>Sq. Ft. of Land Area</u> 174,240 sq. ft.
A-1-1	<u>Sq. Ft. of Land Area</u> 43,560 sq. ft.
R-1-40	<u>Sq. Ft. of Land Area</u> 40,000 sq. ft.
R-1-20	<u>Sq. Ft. of Land Area</u> 20,000 sq. ft.
R-1-15	<u>Sq. Ft. of Land Area</u> 15,000 sq. ft.
R-1-10	<u>Sq. Ft. of Land Area</u> 10,000 sq. ft.
R-1-8	<u>Sq. Ft. of Land Area</u> 8,000 sq. ft.

<u>ZONE</u>	<u>MAXIMUM PERMITTED DWELLING UNITS</u>
R-1-6	<u>Sq. Ft. of Land Area</u> 6,000 sq. ft.
R-1-5	<u>Sq. Ft. of Land Area</u> 5,000 sq. ft.
R-2	<u>Sq. Ft. of Land Area</u> 3,000 sq. ft.
R-2A	<u>Sq. Ft. of Land Area</u> 1,500 sq. ft.
R-3	<u>Sq. Ft. of Land Area</u> 1,000 sq. ft.
RV	<u>Sq. Ft. of Land Area</u> 1,000 sq. ft.
R-3A	<u>Sq. Ft. of Land Area</u> 600 sq. ft.
R-4	<u>Sq. Ft. of Land Area</u> 400 sq. ft.
R-4C	<u>Sq. Ft. of Land Area</u> 200 sq. ft.

If the property involved is composed of land falling in two or more residential zones, the number of dwelling units permitted in the development shall be the sum of the dwelling units permitted in each of the residential zones. Within the Planned Residential Development, the permitted number of dwelling units may be distributed without regard to the underlying zoning.

2. Open Space. The open space provided on the property shall not be less than that shown in the following table:

<u>ZONE</u>	<u>TOTAL REQUIRED OPEN SPACE PER D.U. (sq. ft.)</u>	<u>REQUIRED USABLE OPEN SPACE PER D.U. (sq. ft.)</u>
A-1-1, A-1-5, A-1-10	28,000	14,000
R-1-40	28,000	14,000
R-1-20	12,000	6,000
R-1-15	9,000	4,500
R-1-10	6,000	3,000
R-1-8	4,800	2,400
R-1-6	3,600	1,800
R-1-5	3,000	1,500
R-2	1,800	900
R-2A	900	450
R-3	500	250
RV	500	250
R-3A	300	150
R-4	200	100
R-4C	100	50

If the property involved is composed of land falling in two or more residential zones, the amount of open space required in the development shall be the sum of the open space required in each of the residential zones. Within the Planned Residential Development, the required open space may be distributed without regard to the underlying zoning. The usable open space as determined from the above table shall be composed of moderately level land having

an overall grade not exceeding ten percent and shall not include land occupied by buildings, structures, streets, driveways or parking areas or any land proposed to be dedicated to the City as open space. The usable open space may, however, be occupied by recreational facilities, excluding buildings, including the following:

Swimming pools, golf courses, tennis, basketball, volleyball and badminton courts, open handball courts, children's play areas and accompanying equipment, baseball diamonds, shuffleboard courts, croquet and lawn bowling facilities, walks and riding trails, picnic and barbecue facilities and any other use which the Planning Director may find to be similar in character to the uses enumerated in this paragraph and consistent with the purpose and intent of Section 101.0900. That portion of the required total open space not designated as usable open space may be occupied by any improvement except buildings. Areas not occupied by improvements may be landscaped or left in a natural state. Areas left in a natural state shall be kept free of litter and debris and shall at no time constitute a health, safety or fire hazard.

All or any part of the required open space may be owned in common by the occupants of the development.

If open space is to be owned in common, provision acceptable to the City shall be made for its preservation and maintenance.

3. Utilities. Public utility systems and service facilities shall be located underground within the boundaries of the development as provided for in Section 102.0221 of this Code.

4. Antennas. Only television and radio antennas which are located indoors or which are designated to serve all the occupants of the development shall be permitted.

5. Landscaping. All usable open space not occupied by recreational facilities shall be landscaped and provided with a permanent underground watering system.

6. Private Streets, Alleys, Walkways and Parking Areas. All streets, alleys, walkways and parking areas within the development which are not dedicated to public use shall be improved in accordance with standards established by the City Engineer. Provision acceptable to the City shall be made for the preservation and maintenance of all such streets, alleys, walkways and parking areas.

[No amendment to subsections M through S.]

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
Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
5/22/80
REV. 7/9/80
626.1
Or.Dept.:E&D

SECTION 101.0900 PLANNED RESIDENTIAL DEVELOPMENTS

A. (No amendment to this section).

B. A Planned Residential Development is a predominantly residential development improved in accordance with an overall project plan and is characterized by the following:

1. The density of a Planned Residential Development shall not exceed the density as prescribed in an adopted community plan, any other adopted plan, or the underlying zone, whichever is less, and may be applied to the total area of the Planned Residential Development rather than separately to individual lots or building sites. Ownership may be of lots or condominiums or both.
2. The right to use and enjoy any privately owned common open areas and recreational facilities provided on the site of the Planned Residential Development shall be coupled with the severalty interests of the owners of the dwelling units; provided, however, that if the Planned Residential Development includes land which is shown as open space within any adopted community plan or the General Plan, such open space may be offered to The City of San Diego for public use. Such offer shall be considered by the Planning Director in conjunction with the application for the Planned Residential Development permit. A recommendation to accept or reject the offer shall be made by the Planning Director to the City Council. If the offer is made subsequent to the approval of the Planned Residential Development, the offer shall be considered as an amendment to the Planned Residential Development and processed accordingly. The Planning Director shall recommend whether to accept or reject the offered open space and shall recommend whether an open space maintenance district should be established to provide maintenance services for the open space if accepted by the City.
3. No amendment to this paragraph.

C-K. No amendment to these sections.

L. MINIMUM DEVELOPMENTAL STANDARDS

A Planned Residential Development shall comply with all the following developmental standards;

1. Density. The number of dwelling units to be built on the property shall not exceed that set forth in either the following table or the adopted community plan or any other adopted plan, whichever, is less. In the event the proposed Planned Residential Development.

includes property which is shown as part of an open space system on an adopted community plan or general plan, and is accepted by The City of San Diego as dedicated open space, this property may be included in the calculation of density consistent with underlying zone or community plan, whichever is less. Such property shall be contiguous to an existing open space system and shall be in a natural state and remain undisturbed. If such property is dedicated as open space, it shall remain such in perpetuity.

<u>ZONE</u>	<u>MAXIMUM PERMITTED DWELLING UNITS</u>
A-1-10, A-1-5	<u>Sq. Ft. of Land Area</u> 174,240 sq. ft.
A-1-1	<u>Sq. Ft. of Land Area</u> 43,560 sq. ft.
R-1-40	<u>Sq. Ft. of Land Area</u> 40,000 sq. ft.
R-1-20	<u>Sq. Ft. of Land Area</u> 20,000 sq. ft.
R-1-15	<u>Sq. Ft. of Land Area</u> 15,000 sq. ft.
R-1-10	<u>Sq. Ft. of Land Area</u> 10,000 sq. ft.
R-1-8	<u>Sq. Ft. of Land Area</u> 8,000 sq. ft.
R-1-6	<u>Sq. Ft. of Land Area</u> 6,000 sq. ft.
R-1-5	<u>Sq. Ft. of Land Area</u> 5,000 sq. ft.
R-2	<u>Sq. Ft. of Land Area</u> 3,000 sq. ft.
R-2A	<u>Sq. Ft. of Land Area</u> 1,500 sq. ft.
R-3	<u>Sq. Ft. of Land Area</u> 1,000 sq. ft.

<u>ZONE</u>	<u>MAXIMUM PERMITTED DWELLING UNITS</u>
RV	<u>Sq. Ft. of Land Area</u> 1,000 sq. ft.
R-3A	<u>Sq. Ft. of Land Area</u> 600 sq. ft.
R-4	<u>Sq. Ft. of Land Area</u> 400 sq. ft.
R-4C	<u>Sq. Ft. of Land Area</u> 200 sq. ft.

If the property involved in composed of land falling in two or more residential zones, the number of dwelling units permitted in the development shall be the sum of the dwelling units permitted in each of the residential zones. Within the Planned Residential Development, the permitted number of dwelling units may be distributed without regard to the underlying zoning.

2. Open Space. The open space provided on the property shall not be less than that shown in the following table:

<u>ZONE</u>	<u>TOTAL REQUIRED OPEN SPACE PER D.U. (sq. ft.)</u>	<u>REQUIRED USABLE OPEN SPACE PER D.U. (sq. ft.)</u>
A-1-1, A-1-5, A-1-10	28,000	14,000
R-1-40	28,000	14,000
R-1-20	12,000	6,000
R-1-15	9,000	4,500
R-1-10	6,000	3,000
R-1-8	4,800	2,400
R-1-6	3,600	1,800
R-1-5	3,000	1,500
R-2	1,800	900
R-2A	900	450
R-3	500	250
RV	500	250
R-3A	300	150
R-4	200	100
R-4C	100	50

If the property involved is composed of land falling in two or more residential zones, the amount of open space required in the development shall be the sum of the open space required in each of the residential zones. Within the Planned Residential Development, the required open space may be distributed without regard to the underlying zoning. The usable open space as

determined from the above table shall be composed of moderately level land having an overall grade not exceeding ten percent and shall not include land occupied by buildings, structures, streets, driveways or parking areas or any land proposed to be dedicated to the City as open space. The usable open space may, however, be occupied by recreational facilities, excluding buildings, including the following:

Swimming pools, golf courses, tennis, basketball, volleyball and badminton courts, open handball courts, children's play areas and accompanying equipment, baseball diamonds, shuffleboard courts, croquet and lawn bowling facilities, walks and riding trails, picnic and barbecue facilities and any other use which the Planning Director may find to be similar in character to the uses enumerated in this paragraph and consistent with the purpose and intent of Section 101.0900. That portion of the required total open space not designated as usable open space may be occupied by any improvement except buildings. Areas not occupied by improvements may be landscaped or left in natural state. Areas left in a natural state shall be kept free of litter and debris and shall at no time constitute a health, safety or fire hazard.

All or any part of the required total open space may be owned in common by the occupants of the development. If open space is to be owned in common, provision acceptable to the City shall be made for its preservation and maintenance.

3. Utilities. Public utility systems and service facilities shall be located underground within the boundaries of the development as provided for in Section 102.0221 of this Code.
4. Antennas. Only television and radio antennas which are located indoors or which are designed to serve all the occupants of the development shall be permitted.
5. Landscaping. All usable open space not occupied by recreational facilities shall be landscaped and provided with a permanent underground watering system.
6. Private Streets, Alleys, Walkways and Parking Areas. All streets, alleys, walkways and parking areas within the development which are not dedicated to public use shall be improved in accordance with standards established by the City Engineer. Provision acceptable to the City shall be made for the preservation and maintenance of all such streets, alleys, walkways and parking areas.

M-S. (No amendment to these sections)

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

JUL 21 1980

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<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.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Barbara Berridge*, 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 8 1980

, and on

JUL 21 1980

~~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 *Barbara Berridge*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance
Number

0-15297

Adopted

JUL 21 1980

CERTIFICATE OF PUBLICATION

RECEIVED
CITY CLERK'S OFFICE
1980 AUG 13 AM 10:10
SAN DIEGO, CALIF.

San Diego, City of
202 C St., 12th floor
San Diego, CA 92101
ATTN: Barbara Berridge

IN THE MATTER OF

NO.

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION
9 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION
101.0900 RELATING TO PLANNED RESIDENTIAL DEVELOPMENTS.

Camille Simpson

I, _____, 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. O-15297 (New Series)

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:

August 4, 1980

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

Dated at San Diego, California this 4th day of Aug., 19 80.

Camille Simpson

(Signature)

5 1/2" - \$40.32

ORDINANCE NO. O-15297
(New Series)
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION
9 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING
SECTION 101.0900 RELATING TO PLANNED RESIDENTIAL
DEVELOPMENTS.
The former ordinance required that open space be retained in
ownership by the owners of the Planned Residential Development.
The revision allows certain open space lands to be transferred in fee
to The City of San Diego. The Planning Director is obligated to make a
recommendation on the acceptance of the open space and the
manner of providing for future care and maintenance of the open
space if accepted by The City of San Diego.
A complete copy of the Ordinance is available for inspection in
the Office of the City Clerk of the City of San Diego, 12th Floor, City
Administration Building, 202 "C" Street, San Diego, CA 92101.
Introduced on July 8, 1980.
Passed and adopted by the Council of The City of San Diego on
July 21, 1980.
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 BARBARA BERRIDGE,
Deputy
Published August 4, 1980