

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 hereby amended by amending Section 101.0900 to read as follows:

SEC. 101.0900 PLANNED RESIDENTIAL DEVELOPMENTS

A. PURPOSE AND INTENT

[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 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. An exception may be granted by the Planning Director pursuant to Section 101.0307, AFFORDABLE HOUSING DENSITY BONUS, in which case the density permitted shall be that provided for by that ordinance.

2. [No amendment to this subsection.]

3. [No amendment to this subsection.]

C. - K. [No amendment to these subsections.]

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. A deviation may be granted by the Planning Director pursuant to Section 101.0307, AFFORDABLE HOUSING DENSITY BONUS. 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
R-1-20	<u>Sq. Ft. of Land Area</u> 20,000

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<u>ZONE</u>	<u>MAXIMUM PERMITTED DWELLING UNITS</u>
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
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.
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. If an Affordable Housing Density Bonus Agreement or a Density Bonus and Affordable Housing Deviation has been approved, the open space shall be the total of the following:

a. Open space based on the zone in which the property is located times the number of dwelling units permitted in that zone; plus

b. Open space based on the next less restrictive zone times the number of dwelling units in excess of the number permitted in the zones in which the property is located.

<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 not time constitute a health, safety or fire hazard.

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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. - 6. [No amendment to these subsections.]

M. DEVIATIONS FROM MINIMUM STANDARDS

Deviations from the requirements of Section 101.0900 may be granted by the Planning Director, Planning Commission or City Council as follows:

1. Deviations from the minimum standards for density and total required open space may be granted for projects for which an Affordable Housing Density Bonus Agreement or a Density Bonus and Affordable Housing Deviation has been approved.

2. [No amendment to this subsection.]

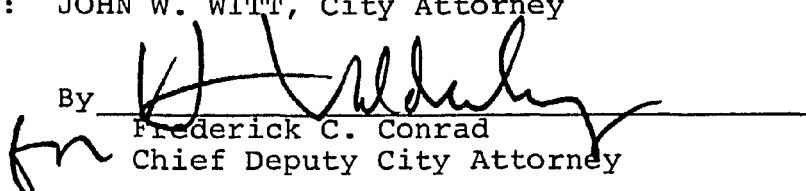
3. [No amendment to this subsection.]

N. - S. [No amendment to these subsections.]

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  
2/18/81  
Rev. 2/23/81  
Or.Dept.:Planning  
630

Passed and adopted by the Council of The City of San Diego on MAR 23 1981,  
 by the following vote:

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"/>
Susan Golding	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<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 Ellen Board, 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

MAR 10 1981, and on MAR 23 1981

~~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 Ellen Board, Deputy.

Office of the City Clerk, San Diego, California	
Ordinance Number	<u>0-15472</u> Adopted <u>MAR 23 1981</u>

RECEIVED  
CITY CLERK'S OFFICE

CERTIFICATE OF PUBLICATION

1981 APR 16 PM 1:09

SAN DIEGO, CALIF. *ryca*

SAN DIEGO CITY OF  
202 C St., 12th floor  
San Diego, CA 92101  
ATTN: Ellen Bovard

IN THE MATTER OF

NO.

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVI-  
SION 9 OF THE SAN DIEGO MUNICIPAL CODE BY AMEN-  
DING SECTION 101.0900 RELATING TO PLANNED RESIDENTIAL ETC.

15472

**ORDINANCE NO. O-15472  
(New Series)**

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

An ordinance amending the provisions of Municipal Code,  
Section 101.0900, Planned Residential Developments, to provide  
for the utilization of the Affordable Housing Density Bonus  
(Municipal Code, Sections 101.0307 et seq.) in conjunction with  
the development of housing projects under the provisions of the  
Planned Residential Development Ordinance.

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 March 10, 1981.  
Passed and adopted by the Council of The City of San Diego  
on March 23, 1981.

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 ELLEN BOVARD, Deputy

Public April 8, 1981

I, Camille Simpson, 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-15472 (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:

April 6, 1981

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

Dated at San Diego, California this 6th day of Apr., 1981.

Camille Simpson  
(Signature)

$2\frac{3}{8} \times 2 \times 7.33 = 34.82$