

JUL 20 1981

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

L. MINIMUM DEVELOPMENTAL STANDARDS

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

1. [No amendment to this subsection.]

2. Open Space. The open space provided on the property shall not be less than 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

<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>
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 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.

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.

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 any of the design criteria in paragraph "K." and standards set forth in paragraph "L." above, except the minimum standards regarding density and total required open space, may be granted by either the Planning Director, or by the Planning Commission on appeal, or by the City Council on appeal upon a written finding of facts as set forth in paragraph "M.2." below. 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.

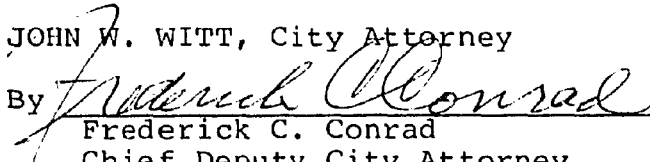
2. [No amendment to this subsection.]

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:vl
6/3/81
Or.Dept.: Planning
630

0-15550

Old Language: Lined out
New Language: Underlined

ORDINANCE NO. _____
(New Series)

0-81-263

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

L. MINIMUM DEVELOPMENTAL STANDARDS

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

1. [No amendment to this subsection.]

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.~~

The open space provided on the property
shall not be less than shown in the following
table:

0-15550

<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>
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R-4	200	100
R-4C	100	50

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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 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.

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.

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.~~

THE
FOLLOWING
PAGE
IS THE BEST
COPY
AVAILABLE
FOR
FILMING

any of the design criteria
in paragarph "K." and standards set forth in paragraph
"L."above, except the minimum standards regarding
density and total required open space, may be granted
by either the Planning Director, or by the Planning
Commission on appeal, or by the City Council on
appeal upon a written finding of facts as set forth
in paragraph "M.2." below. 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.]

JUL 20 1981

Passed and adopted by the Council of The City of San Diego on _____
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 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"/>
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 Maybell L. Portecow, 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 6 1981

JUL 20 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 Maybell L. Portecow, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number

0-15550

Adopted

JUL 20 1981

RECEIVED
CITY CLERK'S OFFICE

CERTIFICATE OF PUBLICATION AUG - 7 AM 10:29

SAN DIEGO, CALIF. *nyc*

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

IN THE MATTER OF

NO.

ORDINANCE NO. 0-15550

ORDINANCE NO. 0-15550
(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 Amendments to the Planned Residential Development Ordinance will provide for reductions in the Minimum Development Standards (open space) and Deviations from Minimum Standards (density and total open space) only in conjunction with projects utilizing an Affordable Housing Density Bonus Agreement or a Density Bonus and Affordable Housing Deviation. This amendment restores provisions erroneously deleted by Ordinance No. 15472.

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, 1981.
Passed and adopted by the Council of The City of San Diego on July 20, 1981.

AUTHENTICATED BY:
PETE WILSON,
Mayor of The City of San Diego, California.
CHARLES O. ABDELNOUF,
City Clerk of The City of San Diego, California.

BY MAYDELL L. PONTECORVO, Deputy
Publish August 3, 1981

I, Charlene Lance, 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. 0-15550
(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 3, 1981

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

Dated at San Diego, California this 3rd day of Aug., 19 81.

Charlene Lance

(Signature)

$2 \frac{5}{8} \times 2 \times 8.06 = \42.32