

ORDINANCE NO. O-15575
(New Series)

O-81-262
REV. ~~7-16-81~~
8-14-81

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3 OF THE
SAN DIEGO MUNICIPAL CODE BY ADDING DIVISION 7
REGARDING THE GOLDEN HILL PLANNED DISTRICT.

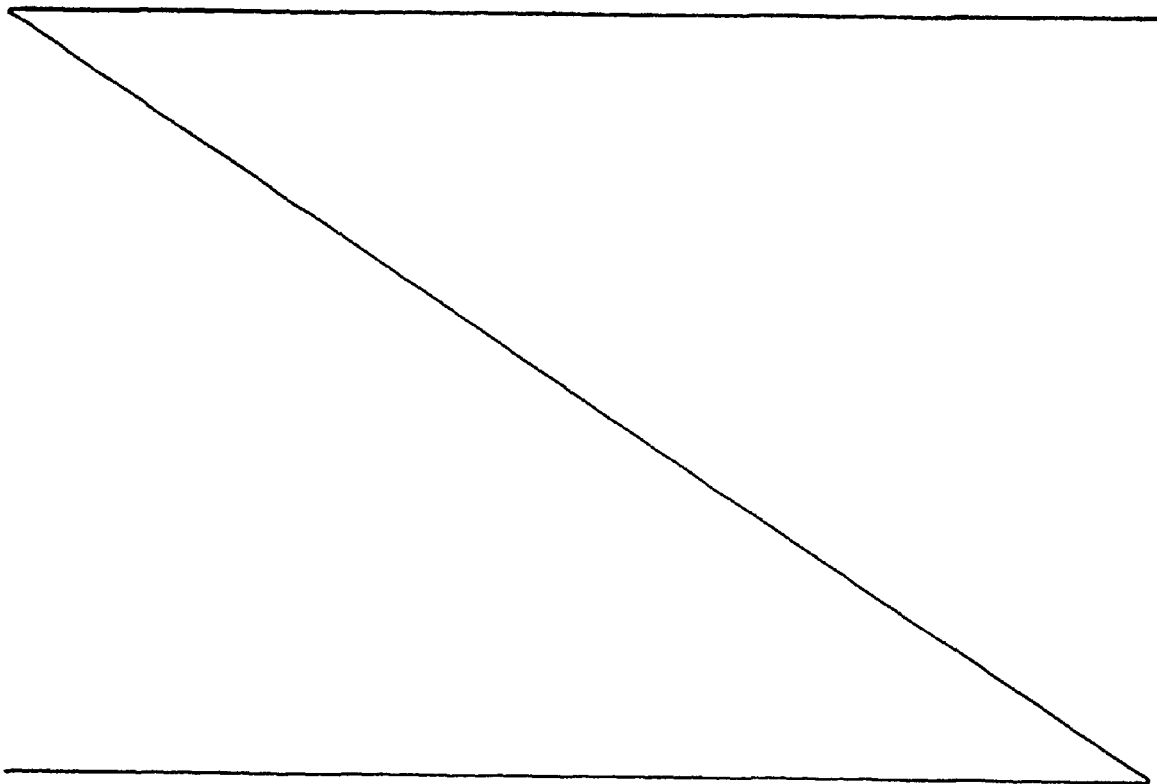
AUG 24 1981

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

Section 1. That Chapter X, Article 3 of the San Diego
Municipal Code be, and it is hereby amended by adding Division 7,
GOLDEN HILL PLANNED DISTRICT, to read as follows:

Division 7

GOLDEN HILL PLANNED DISTRICT



SEC. 103.0700 PURPOSE AND INTENT

The public health, safety and welfare require that property in Golden Hill shall be revitalized and protected from impairment in value. The development and redevelopment of land in Golden Hill should be accomplished in a manner so as to retain and enhance the economic, cultural and historic values, and the overall quality of life within the community. The Planned District seeks to preserve the historic and architecturally significant structures which are interspersed throughout the community and to promote the economic and cultural balance of the resident population through the provision of an optional density bonus system. The proper development and redevelopment of Golden Hill is in keeping with the objectives and proposals of the Progress Guide and General Plan for The City of San Diego and of the Greater Golden Hill 1978 Precise Plan.

SEC. 103.0701 BOUNDARIES

The regulations as defined herein shall apply in the Golden Hill Planned District which is within the boundaries of the Greater Golden Hill community planning area in The City of San Diego, California, designated on that certain Map Drawing No. C-661, and described in the appended boundary description filed in the office of the City Clerk under Document No. **00-15575**

In order to regulate the location of dwellings, businesses and other specified uses, subareas of the Golden Hill Planned District are established. The boundaries of said subareas are designated on that certain Map Drawing No. C-661.

SEC. 103.0702 ADMINISTRATION

A. PLANNING DIRECTOR

The Planning Director or a designated representative shall administer the Golden Hill Planned District.

B. POWERS AND DUTIES

It is the duty of the Planning Director to administer and ensure compliance with the regulations and procedures contained within this Division in the manner prescribed herein for both public and private development; to recommend to the Planning Commission any changes to the regulations, provided such changes are necessary for the proper execution of the adopted plan, and to adopt rules of procedure to supplement those contained within this Division. The

Planning Director shall evaluate the appropriateness of any development for which a permit is applied under this Division. The Planning Director may approve, modify, or deny any application for a permit, based upon the conditions of compliance or noncompliance with adopted regulations and approved criteria and standards.

SEC. 103.0703 PROCEDURES FOR PERMIT APPLICATION AND REVIEW

A. APPLICATION

1. Applications for permits shall be made in accordance with the San Diego Municipal Code, Chapter IX and Chapter VI, Article 2, prior to the commencement of any work in the erection of any new building or structure, or remodeling, alteration, addition, or demolition of any existing building or structure within the Planned District, any building or structure which is moved into the Planned District, or grading. Approval of the Planning Director is not required for interior modification, repairs or remodeling, nor any exterior repairs or alterations for which a permit is not now required.
2. This section does not supersede, change, amend nor in any way alter the manner, method or requirements of the review procedures for any designated City of San Diego historical site by the Historical Site Board.

B. CONTENT

The application shall include the following:

1. The purpose for which the proposed building, structure or improvement is intended to be used;
2. Adequate plans and specifications indicating dwelling unit density, number of bedrooms (floor plan), lot area, lot coverage, off-street parking and landscaping;
3. Adequate plans and specifications for the building and improvements showing the exterior architectural design, color and texture of materials;
4. Adequate plans and specifications for any outbuildings, courtyards, fences/walls, setbacks, grading, signs, outdoor lighting or traffic circulation; and

5. Any other information deemed necessary by the Planning Director to judge compliance with the regulations contained herein and other applicable laws and regulations.

C. REFERRAL

The Building Inspection Director and the City Engineer shall refer all applications made under paragraph "A.1." above to the Planning Director.

D. DETERMINATION

The Planning Director may approve or deny any application for a permit in accordance with its compliance with the regulations contained within this Division. Action by the Planning Director shall include a statement that the building, structure, or improvement for which the permit was applied does or does not conform to the regulations contained herein. In the event the Planning Director determines that the proposed development does not conform to the regulations contained herein, the specific facts on which that determination is based shall be included in the written decision as provided for in paragraph "E" following.

The Building Inspection Director may approve building or construction related permit applications of an emergency nature without prior approval of the Planning Director if such actions are to correct any condition which renders a building unsafe. All such actions by the Building Inspection Director shall be immediately reported to the Planning Director.

E. NOTIFICATION

Within 60 days after the submission of a complete application to the Planning Director, the Planning Director's decision shall be sent in writing to the applicant, Building Inspection Director, Golden Hill Community Planning Committee, and City Engineer, except when the applicant requests an extension of time. If no decision has been rendered within the 60-day review period, the application shall be deemed approved.

F. ISSUANCES

If the Planning Director approves the application and the application conforms to all other regulations and ordinances of The City of San Diego, the Building Inspection Director or City Engineer shall then issue the permit for the work.

G. CONDITIONS

Any permit granted by the City as herein provided, shall be conditioned upon the privileges granted being utilized within 18 months after the date of issuance of said permit. Failure to start work within the 18-month period will automatically void the permit unless an extension of time has been granted by the Planning Director as set forth in paragraph "H" following. Construction must actually be commenced within the stated period and must be diligently prosecuted to completion. During the course of development, a lapse of work for six months shall also void the permit.

H. EXTENSION OF TIME TO A VALID PERMIT

The Planning Director may grant an extension of time of up to two years on the time limit contained in a currently valid permit. To initiate a request for an extension of time, the property owner or owners shall file a written request with the Planning Director in the office of the Planning Department prior to the expiration of the permit. The Planning Director may grant the extension of time if it is determined from the evidence submitted that there has been no material change of circumstances since the permit was originally granted. The Planning Director shall notify the Golden Hill Community Planning Committee of any extension of time requests.

SEC. 103.0704 APPEALS TO THE PLANNING COMMISSION

A. FILING

An appeal to the Planning Commission from the decision of the Planning Director may be requested within ten days after the decision is filed with the Planning Department. The appeal shall be in writing and filed with the Planning Department. An appeal automatically stays proceedings in the matter until a determination is made by the Planning Commission.

B. PUBLIC HEARING

Upon the filing of the appeal, the Planning Department shall set the matter for public hearing before the Planning Commission giving the same notice as provided in Sec. 101.0206 of the San Diego Municipal Code. The Planning Director shall transmit to the Planning Commission a copy of the decision and findings, and all other evidence, maps, papers and exhibits which the Planning Director used to make a decision.

C. DECISION OF THE PLANNING COMMISSION

Upon the hearing of such appeal, the Planning Commission may, by resolution, affirm, reverse, or modify, in whole or in part, any determination of the Planning Director. The Planning Commission decision shall be final.

SEC. 103.0705 PLANNING, ZONING, AND SUBDIVISION REGULATIONS WHICH SHALL APPLY

Chapter X, Article 1, Division 1 (Definitions and Interpretations); Chapter X, Article 1, Division 4, Section 101.0406 (Home Occupations in Residential Zones); Chapter X, Article 1, Division 6 (Fences and Walls); Chapter X, Article 1, Division 8 (Off-Street Parking); Chapter X, Article 1, Division 9, Section 101.0990 (Condominium Conversion); and Chapter X, Article 2 (Subdivisions) of the San Diego Municipal Code shall apply in the Golden Hill Planned District, as they exist now or as they may be amended in the future. All other Divisions of Chapter X, Article 1 are superseded by Division 7, the Golden Hill Planned District.

SEC. 103.0706 NONCONFORMING USES AND STRUCTURES

- A. The lawful use of land which existed at the time the Planned District regulations became effective and which did not conform with said regulations may be continued provided no enlargement or additions to such use is made.

The lawful use of buildings or structures existing at the time the Planned District regulations became effective, with which regulations such buildings or structures did not conform may be continued, provided any enlargement, addition, or alterations to such buildings will not increase the degree of nonconformity and will conform in every respect with the Planned District regulations.

Enlargements, additions, or alterations of nonconforming uses shall not affect the nonconforming status of historic or architecturally significant buildings, structures, or sites as designated by the Historical Site Board.

- B. Any discontinuance of a nonconforming use for a continuous period of 12 months shall be deemed to constitute abandonment of any nonconforming rights existing at the time the Planned District regulations became effective.
- C. Any change from a nonconforming use of land or building to a conforming use shall constitute abandonment of such nonconforming rights.

- D. If any nonconforming building or structure be destroyed by fire, explosion, act of God, or act of the public enemy, it may be completely restored or rebuilt not exceeding the size of the original building. Any expansion shall be subject to all the regulations of the Planned District.

SEC. 103.0707 DESIGN CRITERIA AND GUIDELINES

Concurrent with the adoption of this Division, the City Council shall by resolution also adopt architectural and design standards to be used in evaluating the appropriateness of any development for which a permit is applied under this Division. Golden Hill Design Criteria and Guidelines shall be filed in the office of the City Clerk under Document No. *RR-254736*.

SEC. 103.0707.1 REGULATIONS FOR HISTORIC AND ARCHITECTURALLY SIGNIFICANT STRUCTURES

A. DEVIATIONS FROM BUILDING CODE ALLOWED

Notwithstanding the provisions of this Division or any other ordinance, it shall be lawful in the Golden Hill Planned District to repair, remodel or restore all historic or architecturally significant buildings or structures designated by the Historical Site Board in the same manner and with the same kind or similar materials with which they were originally constructed, providing that such building or structure shall be approved by the Planning Director and the Building Inspection Director and such building or structure shall be safe and not hazardous to its occupants or the public. The Planning Director and the Building Inspection Director shall require such repairs, modifications, and/or improvements to the building or structure as conditions permit, as are deemed necessary to preserve the architectural and historic character and meet adequate life and safety standards. Requirements of the Planning Director may be appealed to the Planning Commission as provided in Sec. 103.0704. Requirements of the Building Inspection Director concerning methods and materials or minor deviations to alleviate practical difficulties of construction may be appealed to the Board of Appeals and Advisors as provided for in Section 204A of the Building Code.

B. REMOVAL OF DAMAGED HISTORIC STRUCTURES

In the event any building or structure of architectural or historic value or interest shall be damaged by earthquake, fire, or act of God to such an extent that in the opinion of the Planning Director and the Building Inspection Director

it cannot reasonably be repaired and restored, the same may be removed upon issuance of a permit for said removal.

C. EXCEPTIONS

The Planning Director shall have the authority to grant an exception to any regulation within this Division, including permitted uses, when such exception is necessary to permit the preservation or restoration of an historic or architecturally significant building, structure or site. Such exception shall be subject to the following conditions:

1. The subject building, structure or site must be designated by the Historical Site Board as being historically or architecturally significant;
2. The proposed exception shall be referred to the Planning Department and the Historical Site Board for a recommendation;
3. The Planning Director, in granting an exception, shall make the findings that the exception is necessary to permit the preservation or restoration of an historic or architecturally significant building, structure or site; that strict application of the provisions contained within this Division would result in economic or other practical difficulties in securing the preservation or restoration of an historic or architecturally significant building, structure or site, and that the granting of an exception will not be injurious to the community or detrimental to the public welfare; and
4. In making a decision, the Planning Director shall make written findings which shall specify facts relied upon in rendering this decision. A copy of this written finding, together with all evidence presented to the Planning Director, including plans required elsewhere in this Division shall be filed with the Planning Director's decision in the office of the Building Inspection Department and the Planning Department. The written findings and decision shall be mailed to the applicant and the Golden Hill Community Planning Committee and shall be subject to appeal as provided in Sec. 103.0704.

SEC. 103.0708 DEVELOPMENT REGULATIONS

The following development regulations shall apply to the Golden Hill Planned District. Subareas 1, 2, 3, 4A, 4B, and 7 are here identified as residential; subareas 5 and 6 as commercial.

SEC. 103.0708.1 PERMITTED USES

A. RESIDENTIAL SUBAREAS

No building, structure, improvement or portion thereof shall be erected, constructed, converted, established, altered, or enlarged, nor shall any lot or premises be used except for one or more of the following purposes:

1. One-family dwellings.
2. Two-family dwellings.
3. Multiple unit residential complexes excluding premises designed or used for the temporary residence of persons for less than one week.
4. Boarding and lodging houses.
5. Accessory uses customarily incidental to any of the foregoing permitted uses, including the following:
 - a. Not more than two lodgers per dwelling unit.
 - b. Recreational and health facilities which are designed and clearly intended for the use of occupants of residential complexes, boarding and lodging houses, including tennis courts, putting greens, exercise rooms and sauna and steam baths.
 - c. Service establishments in residential complexes containing 80 dwelling units or more which are designed, used and clearly intended for the primary convenience of occupants of the residential complex, including the following:
 - (1) Barber shops.
 - (2) Beauty shops.
 - (3) Communal dining facilities.
 - (4) Snack bars.
 - (5) Dry cleaning and laundry facilities.
 - d. All accessory uses shall be located in the same building as the permitted uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, hall,

patio or other similar interior area. However, neither of the foregoing regulations shall be applicable to accessory uses exclusively serving outdoor recreational activities. No signs, displays or advertising relating to accessory uses shall be visible from any street. The combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than twenty percent of the gross floor area of the permitted uses.

6. Specialized Uses

- a. Churches, temples or buildings of a permanent nature used primarily for religious purposes.
- b. Temporary real estate sales offices and model homes in new subdivisions, subject to the limitations as set forth in Chapter X, Article 1, Division 4, Sec. 101.0407 of the San Diego Municipal Code.
- c. Commercial or professional offices in buildings designated by the Historical Site Board, subject to the conditions included in Sec. 103.0707.1 "C" of this Division.
- d. Institutions or homes for the day or full-time care of not more than 15 children under the age of 16 years, provided there is not more than one additional dwelling unit on the same premises.
- e. Offices for psychologists, social workers, religious practitioners, doctors and dentists, provided that no overnight patients are permitted, and further provided that not more than two such professional persons and not more than three employees of each, shall be engaged in such work on the premises.
- f. Home occupations.

7. Any other uses, including accessory uses, which the Planning Director may find to be similar in character to the uses enumerated in paragraph "A" above and consistent with the purpose and intent of this Planned District. The adopted resolution embodying such findings shall be filed in the office of the City Clerk.

B. COMMERCIAL SUBAREAS

No building, structure, improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used except for one or more of the following purposes:

1. Business and professional offices.
2. Retailing of goods and dispensing of services from the following establishments:
 - a. Antique shops.
 - b. Apparel shops.
 - c. Art stores and art galleries.
 - d. Bakeries.
 - e. Barber shops.
 - f. Beauty shops.
 - g. Bicycle shops.
 - h. Bookstores.
 - i. Confectioneries.
 - j. Curtain, drapery and upholstery shops.
 - k. Delicatessens.
 - l. Drug stores.
 - m. Dry cleaning and laundry agencies and establishments and self-service dry cleaning and laundry establishments.
 - n. Dry goods and notions stores.
 - o. Florists.
 - p. Food stores.
 - q. Gift shops.
 - r. Hardware stores.
 - s. Hobby shops.
 - t. Interior decorators.
 - u. Jewelry stores.
 - v. Liquor stores.
 - w. Music stores.
 - x. Nurseries - plant.
 - y. Paint and wallpaper stores.
 - z. Photographic studios and retail outlets.
 - aa. Radio, television and home appliance repair shops.
 - bb. Rug and carpet stores.
 - cc. Shoe sales and repair shops.
 - dd. Sporting goods stores.
 - ee. Stationers.
 - ff. Studios for teaching of art, dancing, and music.
 - gg. Variety stores.

3. Private clubs, fraternal organizations, lodges, and community service agencies.
4. Residential units provided they are not located on the ground floor.
5. Accessory uses for any of the foregoing permitted uses, including on-premises signs constructed, installed and maintained in accordance with the regulations as set forth in Sec. 103.0708.4 of this Division, Chapter X, Article 1, Division 11 and Chapter IX, Article 5, Division 1 of the San Diego Municipal Code.
6. In addition to the permitted uses listed in 1., 2., and 3. of this paragraph, in Subarea Five the following uses are also permitted:
 - a. Banks, including branch banks, and other similar financial institutions.
 - b. Retailing of convenience goods and dispensing of services from the following establishments:
 - (1) Gyms, when equipped for physical fitness activities and athletic training programs.
 - (2) Restaurants.
 - (3) Cocktail lounges and similar establishments.
 - (4) Theaters (indoor only).
7. In addition to the permitted uses listed in 1., 2., and 3 of this paragraph, in Subarea Six the following uses are also permitted:
 - a. Retailing of convenience goods and dispensing of services from the following establishments:
 - (1) Recreational facilities not exceeding 2,500 square feet in gross floor area.
 - (2) Restaurants (excluding drive-in and drive-thru restaurants and further excluding live entertainment and the sale of all intoxicating beverages except beer and wine.)
 - (3) Variety stores not exceeding 2,500 square feet in gross floor area.

8. Any other uses which the Planning Director may find to be similar in character to the uses enumerated in "B" above and consistent with the purpose and intent of the Planned District.

SEC. 103.0708.2 PROPERTY DEVELOPMENT REGULATIONS

No building, structure or portion thereof shall be erected, constructed, converted, established, altered, enlarged, or used, nor shall any lot or premises be used unless the lot or premises and building or structure or portion thereof shall comply with the following requirements and special regulations:

A. MINIMUM LOT DIMENSIONS

1. The minimum lot sizes and dimensions shown on Table I shall apply in the Planned District.

TABLE I

MINIMUM LOT DIMENSIONS IN LINEAR FEET

<u>SUBAREA</u>	<u>MIN. AREA (SQ. FT.)</u>	<u>STREET Frontage</u>	<u>WIDTH (Interior)</u>	<u>WIDTH (Corner)</u>	<u>Depth</u>
1	5,000	50	50	55	100
2	6,000	60	60	65	100
3	7,000	70	70	75	100
4A	6,000	60	60	65	100
4B	6,000	60	60	65	100
5	7,000	70	70	75	100
6	5,000	50	50	55	100
7	7,000	70	70	75	100

2. Exception. Any lot which qualifies under the definition of a lot as set forth in Sec. 101.0101.34 and which does not comply in all respects with the minimum lot dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to the Planned District.

B. MINIMUM YARDS

1. The minimum yards shown on Table II shall apply in the Planned District, unless otherwise specified in 2., 3., 4., 5. or 6. below.

TABLE II

MINIMUM YARD SIZES IN LINEAR FEET

<u>SUBAREA</u>	<u>FRONT</u>	<u>SIDE (INTERIOR)</u>	<u>SIDE (STREET)</u>	<u>REAR</u>
1	15	4	10	0
2	25	4	10	0
3	15	4	10	0
4A	15	4	10	0
4B	15	4	10	0
5	0	0; 4 if abuts residential	0	0; 5 if abuts residential
6	15	4	10	0
7	15	4	10	0

2. Front - Lots in subareas 1, 3, 4A, 4B, 6 and 7 may observe the average yard for that block when the average is less than 15 feet.
3. Side
 - a. Interior - Four feet, except that the interior side yards specified herein shall be increased three feet for each story above two.
 - b. Street - For lots which do not meet the minimum dimensions and which qualify under the definition of a lot in paragraph "A" above, the following street side yards may be observed:
 - (1) Nine feet for any lot having a width of 45 feet to 50 feet;
 - (2) Eight feet for any lot having a width of 40 feet to 45 feet;
 - (3) Seven feet for any lot having a width of 35 feet to 40 feet.
 - (4) Six feet for any lot having a width of 30 feet to 35 feet; and
 - (5) Five feet for any lot having a width of less than 30 feet.
4. Rear - Zero (0) feet, except where the rear lot line is contiguous with a side yard of an adjacent lot, wherein 10 feet shall be required. This requirement may be

reduced to four feet where historic/architecturally significant buildings or structures designated by the Historical Site Board are being retained and dwelling units are being added at the rear of said buildings or structures.

5. Exceptions.

- a. Two adjoining lots which have a common side lot line and which are developed concurrently may be developed with zero side yards on the said common side lot line, provided that each opposite interior side yard is not less than eight feet.
- b. Encroachments of up to two feet may be permitted to allow the construction, addition, or alteration of architectural features such as bay windows, porches, overhangs and other similar design elements subject to approval by the Planning Director, and provided that such design features do not extend the full length or width of any facade of the building or structure. These design features shall be in conformance with the adopted Golden Hill Design Criteria and Guidelines.

6. Within subareas 5 and 6, in those instances where the premises are occupied or proposed to be occupied by both commercial and residential uses, the minimum front, side and rear yards, and density shall be determined and computed with regard to the buildings or portions thereof to be occupied by the commercial uses.

C. MAXIMUM COVERAGE

1. In subareas 1 and 2, the maximum lot coverage shall be 60 percent.
2. In the remaining subareas (3, 4A, 4B, 5, 6, and 7) there shall be no maximum coverage limit.

D. DENSITY

1. The base and bonus densities shown on Table III shall apply in the Planned District.

TABLE III

DENSITY IN DWELLING UNITS PER ACRE

<u>SUBAREA</u>	<u>PRIMARY LAND USE</u>	<u>BASE DENSITY</u>	<u>BONUS DENSITY</u>
1	Residential	43 du/ac	72 du/ac
2	Residential-Historic	29	None
3	Residential	43	72
4A	Residential	29	43
4B	Residential	29	None
5	Commercial	43	72
6	Commercial	43	72
7	Residential	43	72

2. The bonus density is granted based upon the applicant's ability to meet a minimum number of points by providing environmental, housing, design, and energy amenities in accordance with the procedures and provisions contained in Sec. 103.0709 of this Division.
3. The base density in subareas 1, 3, 4A, 4B, and 7 may be exceeded by complying with the procedures and provisions contained in Sec. 103.0710 of this Division, regarding the transfer of development rights.

E. FLOOR AREA RATIOS

1. The floor area ratios shown on Table IV shall apply in the Planned District.

TABLE IV

FLOOR AREA RATIOS

<u>SUBAREA</u>	<u>BASIC</u>	<u>MAXIMUM</u>
1	1.80	2.70
2	0.60	1.20
3	1.80	2.70
4A	1.20	1.80
4B	1.20	1.20
5	2.00	4.00
6	1.80	2.70
7	1.80	2.70

2. Subareas 1, 3, 4A, 4B and 7
 - a. Two-thirds of the basic floor area ratio may be utilized for any use or accessory use listed in Sec. 103.0708.1, "A."
 - b. One-third of the basic floor area ratio may be utilized only for off-street parking. However, if all or part of the parking area is provided in an underground parking structure, or is completely enclosed within a building or buildings located on the premises, that portion of the required parking area may be utilized for any other permitted use listed in Sec. 103.0708.1, "A."
 - c. For proposed developments which comply with the provisions of the Density Bonus Merit Point System contained in Sec. 103.0709 of this Division, the maximum floor area ratio may be utilized; provided, however, that it is used in the proportions and for the uses specified in 2. a. and b. of this paragraph.
3. Subarea Two
 - a. Exception procedure to floor area ratio for historic/architecturally significant buildings or structures.
 - (1) Application. A letter of request for an exception to the 0.60 floor area ratio (accompanied by schematic plot plans, complete landscape plans, typical floor plans, building elevations and preliminary grading plans), shall be filed with the Planning Department. In the case of designated sites, the application shall also be referred to the Historical Site Board for a recommendation. The maximum permitted floor area ratio under this exception procedure shall be 1.20.
 - (2) Decision. After considering the application and recommendation from the Historical Site Board when required, the Planning Director may grant an exception to the floor area ratio or may grant exceptions to or impose additional conditions relating to the requirements of Sec. 103.0708.2 as may be deemed necessary or desirable to meet the requirements of this section, if the Planning Director finds from

the evidence presented that all of the following facts exist:

- (a) The proposed building or structure at the particular location and under the proposed conditions of development with regard to good planning practice, including provisions for height, building bulk, yards/open space, grading and related matters, will provide equally as well for light and air, for the public health, safety and convenience, and the preservation of the historical character of the community as if developed to the limits imposed by the provisions of Sec. 103.0708.2 and other regulations applicable to the property in question.
- (b) The granting of an exception will not adversely affect any adopted plan of any governmental agency.

4. Subarea Five

- a. The floor area ratio shall be 2.00 for developments which are entirely commercial in nature.
- b. The floor area ratio shall be 3.00 in those cases where residential uses occupy less than 75 percent of the gross floor area of the premises, and the development proposal complies with the provisions of the Density Bonus Merit Point System contained in Sec. 103.0709 of this Division.
- c. The maximum floor area ratio shall be 4.00 in those cases where residential uses occupy 75 percent or more of the gross floor area of the premises, and the development proposal complies with the provisions of the Density Bonus Merit Point System contained in Sec. 103.0709 of this Division.

5. Subarea Six

- a. The floor area ratio shall be 1.80 except for proposed developments which comply with the provisions of the Density Bonus Merit Point System contained in Sec. 103.0709 of this Division where the maximum shall then be 3.00.

F. MAXIMUM DRIVEWAY WIDTH

No driveway shall exceed a width of 25 feet measured at the property line and there shall be no less than 45 feet measured at the property line between driveways serving the same premises. Driveways shall be located so as to provide at least one on-street parking space for each 50 feet of frontage of the premises; the said on-street parking space being not less than 20 feet in length measured along a full height curb.

G. LANDSCAPING

1. Prior to the issuance of any building permits, a complete landscaping and irrigation plan shall be submitted to the Planning Director for approval; said landscaping plan shall be in conformance with standards adopted by the Planning Commission as set forth in the document entitled, "Development and Maintenance Standards - Landscaping," on file in the office of the Planning Department. The required landscaping and watering system shall be installed prior to the use of the premises. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.
2. Prior to the use and occupancy of any premises, the entire front and street side of the premises shall be suitably landscaped except for those areas occupied by driveways and walkways. In no case shall less than 40 percent of the required front yard and street side yards of the premises be landscaped. Any solid masonry wall within 15 feet of a front or side property line shall be screened by plant material.
3. In Subarea Five, lots with 50 feet or less of street frontage which do not abut an alley shall provide a masonry or solid wood planter box, adequately treated, with vertical walls a minimum of two inches thick, along each street frontage. Said planter box shall be placed within three feet of the frontage property line. Said planter box shall be a minimum of two feet in height and a minimum of two feet in width. Said planter box shall have a minimum length equal to 50 percent of the related street frontage. (Except that said percentage may be reduced in any instance where the Planning Director determines that such reduction will eliminate a safety hazard or is necessary due to physical constraints.)

4. In Subarea Six, a strip of land within the premises abutting public street rights-of-way (except for approved ways of ingress and egress) shall be suitably landscaped with shrubs, trees, and ornamental ground cover. Said strip shall have a minimum depth of three feet and shall be developed and maintained in conformance with standards and specifications adopted by the Planning Commission as set forth in the document entitled "Development Standards and Operational Standards - Landscaped Strips," on file in the office of the Planning Department. A planter box which complies with the standards presented in the preceding paragraph may be substituted for the landscape strip requirement.

H. SPECIAL REGULATIONS

1. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator shall be erected, constructed, maintained or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building or structure having walls and a roof with construction appearance similar to the main building.
2. Artificial lighting used to illuminate any premises shall be directed away from adjacent properties.
3. Prior to the use or occupancy of any nonresidential premises, a wall not less than six feet in height shall be constructed along all portions of the perimeter of said premises that abut residentially zoned property except on public alleys; provided, however, that in front of any established setback line said wall shall be reduced to three feet in height, in accordance with the provisions set forth in Chapter X, Article 1, Division 6, Sec. 101.0621 of the San Diego Municipal Code.
4. In addition to the provisions specified in 1., 2., and 3. of this paragraph, in the commercial subareas all permitted uses except off-street parking, outdoor dining facilities, signs and the storage and display of those items listed below shall be operated entirely within enclosed buildings or structures.
 - a. The following listed merchandise sold or rented on the premises may be displayed outdoors without screening walls or fences, except along common property lines of abutting residential lots:

- (1) Antiques.
 - (2) Flowers and plants.
 - (3) Food products.
 - (4) Handcrafted products and goods.
 - (5) Any other merchandise which the Planning Director may find to be similar in character, type or nature to the items listed in "a." above.
- b. Outdoor storage of merchandise, material or equipment shall be allowed only when incidental to a permitted use located on the same premises, and provided that:
- (1) The storage area shall be completely enclosed by walls, fences, buildings, landscape screening, or a combination thereof.
 - (2) All walls or fences shall be a minimum of six feet in height and shall be constructed and maintained with at least 50 percent of the surface area impervious to light. The location, materials and design of required walls or fences shall be subject to approval by the Planning Director; which shall be based upon the similarity of architectural design and appearance of the wall or fence to existing or approved buildings on the premises. Such walls or fences shall be maintained in accordance with the provisions set forth in Chapter X, Article 1, Division 6 of the San Diego Municipal Code.
 - (3) All landscape screening used to enclose storage areas shall be developed and maintained in conformance with the standards adopted by the Planning Commission as set forth in the document entitled, "Development and Maintenance Standards - Landscaping" on file in the office of the Planning Department.
 - (4) There shall be no outdoor storage of merchandise, materials, equipment or other goods to a height greater than that of any

enclosing walls, fences, buildings, landscape screening, or combination thereof.

5. In addition to the provisions specified in 1., 2., 3., and 4. of this paragraph, in Subarea Six no permitted use shall commence operating prior to 6:00 a.m. nor continue later than 12:00 midnight of any day.

SEC. 103.0708.3 OFF-STREET PARKING REGULATIONS

A. RESIDENTIAL SUBAREAS

Every lot used for one or more of the permitted uses listed in Sec. 103.0708.1, paragraph "A," shall be provided with a minimum of permanently maintained, off-street parking spaces of which at least one-half shall be either in a screened parking area or private garage on the same premises as follows:

1. For one-family dwellings - two spaces.
2. For premises containing two or more dwelling units - 1.3 spaces for each dwelling unit with less than two bedrooms, and 1.6 spaces for each dwelling unit containing two or more bedrooms.
3. For boarding and lodging houses - one space for each guest room.
4. For churches, temples or buildings of a permanent nature used primarily for religious purposes - one space for each 35 square feet of gross floor area used for seating in the main sanctuary or other principal place of assembly.
5. For institutions for the day or full-time care of children under the age of 16 years - one space for every two adult residents or employees.
6. For offices of psychologists, social workers, religious practitioners, and doctors and dentists - one space for each 300 square feet of gross floor area utilized for such purposes.
7. For accessory uses, excluding recreational uses, permitted under the provisions of Sec. 103.0708.1 - one space for each 400 square feet of gross floor area.
8. For dwelling units and/or commercial offices in buildings designated as historic/architecturally

significant by the Historical Site Board the amount of parking which can be accommodated without diminishing the significance to the community, as determined by the Planning Director.

9. No off-street parking shall be permitted in any required front or side yard.

B. COMMERCIAL SUBAREAS

Every lot used for one or more of the permitted uses listed in Sec. 103.0707.1 "B," shall be provided with the minimum number of off-street parking spaces located on the same premises as the permitted use as follows:

1. For multiple unit residential complexes - one parking space for each dwelling unit.
2. For private clubs and similar establishments - one parking space for each 200 square feet of gross floor area.
3. For restaurants, offices (including banks and financial institutions), commercial retail, service and similar establishments - one parking space for each 800 square feet of gross floor area; provided, however, that the requirement shall be one parking space for each 1,600 square feet for any such establishment or portion thereof located on the second or higher story.
4. For other uses in Subarea Five - one parking space for each 400 square feet of gross floor area. For other uses in Subarea Six - one parking space for each 200 square feet of gross floor area.
5. For lots which abut an alley, the minimum parking shall be permitted at the rear one-half of the premises only.
6. For lots with more than 100 feet of street frontage and which do not abut an alley, the minimum required parking shall be permitted at the rear one-half of the premises only.
7. For lots with 100 feet or less of street frontage and which do not abut an alley, there shall be no off-street parking requirement, provided that no curb cuts are permitted.

C. ALL SUBAREAS

1. Where ambiguity exists in the application of these off-street parking requirements or when any use not specified in Sec. 103.0708.1, is found by the Planning Director to be a permitted use, the off-street parking requirements shall be determined by the Planning Director.
2. All off-street parking facilities shall be operated and maintained in compliance with Chapter X, Article 1, Division 8 of the San Diego Municipal Code.

SEC. 103.0708.4 SIGNS

The structure, content, lettering, location, size, number, illumination, and other characteristics of all signs in the Planned District shall be subject to the following regulations:

- A. Signs shall be pedestrian oriented in size and shape. Lettering and symbols shall be simple and bold.
- B. No roof signs shall be permitted.
- C. For each dwelling unit - one nameplate having a maximum area of one square foot.
- D. For multiple residential units, boarding and lodging houses, churches, temples, buildings of a permanent nature used primarily for religious purposes, and child day-care facilities and commercial offices - wall signs (as defined in Chapter X, Article 1, Division 11, Sec. 101.1101.240 of the San Diego Municipal Code) designating the permitted uses of the premises, provided that no such sign shall project above the parapet or eaves of the building to which affixed, nor exceed a height of 12 feet. In addition, one single- or double-faced freestanding sign designating the permitted uses of the premises facing or adjacent to each street abutting the property.

The height of any freestanding sign shall not exceed five feet, measured vertically from the base at ground level to the apex of the sign.

- E. The combined total face area of all wall and freestanding signs on the premises, excluding signs designating the premises for sale, rent or lease, shall not exceed 20 square feet, provided that any freestanding sign not exceed eight square feet in area.

- F. For all premises - one single- or double-faced freestanding sign with a maximum area of eight square feet offering the premises for sale, rent or lease. Said sign shall not exceed a height of four feet measured vertically from the base at ground level to the apex of the sign. Said sign may be located anywhere on the premises.
- G. For parking lots - one single- or double-faced freestanding, directional sign located at each driveway. Said directional sign shall not exceed two square feet in total face area and four feet in height measured vertically from the base at ground level to the apex of the sign.
- H. Signs permitted herein may be lighted; however, none shall contain visibly moving parts or be illuminated by flashing lights. In Subarea Six, no sign shall be lighted prior to 6:00 a.m. nor after 12:00 midnight of any day.

SEC. 103.0708.5 PUBLIC FACILITIES, STRUCTURES AND AREA

All open spaces, streets, sidewalks, street furniture, street signs, lighting installation, and any incidental structures or monuments, shall conform to the intent of this Division which is to preserve and maintain the historic and architecturally significant structures and character of the community, and shall be subject to the same regulations, conditions and standards established herein.

SEC. 103.0709 DENSITY BONUS MERIT POINT SYSTEM

The Density Bonus Merit Point System established herein, shall apply in the Golden Hill Planned District, and shall not be used in conjunction with other existing or proposed density bonuses.

A. PURPOSE AND INTENT

The purpose of the Density Bonus Merit Point System is to provide increased residential densities to developers who provide certain environmental, design, energy amenities/improvements and/or affordable housing units, as established herein, in addition to complying with the regulations set forth in this Division.

The density bonus is optional and is intended to provide incentives for new development which will preserve and enhance the historic and architectural character of the community and encourage the inclusion of affordable housing.

B. PROCEDURES FOR APPLICATION AND REVIEW

1. Application

Density bonus applications shall be filed concurrently with applications for permits, and shall state fully the circumstances and conditions relied upon as grounds for application. Application may be made by the owner or owners of the property affected and shall be filed with the Planning Department on the forms provided.

2. Content

The application shall include the following:

- a. Adequate plans and specifications for the site and building or structure indicating how the applicable provisions of the Density Bonus Merit Point System shall be met;
- b. Any other information deemed necessary by the Planning Director to judge compliance with the provisions of the density bonus contained herein and other applicable laws and regulations.

In addition, applications utilizing an affordable housing provision shall include the following:

- c. A tabulation of the various dwelling types proposed showing the average size area for each type of dwelling, the number of bedrooms, and identifying the units affordable by persons or families of low and moderate incomes;
- d. A tabulation of the proposed sale price or monthly rental amount to be charged for each unit identified as affordable by persons or families of low and moderate incomes;
- e. A copy of an agreement with the Housing Commission by which the unit(s) are guaranteed to be reserved for persons or families of low and moderate incomes, and will continue to remain affordable for a period of not less than 20 years.

3. Determination

The Planning Director may approve or deny any application for the density bonus. Action by the Planning Director shall include a statement that the

density bonus application does or does not conform to the provisions contained herein. In the event the Planning Director determines that the proposed development does not conform, the specific facts on which that determination is based shall be included in the written decision. If the affordable housing provisions are used, the application shall also be reviewed by the City Manager and the Executive Director of the Housing Commission, who shall consult with the applicant to develop the specific terms and conditions of administering the affordable unit(s).

4. Notification

Within 60 days after the submission of a complete application for the density bonus, the Planning Director's decision shall be sent in writing to the applicant, Building Inspection Director, Golden Hill Community Planning Committee, and City Engineer. If the density bonus application is approved, the Building Inspection Director or City Engineer shall then issue the permit for the work.

C. APPEALS TO THE PLANNING COMMISSION

An appeal to the Planning Commission from the decision of the Planning Director shall be requested in accordance with the conditions set forth in Sec. 103.0704 of this Division.

D. CRITERIA FOR APPROVAL

In order to qualify for the density bonus, the following criteria must be met:

1. The applicant must accumulate a minimum of 30 points of the total 36 points possible through meeting the provisions included herein.
 - a. A portion (20 points) of the 30 points needed to qualify must be attained by meeting the minimum point requirement in each individual category; as illustrated in the following table:

<u>Category</u>	<u>Minimum Points Required</u>	<u>Maximum Points Possible</u>
Environment	4	7
Housing	6	8
Design	6	15
<u>Energy</u>	<u>4</u>	<u>6</u>
Total	20	36

- b. The remaining portion (10 points) of the 30 points needed to qualify may be attained by

meeting additional provisions in any of the four categories.

2. The applicant may obtain the necessary points by meeting the minimum requirement in the Environment, Design, and Energy categories, plus complying with either of the low and moderate housing units provisions.

E. DENSITY BONUS PROVISIONS

In order to qualify for the density bonus, the minimum number of points necessary shall be accumulated through complying with the provisions in the following categories:

1. Environment

Add one (1) point for each provision met:

- a. Does not significantly block adjacent properties' access to views.
- b. Utilizes low water demand landscaping design through the use of one or more of the following:
 - (1) Native drought resistant plants throughout the landscaped area.
 - (2) Drip or automatic irrigation system
 - (3) Other similar methods.
- c. Preserves existing trees on the premises.
- d. Adds one tree (not including landscape strip trees) for each 100 square feet of required landscaped area.
- e. Plants landscape strip in a manner which exceeds the minimum standards for landscape strips.
- f. Provides less impervious surface of pavement than conventional projects through design or use of grow-through or similar porous materials on 50% of all driveways and uncovered parking areas where applicable.
- g. Landscapes the required landscaped area in such a manner that 50 percent of the plant materials used are larger than the minimum size required.

2. Housing

- a. Add 16 points if the following provision is met:

Provides 20 percent or more of the total dwelling units proposed for low and moderate income persons/families (as defined by HUD/FHA).

- b. Add 10 points if the following provision is met:

Provides one unit for low and moderate income persons/families (as defined by HUD/FHA). Add two points for each additional unit provided.

- c. Add two (2) points for each provision met:

- (1) Provides special facilities to encourage occupancy by families with children by including one or more of the following:

(a) Playground.

(b) Wading pool.

(c) Other similar facilities.

- (2) Provides special facilities (by meeting the requirements for housing the elderly in the HUD Minimum Property Standards for Multi-family Housing) in all or a portion of the total dwelling units to encourage occupancy by senior citizens. (Two points for each unit.)

- (3) Provides a combination of studio, one, two, and/or three bedroom units in a residential complex.

- (4) Provides two or three bedroom units for low and moderate income persons/families. (Two points for each unit.)

- (5) Provides special facilities (by meeting the requirements for housing handicapped persons in the HUD Minimum Property Standards for Multi-family Housing) in all or a portion of the total dwelling units and at common entrances and exits to encourage occupancy by handicapped persons. (Two points for each unit.)

3. Design

a. Add one (1) point for each provision met:

- (1) Provides visual interest by using one or more of the following architectural elements on the facade of a building or structure:
 - a) Bay or greenhouse windows.
 - b) Awnings or canopies.
 - c) Cornices.
 - d) Other similar methods.
- (2) Provides screened/covered common refuse collection receptacle on the premises for use by more than one dwelling unit.
- (3) Utilizes defensible space concepts for surveillance of common areas through all of the following:
 - (a) Lighting of entries, parking areas, walkways and stairs; and
 - (b) Arrangement of windows, stairs, fences, entries, and/or hallways which allows visibility from the street or dwelling units within the residential complex.
- (4) Provides a balcony or patio, or combination thereof for the private use of the occupants of each dwelling unit.
- (5) Provides more than the required two percent landscaping in on-site, open parking.
- (6) Provides common usable open areas for passive recreation by including one or more of the following:
 - (a) Courtyard.
 - (b) Atrium.
 - (c) Roof deck.
 - (d) Other similar facilities.

- (7) Provides indoor recreation area for resident's use through one or more of the following:
 - (a) Game room.
 - (b) Exercise room.
 - (c) Racquet or handball courts.
 - (d) Sauna.
 - (e) Other similar facilities.

 - (8) Provides outdoor active recreation area for resident's use through one or more of the following:
 - (a) Pool/jacuzzi/spa.
 - (b) Tennis courts.
 - (c) Other sport-related courts.
 - (d) Other similar facilities.
- b. Add four (4) points for each provision met:
- (1) Provides access to on-site parking exclusively from an alley.
 - (2) Provides all required off-street parking in enclosed garages or underground parking.

4. Energy

Add two (2) points for each provision met:

- a. Upgrades energy efficiency of proposed projects beyond the requirements of the Uniform Building Code through one or more of the following features:
 - (1) Insulation of floors, ceiling and/or walls.
 - (2) Placement of forced air heating vents in the lower third of the wall area.

- b. Utilizes active solar energy systems or design for one or more of the following:
 - (1) Space heating or cooling.
 - (2) Heating of water.
- c. Utilizes passive solar energy systems or design for space heating through the use of two or more of the following:
 - (1) North-South building orientation.
 - (2) Overhangs above windows.
 - (3) Operable skylight-type windows.
 - (4) Other similar methods.

SEC. 103.0710 TRANSFER OF DEVELOPMENT RIGHTS OPTION

The Transfer of Development Rights Option established herein, shall apply in the Golden Hill Planned District.

A. PURPOSE AND INTENT

The purpose of the Transfer of Development Rights Option is to provide a program whereby the owner(s) of significant historic/architectural structures may preserve those structures and sell the unused development potential of their property instead of demolishing the structure to allow redevelopment of the property.

The transfer is optional and is intended to provide an economic incentive to property owners to preserve historic structures while allowing the unused development potential of the site to be used on another site within the Planned District.

B. DETERMINATION OF DEVELOPMENT RIGHTS

1. Definition

The "development rights" associated with a parcel shall herein be defined as the maximum number of dwelling units permitted under the base density for the subarea in which the property is located.

2. Calculation of Transferable Development Rights

Transferable development rights shall be calculated as the difference between the total number of dwelling units permitted on the property and the number of existing dwelling units.

C. CONDITIONS FOR TRANSFERING DEVELOPMENT RIGHTS

1. Eligibility

Only eligible development rights may be transferred. Eligibility of property owners shall be determined by meeting one of the following conditions:

- a. The property is an historical site designated by the Historical Site Board;
- b. The property contains a contributing structure within the Historic District (Subarea Two), as determined by the Historical Site Board; or
- c. The property contains a structure designated as historically/ architecturally significant in a documented survey, approved by the Historical Site Board.

2. Facade Easements

- a. Property owners who transfer development rights shall also grant a facade easement, in perpetuity, on their historic/architecturally significant structure(s) to The City of San Diego. The facade easement shall contain the following elements:

1) Description of property.

The protected property should be identified as precisely as possible, including street address, legal description, and Assessor's number. The precise aspects of the building to be governed by the restrictions should be indicated.

2) Standards and responsibility for care and maintenance.

3) Approval for alterations.

- 4) Arbitration of disputes.
- 5) Conditions for inspections.
- 6) Specificity of exterior architectural features to be included.
- 7) Restrictions (if any) on the land and site.
- 8) Standards and responsibility for repairs if destruction of all or part of the structure should occur.
- 9) Retention of rights and obligations of the property owner(s).
- 10) Successors.

The terms of the easement shall apply not only to the original owner(s), but to all those later claiming an interest in the property.

- 11) Other such stipulations as agreed to by both The City of San Diego and the property owner(s).
- b. All facade easement agreements shall be submitted by the Planning Director to the Historical Site Board for review and recommendation prior to submittal to the City Council for approval.
 - c. All facade easement agreements shall be filed with the County Recorder, the office of the City Clerk, and the Planning Director.

3. Registration

The purchaser of development rights shall register all development right transfers including resales prior to their utilization, with the Planning Department. Failure to register sale and utilization transactions shall render the right to utilize purchased development rights null and void.

- a. Registration shall include a copy of the contract between the property owner(s) and the development rights purchaser which reflects that the contract

has been recorded with the County Recorder, and which shall include:

- 1) Street address, legal description and Assessor's number of the property from which the development rights are being transferred;
- 2) Name and address of the owner(s) of the property from which the development rights are being transferred and the development rights purchaser; and
- 3) Number of development rights transferred by the property owner(s).

D. CONDITIONS FOR UTILIZING ACQUIRED DEVELOPMENT RIGHTS

Development and redevelopment projects utilizing acquired development rights shall comply with all the regulations of the Golden Hill Planned District.

1. Transfer Zones

- a. Acquired development rights may be utilized in Subareas 1, 3, 4A, 4B, and 7 provided they are not used on a site eligible to transfer development rights (as defined in paragraph "C" of this Section).
- b. Development rights may only be utilized in subareas 5 and 6 if it is part of a mixed commercial-residential development.

2. Maximum Density

The total number of units, including acquired development rights, constructed on a site, may only exceed the base density by a maximum of 25%. If acquired development rights are to be utilized in conjunction with the Density Bonus Merit Point System (SEC. 103.0709 of this Division), the total number of units constructed may exceed the bonus density by a maximum of 25%.

3. Application


Applications to use acquired development rights shall be filed concurrently with applications for permits and shall state fully the circumstances and conditions relied upon as grounds for application. Application

may be made by the owner(s) of the property where the acquired development rights are to be used, and shall be filed with the Planning Department on the forms provided.

The content of the application shall comply with the provisions of SEC. 103.0703, paragraph "B." of this Division. If the acquired development rights are to be used in conjunction with the Density Bonus Merit Point System, the application shall also comply with SEC. 103.0709 of this Division.

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor was made prior to July 29, 1981.

APPROVED: JOHN W. WITT, City Attorney

BY 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
6/3/81
REV. 7/16/81 8/14/81
Or.Dept.:Planning
630

AUG 24 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input type="checkbox"/>	<input checked="" 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 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

AUG 11 1981

AUG 24 1981

_____, 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 Barbara Berridge Deputy.

RECORDED
INDEXED
AUG 24 1981

Office of the City Clerk, San Diego, California

Ordinance Number **15575** Adopted **AUG 24 1981**

RECEIVED
CITY CLERK'S OFFICE
1981 SEP 18 PM 1:36
SAN DIEGO, CALIF.
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CERTIFICATE OF PUBLICATION

San Diego, City of
12th floor, 202 C St.
San Diego, CA 92101
BERRIDGE

IN THE MATTER OF

NO.

ORDINANCE NO. 0-15575

ORDINANCE NO. 0-15575
(New Series)
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3 OF THE SAN DIEGO MUNICIPAL CODE BY ADDING DIVISION 7 REGARDING THE GOLDEN HILL PLANNED DISTRICT.
BE IT ORDAINED, by the Council of The City of San Diego, as follows:
Section 1. That Chapter X, Article 3 of the San Diego Municipal Code be, and it is hereby amended by adding Division 7, GOLDEN HILL PLANNED DISTRICT, to read as follows:
Division 7
GOLDEN HILL PLANNED DISTRICT
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 August 11, 1981
Passed and adopted by the Council of The City of San Diego on August 24, 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 BARBARA BERRIDGE, Deputy.
Pub. September 7, 1981 70-9009

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. 0-15575
(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:

Sept. 7, 1981

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

Dated at San Diego, California this 7th day of Sept., 1981.

Charlene Lance

(Signature)

2 3/8 x 2 x 8.06 = 38.29