

ORDINANCE NO. O-15814  
(New Series)

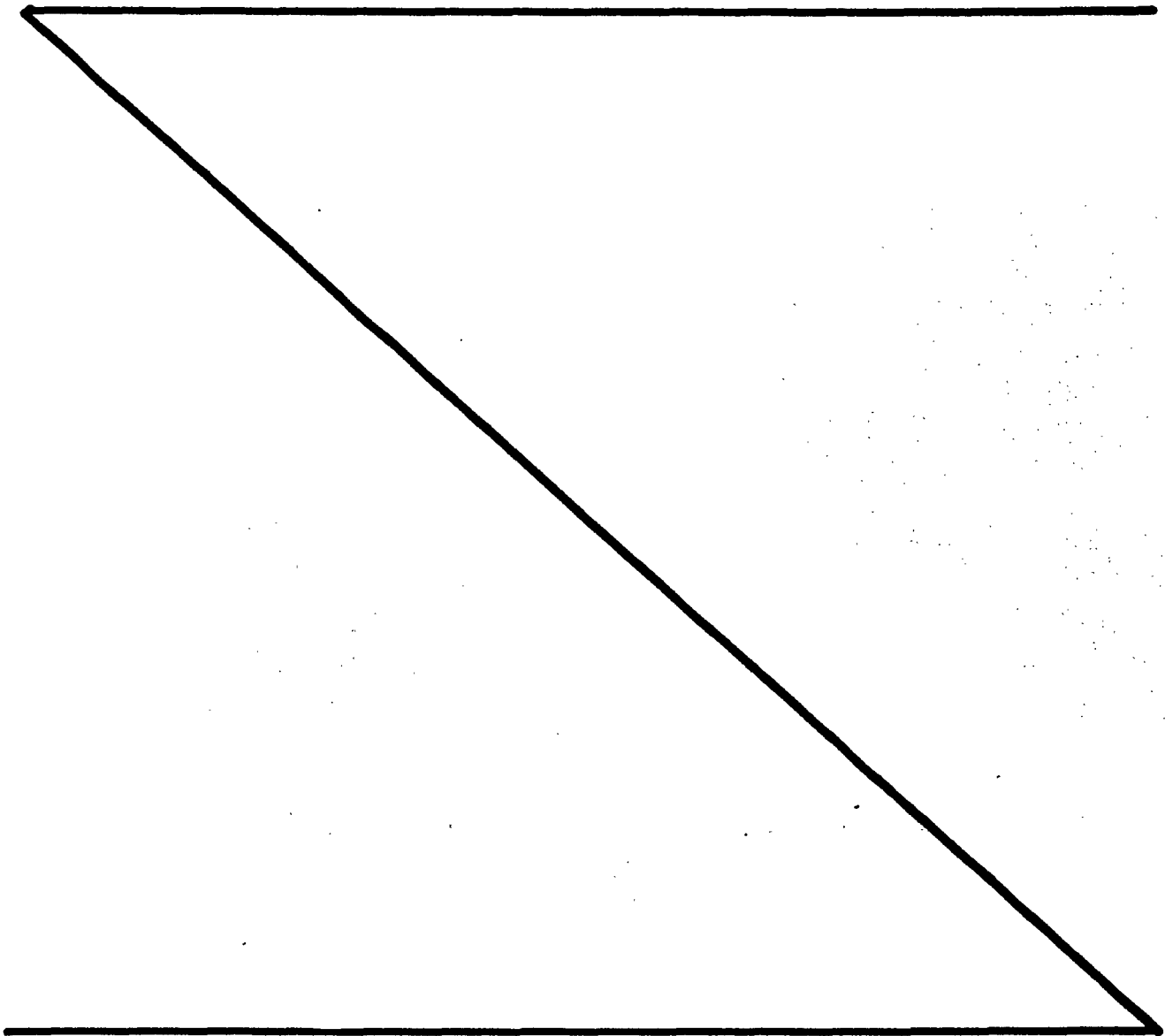
O-82-230

SEP 13 1982

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

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:



## A. PURPOSE AND INTENT

(No amendment to this subsection.)

## B. DEFINITION

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, and may include the rural cluster alternative. Ownership may be of lots or condominiums or both. An exception may be granted by the Planning Director pursuant to SEC. 101.0307, Affordable Housing Density Bonus, in which case the density permitted shall be that provided for by that ordinance.
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. A Planned Residential Development may include accessory commercial, office and recreational

facilities limited in size and capacity to the needs of the occupants of the development and their guests.

4. A Planned Residential Development in underlying zoning districts A-1-5 and A-1-10 may be by "Rural Cluster," which shall be accomplished pursuant to Planned Residential Development procedures as specified herein and pursuant to developmental standards and requirements as specified herein. "Rural Cluster" allows for development at specified densities in the A-1-5 (one unit per five (5) acres) and A-1-10 (one unit per ten (10) acres) zoning districts, with the permitted units clustered, while the remainder of the property is preserved in its undeveloped state until complete development at urban densities is appropriate. The "Rural Cluster" alternative promotes more efficient land utilization and land conservation; allows development in patterns more consistent with that occurring in adjacent unincorporated County areas; avoids fragmentation of land ownership patterns which would mitigate against future development opportunities; allows for reasonable present development without foreclosing future development choices; and makes annexation of unincorporated lands more attractive where such lands will be brought into the Future Urbanizing area. The "Rural Cluster" alternative will require the use of covenants, conditions and restrictions to insure that the undeveloped portion of the parcel remains undeveloped until the land is shifted to the Planned Urbanizing area. If such interim period will be for ten (10) years or longer, preferential property tax assessment via the Williamson Act may be available.

C. PLANNED RESIDENTIAL DEVELOPMENT PERMIT

(No amendment to this subsection)

D. APPLICATION

(No amendment to this subsection)

E. DECISION OF THE PLANNING DIRECTOR

1. If the Planning Director determines that the application is complete and conforms with all City regulations, policies, guidelines, design standards and density, the Planning Director shall grant a Planned Residential Development Permit.

2. The Planning Director shall, by resolution, grant a Planned Residential Development Permit if it is found from the evidence presented that all of the following facts exist:
  - a. The proposed use will fulfill an individual and/or community need and will not adversely affect the General Plan or the Community Plan.
  - b. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity; and,
  - c. The proposed use will comply with the relevant regulations in the Municipal Code.
3. The Planning Director shall not approve any Planned Residential Development Permit unless the proposed development, in conjunction with the Environmental Review process, was publicly noticed at least 30 days prior to the decision of the Planning Director in the official city newspaper and by mail to all property owners within 300 feet of the proposed development, to the affected community planning groups and any other group or organization who has requested notification by written request to the Planning Department.
4. In granting a Planned Residential Development Permit, the Planning Director may impose such conditions as is necessary to protect the public health, safety and general welfare in accordance with the purpose and intent of the zoning regulations. Any regulations of the zone in which the property is situated including, but not limited to, signs, fences, walls, maximum building height, minimum yards, maximum building coverage and off-street parking may be increased or decreased. In the case of Planned Residential Development in the A-1-5 and A-1-10 zoning districts, the Planning Director shall consider the density of development, the "rural" nature of such development and the permanent nature of such low-density development and shall, wherever possible, given the need to protect the public health, safety and general welfare and to conform with General and applicable community plans, impose regulations and standards that are consistent with the low-density, rural character of development and the needs created by such development. In the case

of "rural cluster" development via PRD in the A-1-5 and A-1-10 zoning districts, the Planning Director shall impose conditions and requirements consistent with the density of development in the clustered portion of the parcel and shall require covenants, conditions and restrictions necessary to insure maintenance of the remainder of the parcel in an undeveloped state until the land is shifted to the Planned Urbanizing area.

5. In granting or denying a Permit, the Planning Director shall make a written finding in rendering the decision and in attaching conditions and safeguards, and shall fully set forth wherein the facts and circumstances fulfill or fail to fulfill the requirements set forth herein.
  6. A copy of this written finding of facts shall be filed with the City Clerk, the Planning Director, the Zoning Administrator and the Building Inspection Director, and shall be mailed to the applicant and to the Community Planning Chairman.
  7. The decision of the Planning Director shall be final on the 15th day following the decision except when appeal is taken to the Planning Commission as provided in paragraph "F." below.
- F. APPEAL FROM DECISION OF THE PLANNING DIRECTOR  
(No amendment to this subsection.)
- G. APPEAL FROM DECISION OF THE PLANNING COMMISSION  
(No amendment to this subsection.)
- H. FAILURE TO UTILIZE PLANNED RESIDENTIAL DEVELOPMENT PERMIT OR FAILURE TO CONFORM TO OR COMPLY WITH CONDITIONS  
(No amendment to this subsection.)
- I. EXTENSION OF TIME TO A PLANNED RESIDENTIAL DEVELOPMENT PERMIT  
(No amendment to this subsection.)
- J. CANCELLATION OF A PLANNED RESIDENTIAL DEVELOPMENT PERMIT  
(No amendment to this subsection.)
- K. DESIGN CRITERIA  
(No amendment to this subsection.)

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 SEC. 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 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	<u>Sq. Ft. of Land Area</u> 174,240 sq. ft. except that pursuant to "Rural Cluster" development (see §101.0900 B.4), the number of permissible dwelling units shall not exceed one per 435,600 square feet.
A-1-5	<u>Sq. Ft. of Land Area</u> 174,240 sq. ft. except that pursuant to "Rural Cluster" development (see §101.0900 B.4), the number of permissible dwelling units shall not exceed one per 217,800 square feet.
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.

<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 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.
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
A-1-10, A-1-5 Rural Cluster	3,000	1,500
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-1-5	3,600	1,800
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 SEC. 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 their 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.

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.

When the property is developed under the rural cluster concept, the total required open space and the required usable open space shall be contained in the area of the cluster development rather than the total site which is used for calculating density.

3. Utilities. Public utility systems and service facilities shall be located underground within the boundaries of the development as provided for in SEC. 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. DEVIATIONS FROM MINIMUM STANDARDS**

(No amendment to this subsection.)

**N. COMBINED PROCEDURES**

(No amendment to this subsection.)

**O. TENTATIVE MAP TO SHOW RESERVATION FOR OPEN SPACE**

(No amendment to this subsection.)

**P. SUBDIVISION - TENTATIVE MAP - CONDITIONS TO WAIVER OF  
SUBDIVISION REGULATIONS**

(No amendment to this subsection.)

**Q. FINAL MAP - CONDITIONS TO APPROVAL - AMENDED MAP**

(No amendment to this subsection.)

**R. CERTIFICATE OF OCCUPANCY**

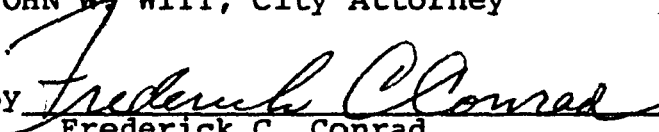
(No amendment to this subsection.)

**S. FAILURE TO MAINTAIN**

(No amendment to this subsection.)

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

By   
Frederick C. Conrad  
Chief Deputy City Attorney

Planning  
FCC:clh  
5/25/82  
630  
O-82-230

**SEC. 101.0900 PLANNED RESIDENTIAL DEVELOPMENTS**

**A. PURPOSE AND INTENT**

(No amendment to this subsection)

**B. DEFINITION**

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., and may include the rural cluster alternative. Ownership may be of lots or condominiums or both. An exception may be granted by the Planning Director pursuant to SEC. 101.0307, Affordable Housing Density Bonus, in which case the density permitted shall be that provided for by that ordinance.
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C. PLANNED RESIDENTIAL DEVELOPMENT PERMIT

(No amendment to this subsection)

D. APPLICATION

(No amendment to this subsection)

E. DECISION OF THE PLANNING DIRECTOR

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2. The Planning Director shall, by resolution, grant a Planned Residential Development Permit if it is found from the evidence presented that all of the following facts exist:

- a. The proposed use will fulfill an individual and/or community need and will not adversely affect the General Plan or the Community Plan.
  - b. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity; and,
  - c. The proposed use will comply with the relevant regulations in the Municipal Code.
3. The Planning Director shall not approve any Planned Residential Development Permit unless the proposed development, in conjunction with the Environmental Review process, was publicly noticed at least 30 days prior to the decision of the Planning Director in the official city newspaper and by mail to all property owners within 300 feet of the proposed development, to the affected community planning groups and any other group or organization who has requested notification by written request to the Planning Department.
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restrictions necessary to insure maintenance of the remainder of the parcel in an undeveloped state until the land is shifted to the Planned Urbanizing area.

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7. The decision of the Planning Director shall be final on the 15th day following the decision except when appeal is taken to the Planning Commission as provided in paragraph "F." below.

**F. APPEAL FROM DECISION OF THE PLANNING DIRECTOR**

(No amendment to this subsection)

**G. APPEAL FROM DECISION OF THE PLANNING COMMISSION**

(No amendment to this subsection)

**H. FAILURE TO UTILIZE PLANNED RESIDENTIAL DEVELOPMENT PERMIT OR FAILURE TO CONFORM TO OR COMPLY WITH CONDITIONS**

(No amendment to this subsection)

**I. EXTENSION OF TIME TO A PLANNED RESIDENTIAL DEVELOPMENT PERMIT**

(No amendment to this subsection)

**J. CANCELLATION OF A PLANNED RESIDENTIAL DEVELOPMENT PERMIT**

(No amendment to this subsection)

**K. DESIGN CRITERIA**

(No amendment to this subsection)

**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 SEC. 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 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	<u>Sq. Ft. of Land Area</u> 174,240 sq. ft. <u>except that pursuant to "Rural Cluster"</u> <u>development (see §101.0900 B.4), the</u> <u>number of permissible dwelling units</u> <u>shall not exceed one per 435,600 square</u> <u>feet.</u>
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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 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.
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
<u>A-1-10, A-1-5 Rural Cluster</u>	<u>3,000</u>	<u>1,500</u>
R-1-40	28,000	14,000
R-1-20	12,000	6,000
R-1-15	9,000	4,500
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R-1-8	4,800	2,400
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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 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 SEC. 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 their 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.

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.

When the property is developed under the rural cluster concept, the total required open space and the required usable open space shall be contained in the area of the cluster development rather than the total site which is used for calculating density.

3. Utilities. Public utility systems and service facilities shall be located underground within the boundaries of the development as provided for in SEC. 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. DEVIATIONS FROM MINIMUM STANDARDS  
(No amendment to this subsection)
- N. COMBINED PROCEDURES  
(No amendment to this subsection)
- O. TENTATIVE MAP TO SHOW RESERVATION FOR OPEN SPACE  
(No amendment to this subsection)
- P. SUBDIVISION - TENTATIVE MAP - CONDITIONS TO WAIVER OF  
SUBDIVISION REGULATIONS  
(No amendment to this subsection)
- Q. FINAL MAP - CONDITIONS TO APPROVAL - AMENDED MAP  
(No amendment to this subsection)
- R. CERTIFICATE OF OCCUPANCY  
(No amendment to this subsection)
- S. FAILURE TO MAINTAIN  
(No amendment to this subsection)

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

SEP 13 1982

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"/>
Ed Struiksmas	<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 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 24 1982

SEP 13 1982

, 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.

Office of the City Clerk, San Diego, California

Ordinance  
Number

O-15814

Adopted

SEP 13 1982

CERTIFICATE OF PUBLICATION

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

ATTN: BERRIDGE

IN THE MATTER OF

NO.

ORDINANCE NO. O-15814

**ORDINANCE NO. O-15814**  
**(New Series)**  
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 8 OF THE SAN DIEGO MUNICIPAL CODE, BY AMENDING SECTION 101.0800 RELATING TO PLANNED RESIDENTIAL DEVELOPMENT  
BE IT ORDAINED, by the Council of The City of San Diego, as follows:  
Section 1. That Chapter X, Article 1, Division 8 of the San Diego Municipal Code be, and it is hereby amended by amending Section 101.0800.  
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 24, 1982.  
Passed and adopted by the Council of The City of San Diego on SEPTEMBER 13, 1982.  
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.  
Printed September 27, 1982. 20-0038

I, Shelley Smith, 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-15814  
(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:

September 27, 1982

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

Dated at San Diego, California this 27th day of Sept, 19 82

Shelley Smith  
(Signature)

01108

248' x 2 x 8.87 = 37.70