

ORDINANCE NUMBER O- 15888 (New Series)

Adopted on JAN 24 1983

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

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

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

SEC. 101.0900 PLANNED RESIDENTIAL DEVELOPMENTS

A. PURPOSE AND INTENT - No change.

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. Private streets may be used in the calculation of density. Public interior streets which are determined by the City Engineer

to not be necessary for through circulation, may also be used in the calculation of density. Major and collector streets may not be used in the calculation of density. 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. - 3. No change.

C. - K. No change.

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. Private streets may be used in the calculation of density. Public interior streets which are determined by the City Engineer to not be necessary for through circulation, may also be used in the calculation of density. Major and collector streets may not be used in the calculation of density. 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.

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

R-2A	Sq. Ft. of Land Area 1,500 sq. ft.
R-3	Sq. Ft. of Land Area 1,000 sq. ft.
RV	Sq. Ft. of Land Area 1,000 sq. ft.
R-3A	Sq. Ft. of Land Area 600 sq. ft.
R-4	Sq. Ft. of Land Area 400 sq. ft.
R-4C	Sq. Ft. of Land Area 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. No change.

M. - S. No Change.

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

APPROVED: John W. Witt, City Attorney

By Frederick C. Conrad
Frederick C. Conrad
Chief Deputy City Attorney

FCC:imb:630
O-83-117
01/12/83 (Rev.1)
Or.Dept:Plan.
Form=r.none

Passed and adopted by the Council of The City of San Diego on **JAN 24 1983**,
 by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<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"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VACANT

AUTHENTICATED BY:

BILL CLEATOR
 Deputy Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
 City Clerk of The City of San Diego, California.

(Seal)

By *June A. Blackwell*, 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

JAN 11 1983

JAN 24 1983

~~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 *June A. Blackwell*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number **0-15888** Adopted **JAN 24 1983**

CERTIFICATE OF PUBLICATION

CITY OF SAN DIEGO
202 C St., 12th Floor
SAN DIEGO, CA 92101
ATTN: BLACKNELL

RECEIVED
CITY CLERK'S OFFICE
1983 FEB -9 PM 2: 28
SAN DIEGO, CALIF.

IN THE MATTER OF

NO.

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

**ORDINANCE NO. O-15888
(New Series)**

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
DIVISION 9, OF THE SAN DIEGO MUNICIPAL CODE BY
AMENDING SECTION 101.0900, RELATING TO PLANNED
RESIDENTIAL DEVELOPMENTS.
This ordinance amends the provisions of the Planned Residen-
tial Development ordinance to provide that private and certain
described types of public streets may be included in the area of
the project for purposes of calculating the maximum number of
dwelling units permitted in the project. Major and collector streets
may not be included in the area of the project.
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 JAN 11 1983
Passed and adopted by the Council of The City of San Diego
on JAN 24 1983.
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 JUNE A. BLACKNELL, Deputy.
Publish February 7, 1983 60-2121

I, Shelley Samudio, 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. 0-15888
(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:

February 7, 1983

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

Dated at San Diego, California this 7th day of Feb, 19 83.

Shelley Samudio
(Signature)

2 3/8" x 2 x 8.87 = 42.13

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