

(O-83-214))

ORDINANCE NUMBER O- 15979 (New Series)

Adopted on MAY 31 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, and may include the rural cluster alternative. 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., 4. 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	Sq. Ft. of Land Area 174,240 sq. ft. except that pursuant to "Rural Cluster" development (See Sec. 101.0900 B.4), the number of permissible dwelling units shall not exceed one per 435,600 square feet.
A-1-5	Square Ft. of Land Area 174,240 sq. ft. except that pursuant to "Rural Cluster" development (See Sec. 101.0900 B.4), the number of permissible dwelling units shall not exceed one per 217,800 square feet.
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. through 6. 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-83-214
01/12/83)
Or.Dept:Atty.
Form=r.none

Old Language - Crossed Out
New Language - Underlined

(0-83-214)

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2. through 6. No change.

M. - S. No Change.

MAY 31 1983

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<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 Roger Hedgecock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK
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

MAY 16 1983

MAY 31 1983

_____, 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 June A. Blackwell, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number 0-15979 Adopted MAY 31 1983

CERTIFICATE OF PUBLICATION

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

ATTN.: JUNE A. BLACKNELL

IN THE MATTER OF

NO.

ORDINANCE NO. 0-15979
(New Series)

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(New Series)
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 9, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0900, RELATING TO PLANNED RESIDENTIAL DEVELOPMENTS.
The present ordinance prescribes the types of developments that may occur under Planned Residential Development. The amendment adds rural cluster development to those types of development included within the definition of Planned Residential Development. Dwelling unit density maximums for rural cluster developments are provided for the A-1-10 and A-1-5 Zones.
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 May 16, 1983.
Passed and adopted by the Council of The City of San Diego on July 31, 1983.
AUTHENTICATED BY:
ROGER HEDGECOCK, 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 June 14, 1983 60-8419

I, Carrie Gedeon, 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. 0-15979
(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:

June 14, 1983

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

Dated at San Diego, California this 14th day of June, 1983.

Carrie Gedeon

(Signature)

00610

4 3/4" x 8.87 = 42.13