

(0-85-61)

16328

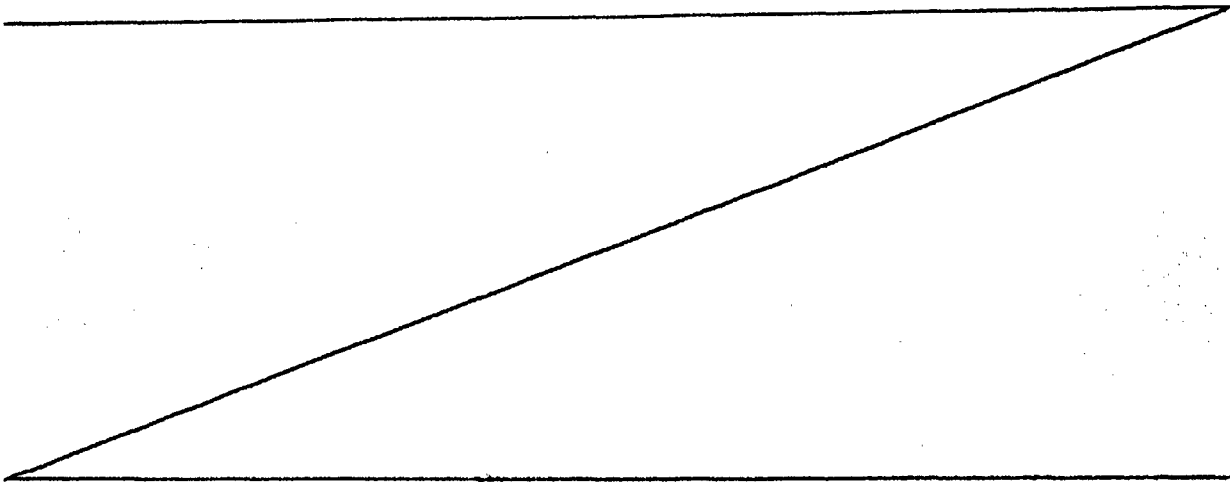
ORDINANCE NUMBER O- _____ (NEW SERIES)

ADOPTED ON NOV 19 1984

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISIONS 2, 4, 5, 6, 8, 11, 17 AND 18, BY AMENDING SECTIONS 101.0204, 101.0440, 101.0500, 101.0506.3, 101.0507, 101.0601.1, 101.0807, 101.1123 AND 101.1801.15, ADDING SECTIONS 101.0201.1 AND 101.0456, AND REPEALING SECTIONS 101.0204.1, 101.0452.6, 101.0459, 101.0510 AND 101.1700, RELATING TO PLANNING AND ZONING REGULATIONS.

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

Section 1. That Chapter X, Article 1, Divisions 2, 4, 5, 6, 8, 11 and 18, of the San Diego Municipal Code be, and the same are hereby amended by amending Sections 101.0204, 101.0440, 101.0500, 101.0506.3, 101.0507, 101,0601.1, 101.0807, 101.1123 and 101.1801.15, to read as follows:



Prior to the filing of any application, the applicant shall pay to the City, a fee/deposit equal to the cost of processing said application. Fees/deposits will be adjusted periodically by resolution of the City Council to ensure full cost recovery for the services. A list of current fees/deposits is on file in the office of the City Clerk. Where deposits are required, if the deposit is insufficient to cover the actual cost to the City, the applicant shall be required to make additional deposits with the City which, in the opinion of the City Planning Director, will be sufficient to cover incurred costs. Actual City costs will be itemized in a statement to the depositor, and any portion of the deposit not required to cover the actual costs of the City in processing plus an applicable percentage thereof to cover cost of general overhead will be returned to the applicant.

Any application filed pursuant to this Section shall be accompanied by a fee/deposit equal to one and one-half times the fee/deposit set forth in the schedule on file in the Office of the City Clerk if the application is filed after the use of the property has commenced and such use is in violation of the zoning regulations of the Municipal Code. An amount equal to one-half the fee or one-half of the costs incurred by the City in processing the application whichever is applicable shall be charged against the fee/deposit of the application in addition to the fee or the costs incurred by the City.

An additional charge will not be assessed if applicant provides evidence that the use of the property for which a permit is required was begun prior to the applicant's acquisition of the property.

The Conditional Use Permit fees shall be waived for nonprofit institutions or organizations whose primary purpose is the promotion of public health and welfare.

The Planning Director, pursuant to this authority granted by the City Council, may, where project delays are caused by the actions of government agencies, waive fees/deposits.

SEC 101.0440 M-2A ZONE

A. through C. - No change.

SEC. 101.0500 ZONING ADMINISTRATOR - POWERS AND DUTIES

The Zoning Administrator shall have the following powers and duties:

1. To grant such variances from the zoning provisions of the Municipal Code as will not be contrary to its intent or to the public health, safety and general welfare when, due to special conditions or exceptional characteristics of the property or of its location or

surroundings as specified in SEC. 101.0502, strict and literal interpretation and enforcement of the provisions of the Code would result in unusual difficulties or unnecessary hardship or be inconsistent with the general purpose of the Code.

2. To grant Conditional Use Permits, pursuant to SEC. 101.0503, for uses to be located on specific parcels of land where such uses will not be detrimental to the public health, safety and general welfare and will not adversely affect the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO.

3. To grant a Reconstruction Permit, pursuant to Municipal Code SEC. 101.0502, to allow for the reconstruction of nonconforming buildings to the building's original configuration in the event that such buildings have been or are in the future damaged or destroyed by fire, explosion, act of God or act of the public enemy.

4. To grant a temporary permit in any zone pursuant to SEC. 101.0502 for construction storage yards and/or temporary construction project offices, and to allow such temporary uses for a period not to exceed nine months.

B. through H. - No change.

SEC. 101.0601.1 LOT COVERAGE

No greater area of any lot in any M-1 or M-2 Zone shall be covered or occupied by residential structures than is indicated in the following table:

Interior Lot

Corner Lot

60%

70%

Provided, however, the above allowable lot coverage may be increased ten percent on any lot of less than 2,000 square feet in area if the buildings or structures erected thereon are not more than one story in height.

Entrance canopies shall not be included in the calculation of lot coverage in any zone.

SEC. 101.0807 OFF-PREMISES PARKING FOR USES IN THE C-1 ZONE

Required off-street parking for uses in the C-1 Zone may be located in whole or in part on adjacent land provided that all of the following facts prevail:

1. Some portion of said adjacent land is within 25 feet horizontal distance of the premises on which the use requiring off-street parking in the C-1 Zone is located.

2. through 3. - No change.

SEC. 101.1123 COMPREHENSIVE SIGN PLAN

A. through C. - No change.

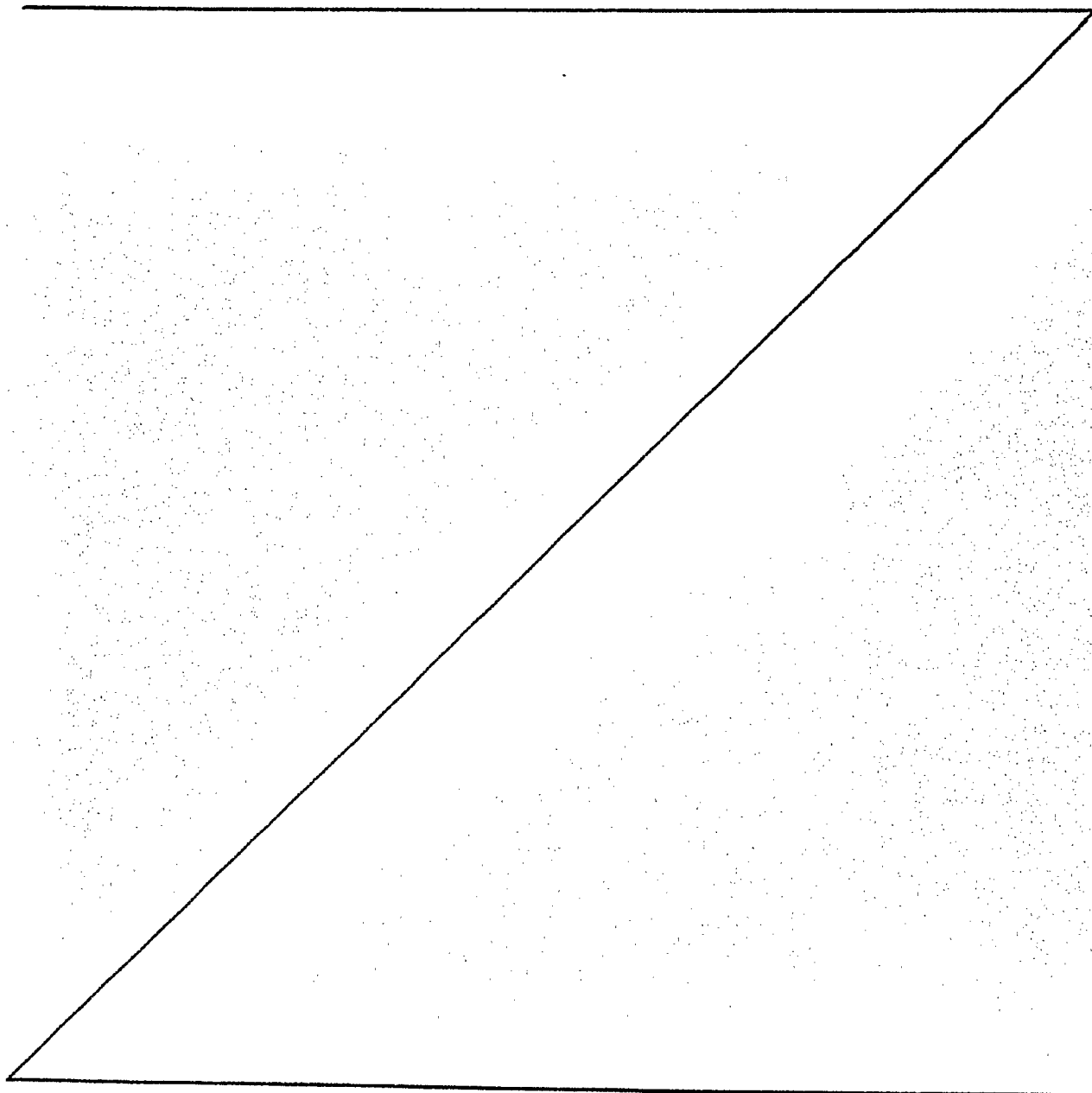
D. All comprehensive sign plan requests made to the Planning Director shall be processed in accordance with the procedures as set forth for Planned Developments as embodied in Chapter X, Article 1, Division 9 of this Code.

SEC. 101.1801.15 GENERAL MOTION PICTURE THEATER

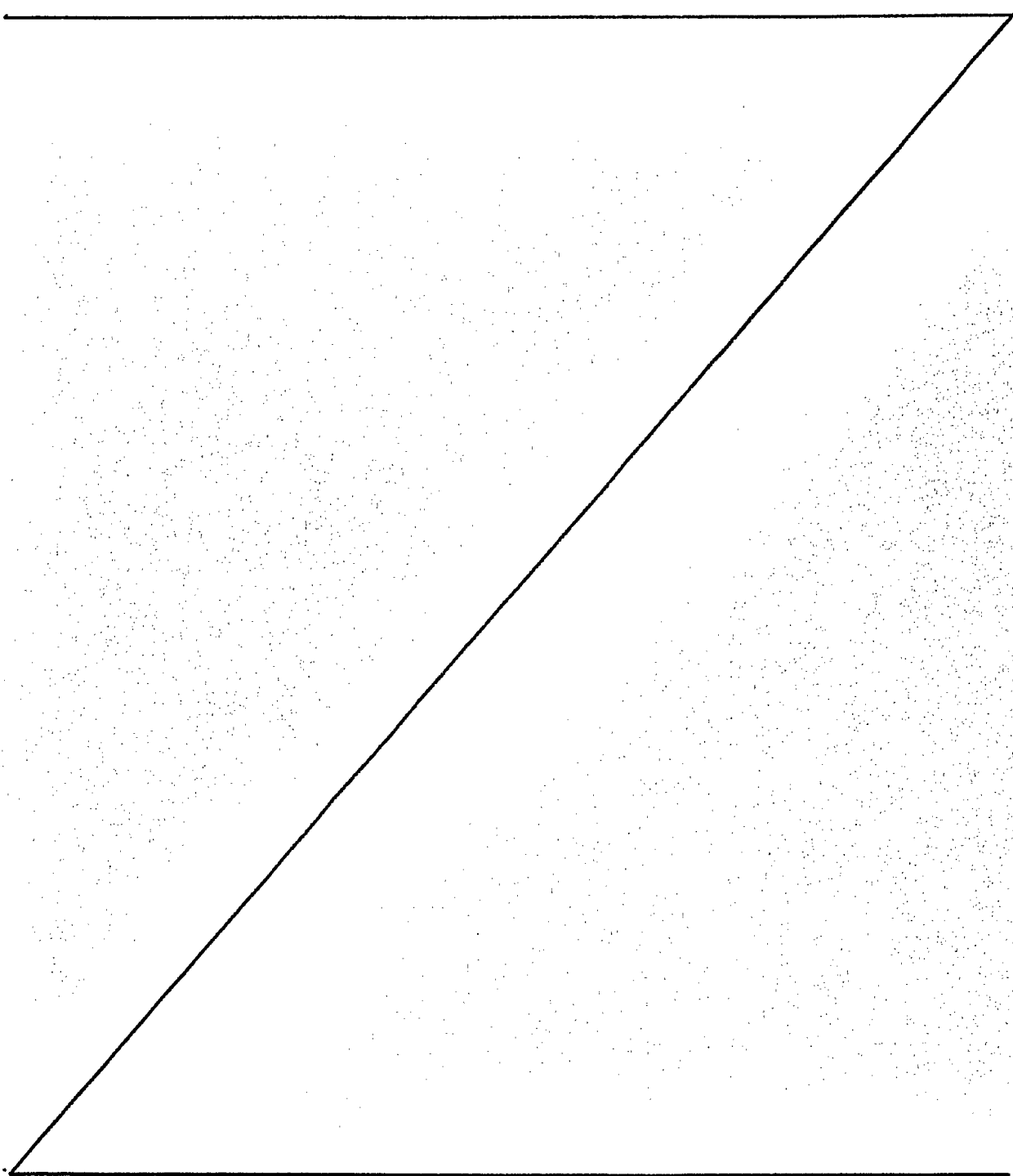
A building or part of a building intended to be used for the specific purposes of presenting entertainment as defined herein, or displaying motion pictures, slides or closed circuit television pictures before an individual or assemblage of persons, whether such assemblage be of a public, restricted or private nature, except a home or private dwelling where no fee, by way of an admission charge, is charged; provided, however, that any such presentations are not distinguished or characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas" in

that any such depiction or description is only incidental to the plot or story line.

A General Motion Picture Theater does not include any establishment that is defined by SEC. 101.1801.3, paragraphs B, C, D, or E.



Section 2. That Chapter X, Article 1, Divisions 2 and 4, of the San Diego Municipal Code be, and the same are hereby amended by adding Sections 101.0201.1 and 101.0456, to read as follows:



Where uncertainty exists with respect to the boundaries of zones, as shown on said zone map, the following rules shall apply:

1. The zone boundaries are either streets or alleys unless otherwise shown, and where the colors of said zone map are approximately bounded by a street or alley line, said street or alley shall be construed to be the boundary of such zone.
2. Where the zone boundaries are not shown to be streets or alleys, and where the property has been or may hereafter be divided into blocks and lots, the zone boundaries shall be construed to be the lot lines, and where the colors on said zone maps are approximately bounded by lot lines, said lot lines shall be construed to be the boundaries of such zone.
3. In unsubdivided property the zone boundary lines on said map shall be determined by the scale contained on such map, and where uncertainty exists the zone boundary lines shall be determined by the City Planning Commission upon written application from said zone map and record thereof kept on file in the office of the City Planning Commission.

A. PURPOSE AND INTENT

The purpose of the Mission Trails Design District is to ensure that development along the edges of the Mission Trails Regional Park complements its natural character, promotes the aesthetic and functional quality of park/urbanization relationships, and enhances the park's natural qualities while recognizing the right to reasonable development within the Design District.

The Master Development Plan for Lake Murray, Cowles and Fortuna Mountains Regional Park (renamed Mission Trails Regional Park), adopted in 1976 by the City Council, recommends the creation of a transitional buffer on the periphery of the Park. The Design District is intended to provide guidelines for review to be used in the processing of permits, and to establish a Planned District for all subareas of the Design District, in order to enhance the transition from cityscape to parkscape.

B. BOUNDARIES

1. The Mission Trails Design District shall apply to those portions of the Navajo, Tierrasanta and East Elliott communities in The City of San Diego, California,

designated on that certain Map Drawing No. C-667.1, filed in the office of the City Clerk under Document No. 00-15566.

2. The Mission Trails Design District is comprised of three subareas. These are designated on that certain Map Drawing No. C-667.1.

a. Subarea 1

This subarea shall include all the commercial and multi-family, residential-zoned sections of the District which are currently undeveloped or which could potentially redevelop according to existing zoning and the adopted community plans.

b. Subarea 2

This subarea shall include the steep hillsides presently under the HR (Hillside Review) Overlay District, as well as non-HR zoned and undeveloped areas contiguous to HR areas.

C. ADMINISTRATION

1. Planning Director

The Planning Director or a designated representative shall administer the Mission Trails Design District.

2. Powers and Duties

It is the duty of the Planning Director to administer and ensure compliance with the regulations and procedures contained with 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 community and area development plans, 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 or deny any application for a permit, based upon the conditions of compliance or noncompliance with adopted regulations and approved design criteria and standards found in the accompanying Mission Trails Design Manual.

D. PROCEDURES FOR PERMIT APPLICATION AND REVIEW

1. Application

- a. Applications shall be filed with the Planning Department upon the forms provided, and shall state fully the circumstances and conditions relied upon as grounds for the application and shall be accompanied by adequate plans and a legal description of the property involved.
- b. Applications for permits shall be made in accordance with the San Diego Municipal Code, Chapter X, Article 2, and Chapter IX and Chapter VI, Article 2, prior to the commencement of any work in the erection of any new structure, or remodeling, alteration or addition of any existing structure, or any grading within the Design District. 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.
- c. Applications for permits may be made by the owner(s) of record of the property on which development or construction is proposed to be undertaken.
- d. The provisions of this Section shall not apply to any project or development heretofore or hereafter approved pursuant to Chapter X, Article 1, Division

5 or Section 101.0990 of Division 9 of the San Diego Municipal Code.

2. Content

The application shall include the following:

- a. Adequate plans and specifications indicating dwelling unit density, lot area, lot coverage, surfaced or paved areas (including off-street parking), landscaping and traffic circulation;
- b. Adequate plans and specifications for the buildings and improvements showing the exterior architectural design elevations, color and texture of materials, and the dimensions of exterior wall planes;
- c. Adequate cross sections of property proposed for development showing topography before and after grading;
- d. Adequate plans and specifications for grading, slopes, and open space areas, bike/pedestrian and equestrian (if applicable) trails;
- e. Location of potential view of the park and surroundings;

- f. For Subarea 1 only: Adequate drawings showing height relationships and shadow lines between proposed and existing structures within a 300-foot radius; and
- g. Any other information deemed necessary by the Planning Director to judge compliance with the regulations contained herein, the accompanying Design Manual and other applicable laws and regulations.

3. Referral

The Building Inspection Director and the City Engineer shall refer all applications under paragraph "D.1." above to the Planning Director. Discretionary actions and permits shall be referred to the Planning Director for a determination of compliance with the regulations contained within this Division and the accompanying Design Manual.

4. Determination

The Planning Director shall approve a permit which complies with the regulations contained within this Division and the accompanying Mission Trails Design Manual filed in the office of the City Clerk under

Document No. RR-254722. Action by the Planning Director shall include a statement that the structure or improvement for which the permit was applied does or 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 "5." following.

To approve a development proposal the Planning Director shall make the following findings:

- a. The proposal complies with the purpose and intent of the concepts expressed in the applicable guidelines included in the Mission Trails Design Manual.
- b. The granting of a permit will be in harmony with the general purpose and intent of the Mission Trails Design District.
- c. The granting of a permit will not adversely affect the Progress Guide and General Plan for The City of San Diego or the applicable adopted community plan.
- d. Application of the provisions of this Division and accompanying Mission Trails Design Manual will not deprive the applicant of the reasonable use of the land or buildings.

If the Planning Director, after considering the application for a permit, is unable to make the findings set forth in Paragraph "D.4." of this Section, he shall deny the permit.

5. 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 Department and City Engineer.

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

E. APPEALS TO THE PLANNING COMMISSION

1. Any decision of the Planning Director regarding development within the Design District may be appealed to the Planning Commission within 15 days of the action in accordance with the procedures set forth in Chapter X, Article 2, of the Municipal Code.

2. If there is an appeal of the Planning Director's decision, the Director shall thereupon set the matter for public hearing in accordance with the procedures set forth in Chapter X, Article 1, Division 5 of the Municipal Code.
3. The Planning Commission after the public hearing referred to above, may grant a permit if, after considering the information and the testimony presented at the hearing, concludes that the available information is consistent with the development regulations set forth in this Division, and the adopted community plan affected by the proposed development.
4. The decision of the Planning Commission shall be final and shall be filed with the City Clerk, the Zoning Administrator, the Building Inspection Director and the City Engineer, and a copy shall be mailed to the applicant.

F. APPEALS FROM DECISION OF THE PLANNING COMMISSION

The decision of the Planning Commission shall be final on the 8th day following action by the Planning Commission unless a request to be heard on appeal is filed in the office of the City Clerk.

When a request to be heard on appeal is filed with the City Clerk, it shall be placed on the Council docket for the limited purpose of determining whether the City Council will hear the appeal. The City Council will accept an appeal for hearing when any of the following situations are found to exist:

1. The appellant was denied the opportunity to make a full and complete presentation to the Planning Commission;
2. New evidence is now available that was not available at the time of the Planning Commission hearing;
3. The Planning Commission decision was arbitrary because no evidence was presented to the Planning Commission that supports the decision;
4. The development presents a City-wide planning issue on which guidance of the City Council is required and the matter is of City-wide significance;
5. The decision of the Planning Commission is inconsistent with applicable community plans or the General Plan for those areas not having a community plan; or
6. The Planning Commission decision was in conflict with adopted Council Policy or the Municipal Code.

The City Council shall rely upon the record of the proceedings before the Planning Commission and the written appeal. No oral presentations shall be made to the City Council by proponents or opponents of the project. A vote on a motion to set the appeal for hearing shall not constitute a vote on the merits of the appeal. If at least five (5) members of the Council vote in favor of hearing the appeal, the City Clerk shall set the hearing before City Council and give notice of appeal in the manner required by the Municipal Code.

G. DESIGN REGULATIONS

1. Concurrent with the adoption by ordinance of this Division, the City Council shall by resolution also adopt design and development standards to be used in evaluating the appropriateness of any development for which a permit is applied under this Division. The design regulations and guidelines are included in the Mission Trails Design Manual and shall be filed in the office of the City Clerk under Document No. RR-254722.
2. All development or redevelopment within Subareas 1, 2 and 3 shall comply with the criteria and standards contained in the accompanying Mission Trails Design Manual.

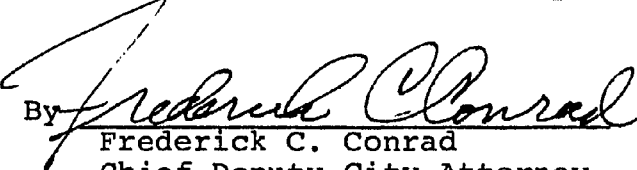
Section 3. That Chapter X, Article 1, Divisions 2, 4, 5 and 17, of the San Diego Municipal Code be, and the same are hereby amended by repealing Sections 101.0204.1, 101.0452.6, 101.0459, 101.0510 and 101.1700 as follows:

- SEC. 101.0204.1 ZONING FEES, CLASSIFICATIONS OF PROPERTY AND CONDITIONAL USE PERMITS
- SEC. 101.0452.6 HEIGHT LIMITATION ZONE - MISSION TRAILS REGIONAL PARK PERIPHERAL DEVELOPMENT
- SEC. 101.0459 CONSTRUCTION OF ZONE MAP - BOUNDARIES
- SEC. 101.0510 ASSIGNMENT OF PUBLIC HEARING RESPONSIBILITY INVOLVING TWO OR MORE BODIES
- SEC. 101.1700 MISSION TRAILS DESIGN DISTRICT

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: John W. Witt, City Attorney

By


Frederick C. Conrad
Chief Deputy City Attorney

FCC:ib:630
10/12/84
Or.Dept:Plan.
O-85-61
Form=o.none

NEW LANGUAGE UNDERLINED
OLD LANGUAGE STRUCK OUT

0-85-61

SEC. 101.0204 FEES/DEPOSITS

Prior to the filing of any application, the applicant shall pay to the City, a fee/deposit equal to the cost of processing said application. Fees/deposits will be adjusted periodically by resolution of the City Council to ensure full cost recovery for the services. A list of current fees/deposits is on file in the office of the City Clerk. Where deposits are required, if the deposit is insufficient to cover the actual cost to the City, the applicant shall be required to make additional deposits with the City which, in the opinion of the City Planning Director, will be sufficient to cover incurred costs. Actual City costs will be itemized in a statement to the depositor, and any portion of the deposit not required to cover the actual costs of the City in processing plus an applicable percentage thereof to cover cost of general overhead will be returned to the applicant.

Any application filed pursuant to this Section or ~~SEC. 101.0204-1~~ shall be accompanied by a fee/deposit equal to one and one-half times the fee/deposit set forth in the schedule on file in the Office of the City Clerk if the application is filed after the use of the property has commenced and such use is in violation of the zoning regulations of the Municipal Code. An amount equal to one-half the fee or one-half of the costs incurred by the City in

01899

D- 16328

NEW LANGUAGE UNDERLINED
OLD LANGUAGE STRUCK OUT

processing the application whichever is applicable shall be charged against the fee/deposit of the application in addition to the fee or the costs incurred by the City.

An additional charge will not be assessed if applicant provides evidence that the use of the property for which a permit is required was begun prior to the applicant's acquisition of the property.

The Conditional Use Permit fees shall be waived for nonprofit institutions or organizations whose primary purpose is the promotion of public health and welfare.

The Planning Director, pursuant to this authority granted by the City Council, may, where project delays are caused by the actions of government agencies, waive fees/deposits.

SEC 101.0440 M-2A ZONE

A. through C. - No change.

~~B. All walls or fences required in paragraphs "C-3" and "C-4" of this section shall be in compliance with the regulations of this section by May 19, 1974.~~

NEW LANGUAGE UNDERLINED
OLD LANGUAGE STRUCK OUT

SEC. 101.0500 ZONING ADMINISTRATOR - POWERS AND DUTIES

The Zoning Administrator shall have the following powers and duties:

1. To grant such variances from the zoning provisions of the Municipal Code as will not be contrary to its intent or to the public health, safety and general welfare when, due to special conditions or exceptional characteristics of the property or of its location or surroundings as specified in SEC. 101.0502, strict and literal interpretation and enforcement of the provisions of the Code would result in unusual difficulties or unnecessary hardship or be inconsistent with the general purpose of the Code.

2. To grant Conditional Use Permits, pursuant to SEC. 101.0503, for uses to be located on specific parcels of land where such uses will not be detrimental to the public health, safety and general welfare and will not adversely affect the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO.

In granting any Conditional Use Permit or variance, the Zoning Administrator may impose such conditions as he

NEW LANGUAGE UNDERLINED
OLD LANGUAGE STRUCK OUT

A. through E. - No change.

F. An appeal from the decision of the Planning Commission may be made in accordance with the provisions of SEC. 101.0506 B D.

G. No change.

SEC. 101.0507 CONDITIONAL USE PERMIT GRANTED BY CITY
 COUNCIL

A. USES WHICH MAY BE CONSIDERED

The City Council shall have the authority, under conditions herein provided, to permit by Conditional Use Permit the following uses in any zone including interim zones except as provided in paragraph "~~A.5.~~" "A.8." of this section:

1. through 8. - No change.

B. through H. - No change.

NEW LANGUAGE UNDERLINED
OLD LANGUAGE STRUCK OUT

SEC. 101.0601.1 LOT COVERAGE

No greater area of any lot in any M-1 or M-2 Zone shall be covered or occupied by residential structures than is indicated in the following table:

Interior Lot

Corner Lot

60%

70%

Provided, however, the above allowable lot coverage may be increased ten percent on any lot of less than 2,000 square feet in area if the buildings or structures erected thereon are not more than one story in height.

Entrance canopies shall not be included in the calculation of lot coverage - in any zone.

SEC. 101.0807 OFF-PREMISES PARKING FOR USES IN THE C-1 AND
E-1S ZONE S

Required off-street parking for uses in the C-1 and E-1S Zone s may be located in whole or in part on adjacent land provided that all of the following facts prevail:

① - 16328

01904

NEW LANGUAGE UNDERLINED
OLD LANGUAGE STRUCK OUT

1. Some portion of said adjacent land is within 25 feet horizontal distance of the premises on which the use requiring off-street parking in the C-1 and ~~E-16~~ Zone ~~s~~ is located.

2. through 3. - No change.

SEC. 101.1123 COMPREHENSIVE SIGN PLAN

A. through C. - No change.

D. All comprehensive sign plan requests made to the Planning Director shall be ~~submitted~~ processed in accordance with the procedures as set forth for Planned Developments as embodied in Chapter X, Article 1, Division 5 9 of this code.

SEC. 101.1801.15 GENERAL MOTION PICTURE THEATER

A building or part of a building intended to be used for the specific purposes of presenting entertainment as defined herein, or displaying motion pictures, slides or closed circuit television pictures before an individual or assemblage of persons, whether such assemblage be of a public, restricted or private nature, except a home or private dwelling where no fee,

NEW LANGUAGE UNDERLINED
OLD LANGUAGE STRUCK OUT

by way of an admission charge, is charged; provided, however, that any such presentations are not distinguished or characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas" in that any such depiction or description is only incidental to the plot or story line.

A General Motion Picture Theater does not include any establishment that is defined by ~~SEC. 101.1801.4,~~
SEC. 101.1801.3, paragraphs B, C, D, or E. ~~SEC. 101.1801.5,~~ ~~SEC. 101.1801.6,~~ or ~~SEC. 101.1801.7.~~

Passed and adopted by the Council of The City of San Diego on **NOV 19 1984**
 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 *Raymond L. Ponce*, 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

NOV 05 1984

NOV 19 1984

, 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 *Raymond L. Ponce*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number **0-16328** Adopted

NOV 19 1984

NOV 11 1984

RECEIVED
CITY CLERK'S OFFICE
1984 OCT 24 PM 12:12
SAN DIEGO, CALIF.

[Faint, illegible text]

NOV 09 1984

NOV 10 1984

[Faint, illegible text]

[Faint, illegible text]

[Faint, illegible text]

[Faint, illegible text]

[Faint, illegible text]

NOV 10 1984

[Faint, illegible text]

CERTIFICATE OF PUBLICATION

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

IN THE MATTER OF

NO.

ORDINANCE NUMBER O-16328

**ORDINANCE NUMBER O-16328
(NEW SERIES)**

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISIONS 2, 4, 5, 8, 11, 17 AND 18, BY AMENDING SECTIONS 101.0204, 101.0440, 101.0560, 101.0508.3, 101.0597, 101.0801.1, 101.0807, 101.1123 AND 101.1501.15, ADDING SECTIONS 101.0201.1 AND 101.0456, AND REPEALING SECTIONS 101.0204.1, 101.0462.6, 101.0459, 101.0610 AND 101.1700, RELATING TO PLANNING AND ZONING REGULATIONS.

This ordinance amends various sections of Chapter X - Planning and Zoning Regulations. Most amendments are corrections of section references, deletions of out-of-date sections and moving of sections to appropriate Divisions within Chapter X. No substantive changes are included.

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 NOVEMBER 5, 1984.

Passed and adopted by the Council of The City of San Diego on NOVEMBER 19, 1984.

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 **MAYDEL L. PONTECORVO,** Deputy.
Pub. Dec. 3

7098

I, Michael L. Ungashick, 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 NUMBER O-16328
(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:

December 3, 1984

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

Dated at San Diego, California this 3rd day of Dec., 19 84.

5.5" x 9.76 = 53.68

Michael L. Ungashick
01908 (Signature)