

RESOLUTION NUMBER R- 262425

ADOPTED ON JAN 29 1985

WHEREAS, Section 17958.11 of the Health and Safety Code authorizes any city or county in the State of California to adopt alternative building regulations for the conversion of existing commercial or industrial buildings, or portions thereof, to joint living and work quarters for artists, artisans and similarly situated individuals; and

WHEREAS, the alternative building regulations adopted pursuant to this Section shall be applicable in those geographic areas specifically designated for such occupancy; and

WHEREAS, it is the intent of the State enabling legislation that local governments have discretion to define geographic areas which may be utilized for joint living and work quarters and to establish standards for such occupancy consistent with local needs and conditions; and

WHEREAS, the alternative building regulations shall impose such requirements, as will, in the determination of the City of San Diego protect the public health, safety and welfare; and

WHEREAS, conversion of space to joint living and work quarters provides a new use for existing vacant commercial and industrial buildings thus contributing to the revitalization of Centre City; and

WHEREAS, such buildings constitute a potential resource capable, when appropriately altered, of accommodating joint

living and work quarters which would be physically and economically suitable particularly for use by artists, artisans and similarly situated individuals; NOW, THEREFORE,

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

1. That the conversions of existing commercial and industrial buildings to live/work quarters for artists, artisans and similarly situated individuals utilizing alternative building standards is hereby authorized.

2. That the Building Inspection Department is authorized to develop a "Building Newsletter" which provides for alternative requirements from the Uniform Building Code which would be applicable to live/work quarters.

3. That the geographic area bounded by the center lines of Broadway, Interstate 5, Commercial Street, Harbor Drive and Fourth Avenue is designated as the target area for implementing the live/work quarters conversions.

4. That the City Manager and City Attorney is hereby requested to work with prior nonconforming users, if any, to determine if such use is permissible under the Live/Work Quarters (Lofts) ordinance and applicable construction requirements, and to report back to the City Council as soon as possible.

5. That the City Manager is hereby requested to add to Paragraphs 3 and 5 of Attachment C to Planning Report No. 85-068, the following sentence: "In determining whether the building is a life-threatening hazard, the Building and Fire officials shall consider the actual number of occupants of the building and the proposed usage."

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APPROVED: John W. Witt, City Attorney

By Thomas F. Steinke
Thomas F. Steinke
Deputy City Attorney

TFS:ta:603
1/15/85
REV. 1 - 2/4/85
Or.Dept:Plan.
R-85-1272
Form=r.none

JAN 29 1985

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 *Raymond R. Toluono*, Deputy.

Office of the City Clerk, San Diego, California

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