

ORDINANCE NUMBER O- 16609 (NEW SERIES)

ADOPTED ON MAR 17 1986

AN INTERIM PLANNED DISTRICT' ORDINANCE DEFINING  
LAND USES PERMITTED IN A PORTION OF THE MARINA  
REDEVELOPMENT PROJECT AREA, CENTRE CITY, SAN  
DIEGO.

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

Section 1. BOUNDARIES. The provisions of this Interim  
Planned District Ordinance shall apply to that portion of the  
Marina Redevelopment Project area designated on that Zone Map  
Drawing No. C-705, filed in the office of the City Clerk as  
Document No. OO-16609.

Section 2. PERMITTED USES.

A. Within that portion of the Marina Redevelopment  
Project area described in Section 1. hereof, but subject  
to Subsection B. of this Section, no building or  
improvement or portion thereof shall be erected,  
constructed, converted, established, altered or  
enlarged, nor shall any lot or premises be used except  
for one or more of the following purposes:

1. Multi-family Residential
2. Public Parks
3. Private Clubs, Lodges, Fraternal

Organizations, Churches and Public Institutional  
Uses

4. Recreational and health facilities which are designed, used and clearly intended for residents of housing located in the district.

5. Retailing shall include the following:

Antique Shops

Art Galleries

Bakeries

Barber/Beauty Shops

Bicycle Shops

Bookstores (Excluding adult bookstores)

Boutiques

Camera Shops

Clothing Stores

Candy Stores

Decorator and Home Accessory Shops

Delicatessens

Drugstores

Dry Cleaners/Laundromats

Florists

Food Stores/Markets

Gifts Shops

Hardware Stores

Hobby Shops

Ice Cream Parlors

Import and Art Object Stores

Jewelry Stores

Locksmith Shops

Leather Goods/Luggage Shops

Liquor Stores/Sales

(Liquor sales for stores, restaurants, nightclubs, dinner theaters, saloons or other use shall be subject to Chapter X, Division 5, of the San Diego Municipal Code)

Music Stores

Pawn Shops

Pet Stores

Produce Markets

Saloons

(Subject to the provisions of Section 103.0408.6 of the San Diego Municipal Code)

Restaurants

(Excluding drive-in and drive-thru)

Shoe Stores

Shoe Repair

Shoe Shine Parlors

Sporting Goods Stores

Stationers

Variety Stores

6. Professional Services. Business and professional offices whose uses may include:

Accountants

Advertising Agencies

Architects

Attorneys

Dentists

Doctors

Engineers

Graphic Artists

Photographers

Real Estate

Security Brokers

Surveyors

Travel Agencies

7. Hotels.

8. Parking, if provided, must be part of an architecturally integrated development located either below or above grade. Parking can be located at grade within the structure if it is buffered by retail or office uses listed in Subsections A.5. and A.6.

9. Any other uses which the Planning Commission may find to be similar in character to the uses enumerated above and consistent with the purpose and intent of the Marina Interim Planned District Ordinance. The adopted resolution embodying such findings shall be filed in the office of the City Clerk.

10. If structures are rehabilitated, or if historical structures are reconstructed, other uses not otherwise contained in this zone may be permitted, subject to a conditional use permit as provided in Chapter X, Division 5, of the San Diego Municipal Code.

B. In Subarea A, a minimum of 33 percent of the gross floor area of each development shall be used for residential purposes. Gross floor area is defined in Sections 101.0101.21 and 101.0101.25 of the San Diego Municipal Code. The remaining floor area may be utilized for any use specified in Subsection A., provided, however, that at least 50 percent of the street frontage on which the development is located shall be devoted to those uses listed in Subsections A.5. and A.6.

C. In Subarea B, a minimum of 80 percent of the gross floor area of each development shall be used for residential purposes. The remaining floor area may contain any use specified in Subsections A.1. through A.6. and A.8.

D. In Subarea C, a minimum of 80 percent of the gross floor area of each development shall be used for a use specified in Subsections A.1. (residential) or A.7. (hotel); provided that hotel use will be permitted only if the Council (in its discretion) amends the Redevelopment Plan for the Marina Redevelopment Project area to permit hotel use. The remaining floor area may contain any use specified in Subsections A.2. through A.6. (ancillary retail and other uses).

Section 3. DESIGN STANDARDS. All developments will be reviewed according to the standards and guidelines contained within the Marina Redevelopment Plan adopted December 7, 1976 and

subsequent amendments and the Urban Design Program," adopted October 25, 1983, on file in the office of the City Clerk.

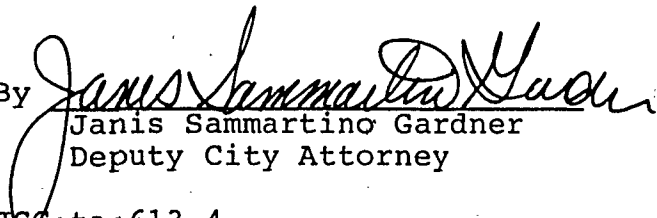
Section 4. NONCONFORMING USES. The lawful use of land or buildings which exist at the time these regulations become effective and which do not conform in every respect with said regulations may be continued, provided no enlargement or additions to such use or buildings can be made as provided in Chapter X, Division 3, of the San Diego Municipal Code.

Section 5. DURATION. This ordinance shall remain in effect for a period of one year following the effective date of the ordinance adopting these provisions and shall supersede the provisions of the underlying M-1 and M-2 Zones during that period.

Section 6. 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

  
Janis Sammartino Gardner  
Deputy City Attorney

JSG:ta:613.4  
12/30/85  
03/04/86 REV. 1  
Or.Dept:Plan.  
O-86-127  
Form=o.none

52

MAR 17 1986

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

Councilmen	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<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"/>
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"/>
Judy McCarty	<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:

ED STRUIKSMA  
Deputy Mayor of The City of San Diego, California.

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

(Seal)

By Ellen Board, 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

MAR 4 1986, and on MAR 17 1986

~~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 Ellen Board, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number 0-16609 Adopted MAR 17 1986

RECEIVED  
CITY CLERK'S OFFICE  
1966 MAR -6 PM 2:12  
SAN DIEGO, CALIF.

00267



45437

CERTIFICATE OF PUBLICATION

CITY OF SAN DIEGO  
OFFICE OF CITY CLERK  
ATTN: ELLEN BOVARD  
202 C STREET, 12TH FLOOR  
SAN DIEGO, CA 92101

IN THE MATTER OF

NO.

AN INTERIM PLANNED DISTRICT ORDINANCE

**ORDINANCE NUMBER O-16609 (NEW SERIES)  
ADOPTED ON MARCH 17, 1986**

**AN INTERIM PLANNED DISTRICT ORDINANCE DEFINING  
LAND USES PERMITTED IN A PORTION OF THE MARINA  
REDEVELOPMENT PROJECT AREA, CENTRE CITY, SAN  
DIEGO.**

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

**Section 1. BOUNDARIES.** The provisions of this Interim Planned District Ordinance shall apply to that portion of the Marina Redevelopment Project area designated on that Zone Map Drawing No. C-705, filed in the office of the City Clerk as Document No. 00-16609.

**Section 2. PERMITTED USES.**

A. Within that portion of the Marina Redevelopment Project area described in Section 1. hereof, but subject to Subsection B. of this Section, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used except for one or more of the following purposes:

- 1. Multi-family Residential
- 2. Public Parks
- 3. Private Clubs, Lodges, Fraternal organizations, Churches and Public Institutional Uses
- 4. Recreational and health facilities which are designed, used and clearly intended for residents of housing located in the district.
- 5. Retailing shall include the following:
  - Antique Shops
  - Art Galleries
  - Bakeries
  - Barber/Beauty Shops
  - Bicycle Shops
  - Bookstores
  - (Excluding adult bookstores)
  - Boutiques
  - Camera Shops
  - Clothing Stores
  - Candy Stores
  - Decorator and Home Accessory Shops
  - Delicatessens
  - Drugstores
  - Dry Cleaners/Laundromats
  - Florists
  - Food Stores/Markets
  - Gifts Shops
  - Hardware Stores
  - Hobby Shops
  - Ice Cream Parlors
  - Import and Art Object Stores
  - Jewelry Stores
  - Locksmith Shops
  - Leather Goods/Luggage Shops
  - Liquor Stores/Sales

(Liquor sales for stores, restaurants, nightclubs, dinner theaters, saloons or other use shall be subject to Chapter X, Division 5, of the San Diego Municipal Code)

I, Gerald F. Blair, 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-16609 (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:

MARCH 31, 1986

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

Dated at San Diego, California this 31st day of MARCH, 1986.

Gerald F. Blair  
(Signature)

13:25 x 2 x 9.76 = \$258.64

00268

Music Stores  
Pawn Shops  
Pet Stores  
Produce Markets  
Saloons

(Subject to the provisions of Section 103.0408.6 of the San Diego Municipal Code)

Restaurants  
(Excluding drive-in and drive-thru)  
Shoe Stores  
Shoe Repair  
Shoe Shine Parlors  
Sporting Goods Stores  
Stationers  
Variety Stores

6. Professional Services, Business and professional offices whose uses may include:

Accountants  
Advertising Agencies  
Architects  
Attorneys  
Dentists  
Doctors  
Engineers  
Graphic Artists  
Photographers  
Real Estate  
Security Brokers  
Surveyors  
Travel Agencies

7. Hotels.

8. Parking, if provided, must be part of an architecturally integrated development located either below or above grade. Parking can be located at grade within the structure if it is buffered by retail or office uses listed in Subsections A.4 and A.6.

9. Any other uses which the Planning Commission may find to be similar in character to the uses enumerated above and consistent with the purpose and intent of the Marina Interim Planned District Ordinance. The adopted resolution embodying such findings shall be filed in the office of the City Clerk.

10. If structures are rehabilitated, or if historical structures are reconstructed, other uses not otherwise contained in this zone may be permitted, subject to a conditional use permit as provided in Chapter X, Division 5, of the San Diego Municipal Code.

B. In Subarea A, a minimum of 33 percent of the gross floor area of each development shall be used for residential purposes. Gross floor area is defined in Sections 101.0101.21 and 101.0101.25 of the San Diego Municipal Code. The remaining floor area may be utilized for any use specified in Subsection A., provided, however, that at least 50 percent of the street frontage on which the development is located shall be devoted to those uses listed in Subsections A.5 and A.6.

C. In Subarea B, a minimum of 80 percent of the gross floor area of each development shall be used for residential purposes. The remaining floor area may contain any use specified in Subsections A.1 through A.6, and A.8.

D. In Subarea C, a minimum of 80 percent of the gross floor area of each development shall be used for a use specified in Subsections A.1 (residential) or A.7 (hotel); provided that hotel use will be permitted only if the Council (in its discretion) amends the Redevelopment Plan for the Marina Redevelopment Project area to permit hotel use. The remaining floor area may contain any use specified in Subsections A.2 through A.6 (ancillary retail and other uses).

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Section 6. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

Introduced on March 4, 1988

Passed and adopted by the Council of The City of San Diego on March 17, 1988.

AUTHENTICATED BY:  
ED STRUIK SMA  
Deputy Mayor of The City of San Diego, California.  
CHARLES G. ABDELNOUR,  
City Clerk of The City of San Diego, California.

(SEAL)  
By ELLEN BOVARD, Deputy.

Pub. Mar. 31

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Page 2 of 2

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\$258.64