

ORDINANCE NUMBER O- 16614 (NEW SERIES)

ADOPTED ON MAR 31 1986

AN ORDINANCE LIMITING THE ISSUANCE OF BUILDING PERMITS AND COMMENCEMENT OF CONSTRUCTION IN PORTIONS OF THE GREATER NORTH PARK COMMUNITY PLAN AREA.

WHEREAS, The City of San Diego, under the police power delegated to it by the Constitution of the State of California, has the authority to react when the public health, safety and general welfare of its citizens are jeopardized; and

WHEREAS, the adopted Park North-East Community Plan recommends a lower overall density of development for the Greater North Park community than permitted under the existing zoning; and

WHEREAS, a revised community plan for Greater North Park (formerly Park North-East) is under preparation; and

WHEREAS, there are certain areas in the Greater North Park community of The City of San Diego where a great number of applications for building permits are imminent; and

WHEREAS, it is necessary that a method be established immediately to control construction so that development on a community-wide basis does not exceed overall residential densities recommended by the adopted Park North-East Community Plan; and

WHEREAS, the design and density of new residential development is not always compatible with the existing community character and should be regulated until the Greater North Park Community Plan and implementing measures are adopted; and

WHEREAS, Municipal Code Section 91.01 empowers the City Council to limit or prohibit the issuance of any type, number or geographical distribution of permits where such issuance would detrimentally affect the public health, safety or the general welfare of the citizens of the City of San Diego; NOW, THEREFORE,

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

Section 1. Within that area generally bounded by Interstate 805 and Interstate 15 on the east, the south slopes of Mission Valley on the north, Park Boulevard, 28th Street, and 32nd Street on the west, Upas Street and Juniper Street on the south, and the canyon area between the Greater North Park (Park North-East) community and the Greater Golden Hill Precise Plan area on the southwest, which is within the R-1000, R-600 and R-400 Zones, Municipal Code Sections 101.0411, 101.0412 and 101.0413, respectively, as shown on Zone Drawing No. C-708, a copy of which is on file in the office of the City Clerk as Document No. 00-16614, no building permits shall be issued for construction of any structure if the residential density for all proposed and existing buildings on the premises exceed one dwelling unit for every 1500 square feet of lot area unless a

Planned Residential Development Permit or Conditional Use Permit is obtained. Building permits for buildings which comply with all applicable provisions of this Code shall be approved for construction without the need for a Planned Residential Development Permit or Conditional Use Permit if the residential density of all existing and proposed buildings on the premises is not greater than one dwelling unit for every 1500 square feet of lot area.

Section 2. For purposes of this ordinance, the requirements of paragraph L. of Section 101.0900, and clause (2) of paragraph I.D.5.(a) of Council Policy No. 600-4, requiring guest parking spaces in planned residential developments, need not be observed. However, guest parking, not to exceed 0.50 spaces per dwelling unit, may be required as a condition of obtaining a Planned Residential Development Permit or Conditional Use Permit.

Section 3. Projects permitted under Planned Residential Development Permits or Conditional Use Permits approved prior to the effective date of this ordinance may develop in accordance with provisions of the approved permit; provided, however, that any requested amendments to approved permits shall be subject to the provisions of this ordinance.

Section 4. This ordinance shall continue in force until a revised Greater North Park Community Plan is adopted and the community's zoning is revised to be consistent with the revised Greater North Park Community Plan or for a period of 12 months, whichever occurs first.

Section 5. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued on or after the effective date of this ordinance.

APPROVED: John W. Witt, City Attorney

By Frederick Conrad
Frederick C. Conrad
Chief Deputy City Attorney

FCC:cc:632
02/18/86
03/26/86 Rev. 1
Or.Dept:Plan.
O-86-150
Form=o.none

Passed and adopted by the Council of The City of San Diego on MAR 31 1986,
 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 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

MAR 18 1986

MAR 31 1986

, 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

00292

Ordinance Number 0-15614 Adopted MAR 31 1986

CERTIFICATE OF PUBLICATION

CITY OF SAN DIEGO
OFFICE OF CITY CLERK
ATTN: JUNE A. BLACKNELL
202 C STREET - 12th FLOOR
SAN DIEGO, CA 92101

IN THE MATTER OF

NO.

AN ORDINANCE LIMITING THE ISSUANCE OF BUILDING PERMITS AND COMMENCEMENT OF CONSTRUCTION IN PORTIONS OF THE GREATER NORTH PARK COMMUNITY PLAN AREA.

NUMBER 0-16614

ORDINANCE NUMBER 0-16614 (NEW SERIES)

AN ORDINANCE LIMITING THE ISSUANCE OF BUILDING PERMITS AND COMMENCEMENT OF CONSTRUCTION IN PORTIONS OF THE GREATER NORTH PARK COMMUNITY PLAN AREA.

This ordinance establishes a limitation on the issuance of building permits for multi-family residential structures within those areas zoned R-1000, R-800 and R-400 within the Greater North Park Community Plan area as shown on Zone Drawing No. C-708, on file in the office of the City Clerk as Document No. OO-16614. Within the designated zones, residential dwelling unit density may not exceed one dwelling unit for each 1500 square feet of lot area unless a Planned Residential Development Permit or Conditional Use Permit is obtained. The ordinance remains in effect for a period of 12 months or until a revised Greater North Park Community Plan has been adopted and zoning has been revised to be consistent with the plan, whichever first occurs.

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.

Passed and adopted by the Council of The City of San Diego on MARCH 21, 1986, by the following vote:

YEAS: Wolfshelmer, Cleator, McColl, Jones, Struikama, Goich, McCarty, Martinez.

NAYS: None.

NOT PRESENT: None.

VACANT: Mayor.

AUTHENTICATED BY:

ED STRUIKAMA,

Deputy Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR,

City Clerk of The City of San Diego, California.

By JUNE A. BLACKNELL, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of ORDINANCE NO. O-16614 (New Series) of the City of San Diego, California.

I FURTHER CERTIFY that said 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 18, 1986, and on MAR 31, 1986.

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

By JUNE A. BLACKNELL, Deputy

Pub. April 14

46260

I, Thomas D. Kelleher, 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

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:

APRIL 14, 1986

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

Dated at San Diego, California this 14th day of APRIL, 1986.

Thomas D. Kelleher

(Signature)

00293

$4\frac{1}{2} \times 2 \times 9.76 = 87.84$