

ORDINANCE NUMBER O- 16780 (NEW SERIES)

ADOPTED ON DEC 09 1986

WHEREAS, the Council of The City of San Diego intends to adopt an updated community plan for the Southeast San Diego Community; and

WHEREAS, it is the intention of the Council of The City of San Diego that implementation of the updated community plan's land use designations take place in the form of new zoning legislation and comprehensive rezonings in the community; and

WHEREAS, the existing zoning in areas throughout the community is in conflict with the adopted SOUTHEAST SAN DIEGO COMMUNITY PLAN or proposed update revisions, or both; and

WHEREAS, the Council of The City of San Diego finds that development in conflict with the SOUTHEAST SAN DIEGO COMMUNITY PLAN and proposed update revisions can occur and that such development would compromise the implementation of said community plan; and

WHEREAS, such development would be detrimental to the health, safety, general welfare, and good zoning practice, and such development appears imminent; and

WHEREAS, the provisions of Municipal Code Section 101.0205.2 provide that in the event the Council initiates a change of zone, the Council may adopt an ordinance providing that no development inconsistent with the provisions of the most restrictive zone under consideration shall take place pending a determination by the Council of the proposed change of zone; such ordinance may be adopted only if the Council finds that development inconsistent with the proposed change of zone would be detrimental to the

public health, safety, general welfare and good zoning practice and that such development appears imminent; NOW, THEREFORE,

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

Section 1. Within that area known as Sherman Heights and generally bounded by State Route 94 on the north, Interstate 5 on the west, 25th Street on the east and Imperial Avenue on the south, and shown more specifically on Map. No. C-729; that all property presently zoned R-1000 and CC (Community Commercial) shall not be developed with more than one dwelling unit per 5,000 square feet of parcel area unless a Planned Residential Development Permit or a Conditional Use Permit is obtained.

Section 2. Within that area generally bounded by Martin Luther King Jr. Way on the north, 47th Street on the west, 49th Street on the east, and the San Diego Arizona Eastern Railroad tracks on the south and shown more specifically on Map No. C-729; that all property presently zoned R-400 and R-1000 Zone shall not be developed with more than one dwelling unit per 1,500 square feet of parcel area unless a Planned Residential Development Permit or a Conditional Use Permit is obtained.

Section 3. Within that area generally bounded by the San Diego Arizona Eastern Railroad tracks on the north; Euclid Avenue on the west, Naranja Street on the south, and 54th Street on the east; that all property presently zoned R-400 shall not be developed with more than one dwelling unit per 1500 square feet of parcel area unless a Planned Residential Development or a Conditional Use Permit is obtained.

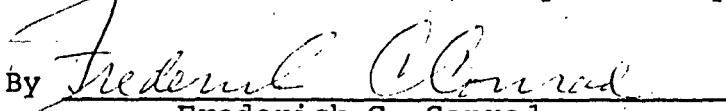
Section 4. For purposes of this ordinance, the requirements of Section 101.0900.L. and Council Policy 600-4, paragraph I.D.5.(a)(2), requiring guest parking spaces in planned residential developments need not be observed. However, guest

parking, not to exceed 0.50 space per dwelling unit may be required as a conditional of obtaining a Planned Residential Development Permit, Planned Commercial Development Permit or Conditional Use Permit.

Section 5. The provisions of this ordinance shall remain in force and effect for a period of 90 days from the enactment of this ordinance unless such a period is extended by action of the Council. In the event this ordinance is not extended, the property hereby rezoned shall be, upon the expiration of 90 days from the enactment of this ordinance, regulated by and incorporated into those land use zones which were in effect prior to the enactment of this ordinance.

Section 6. For the reasons expressed in the preamble hereto, this ordinance shall take effect immediately upon its passage as an emergency measure necessary to protect and preserve the public health, safety and general welfare, and no building permits for development inconsistent with the provisions of this ordinance shall be issued.

APPROVED: JOHN W. WITT, City Attorney

By   
Frederick C. Conrad  
Chief Deputy City Attorney

FCC:cc:600  
12/09/86  
Or.Dept:Plan.  
O-87-120a

DEC 09 1986

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

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
Celia Ballesteros	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

(Seal)

MAUREEN O'CONNOR  
Mayor of The City of San Diego, California.

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

By: *Maureen O'Connor*, Deputy.

I HEREBY CERTIFY that the foregoing ordinance was passed on the day of its introduction, to wit, on  
**DEC 09 1986**, said ordinance being of the kind and character  
authorized for passage on its introduction by Section 16 of the Charter.

~~I FURTHER CERTIFY that the final reading of said ordinance was in full.~~

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.

(Seal)

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

By: *Maureen O'Connor*, Deputy.

Office of the City Clerk, San Diego, California

01531

Ordinance  
Number

0-16780

DEC 09 1986

Adopted

CERTIFICATE OF PUBLICATION

CITY OF SAN DIEGO  
202 C STREET, 12TH FLOOR  
SAN DIEGO, CA 92101

IN THE MATTER OF

NO.

adopt an updated community plan for the  
Southeast San Diego Community

**ORDINANCE NUMBER O-16780 (NEW SERIES)**

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WHEREAS, such development would be detrimental to the health, safety, general welfare, and good zoning practice; and such development appears imminent; and

WHEREAS, the provisions of Municipal Code Section 101.0205.2 provide that in the event the Council initiates a change of zone, the Council may adopt an ordinance providing that no development inconsistent with the provisions of the most restrictive zone under consideration shall take place pending a determination by the Council of the proposed change of zone; such ordinance may be adopted only if the Council finds that development inconsistent with the proposed change of zone would be detrimental to the public health, safety, general welfare and good zoning practice and that such development appears imminent; NOW, THEREFORE,

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THOMAS D. KELLEHER

I, \_\_\_\_\_, 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-16780  
(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 22, 1986

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

Dated at San Diego, California this 22 day of DEC, 19 86.

(Signature)

Page 1 of 2 15" X 8 1/2" = \$153.60

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Section 4. For purposes of this ordinance, the requirements of Section 101.0200.L and Council Policy 600-4, paragraph I.D.5. (a) (2), requiring guest parking spaces in planned residential developments need not be observed. However, guest parking not to exceed 0.50 space per dwelling unit may be required as a conditional of obtaining a Planned Residential Development Permit, Planned Commercial Development Permit or Conditional Use Permit.

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Section 6. For the reasons expressed in the preamble hereto, this ordinance shall take effect immediately upon its passage as an emergency measure necessary to protect and preserve the public health, safety and general welfare, and no building permits for development inconsistent with the provisions of this ordinance shall be issued.

Introduced, reading dispensed with and adopted by the City Council of The City of San Diego on DECEMBER 9, 1988  
AUTHENTICATED BY: MAUREEN O'CONNOR  
Mayor of The City of San Diego, California  
CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California  
By MAYDELL PONTICORVO, Deputy.  
Pub. December 22

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