

(O-87-178)

ORDINANCE NUMBER O- 16846 (NEW SERIES)

ADOPTED ON APR 20 1987

AN ORDINANCE AMENDING ORDINANCE NO. O-16609
(NEW SERIES), ADOPTED MARCH 17, 1986,
REGARDING 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. That Ordinance No. O-16609 (New Series), adopted on March 17, 1986, be and the same is hereby amended to read 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-705.1, filed in the office of the City Clerk as Document No. OO-16846.

Section 2. PERMITTED USES.

A. Within that portion of the Marina Redevelopment Project area described in Section 1. hereof, 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
- Display Windows*
- Drugstores
- Dry Cleaners/Laundromats

*Display Window exhibits must be changed every 60 days.

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 at least 50 percent of the street frontage is devoted to uses which promote pedestrian activity including residential lobbies, display windows (at least four-foot in depth), retailing and small offices as listed in Subsections A.5. and A.6. provided that the remaining frontage which is nonactivity

oriented is architecturally enhanced and landscaped to minimize the appearance of the garage wall.

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 80 percent of the gross floor area of each development shall be used for residential purposes, provided, however, that in structures which are 50-foot or less in height or are Type V structures as classified in the Uniform Building Code, the nonresidential portion of the development may exceed 20 percent of the gross floor area if all such nonresidential use is located at street level and the balance of the

project provides a minimum of 85 DUPA. Gross floor area is defined in Sections 101.0101.21 and 101.0101.25 of the San Diego Municipal Code. These uses are specified in Subsections A.2. through A.6. and A.8.

The minimum amount of residential use in structures which exceed 50 feet in height may be decreased to 75 percent and nonresidential use increased to 25 percent if three of the following seven conditions are met:

1. Exterior materials are premium grade such as all masonry or stone finishes.

2. Development is infilled on sites or blocks which contain historic or architecturally significant structures and/or where historic or architecturally significant buildings are rehabilitated and integrated into the proposed new development.

3. The provision of a minimum of 100 dwelling units per acre.

4. The size of residential units averages 1,000 square feet or greater for the entire residential portion of the structure.

5. The required ground floor activity increases from 50 percent to 60 percent of the street frontage. Such increase in activity shall be consumer-oriented commercial or residential land use.

6. At least one full level of underground parking is provided.

7. The site is a location of a major public amenity including park, plaza, public art, and sculpture or other equivalent amenity designed primarily for public use.

C. In Subarea B, 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). 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 29, 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 two years or until the Marina Planned District Ordinance is adopted, whichever occurs first. These provisions shall supersede the provisions of the underlying M-1 and M-2 Zones.

Section 2. 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:600.2
03/17/87
Of. Dept: Plan.
O-87-178
Form=o.none

APR 20 1987

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 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 Struikma	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

(Seal)

By *Ellen Bovard*, 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 31 1987

APR 20 1987

....., 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.

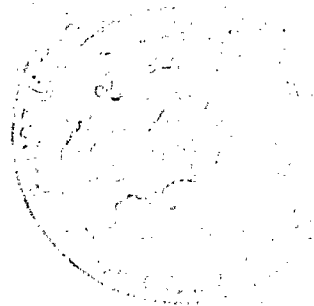
CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By *Ellen Bovard*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number **0-16846** Adopted **APR 20 1987**



RECEIVED
SUPPORTERS OFFICE

SK

1987 MAR 23 PM 4:52

SAN DIEGO, CALIF.



112-10

CERTIFICATE OF PUBLICATION

CITY OF SAN DIEGO
202 C STREET, 2ND FLOOR
SAN DIEGO, CA 92101

IN THE MATTER OF

NO.

AN ORDINANCE AMENDING ORDINANCE NO. 0-16609 (NEW SERIES)

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 NUMBER 0-16846 (NEW SERIES)
AN ORDINANCE AMENDING ORDINANCE NO. 0-16609 (NEW SERIES), ADOPTED MARCH 17, 1988, REGARDING AN INTERIM PLANNED DISTRICT ORDINANCE DEFINING LAND USES PERMITTED IN A PORTION OF THE MARINA REDEVELOPMENT PROJECT AREA, CENTRE CITY, SAN DIEGO
This ordinance amends the Marina Interim Planned District Ordinance by amending an extension of time to permit the preparation of a permanent document and specific modifications such as the inclusion of display windows as a permitted use, changes in the parking requirements and adjustments to the percentage requirement for residential and commercial use if certain conditions are met.
A complete copy of the ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 2nd floor, City Administration Building, 202 "C" Street, San Diego, CA 92101.
Introduced on March 31, 1987
Passed and adopted by the Council of The City of San Diego on April 20, 1987
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 ELLEN BOVARD, Deputy
Pub. May 4 78979

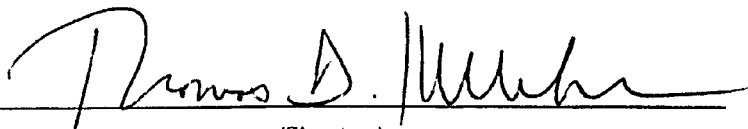
ORDINANCE NUMBER 0-16846 (NEW SERIES)

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:

MAY 4

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

Dated at San Diego, California this 4 day of MAY, 19 87.


(Signature)

4 1/2" x \$10.24 = \$46.08