

ORDINANCE NUMBER O- 16904 (NEW SERIES)

ADOPTED ON JUL 13 1987

WHEREAS, on July 13, 1987, the Council of The City of San Diego adopted 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 majority of the existing zoning in the community is in conflict with the adopted SOUTHEAST SAN DIEGO COMMUNITY PLAN; and

WHEREAS, the Council of The City of San Diego finds that development in conflict with the SOUTHEAST SAN DIEGO COMMUNITY PLAN 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 and general welfare and good zoning practice and such development appears imminent; and

WHEREAS, the City Council has initiated and approved zone changes and has approved the Southeast San Diego Planned District ordinance to implement the SOUTHEAST SAN DIEGO COMMUNITY PLAN; and

WHEREAS, Municipal Code Section 101.0203.1 empowers the City Council to adopt as an emergency measure in the interest of

public safety, health and welfare, a temporary interim zoning ordinance pending the study and application of zoning restrictions in an area of land within the City; NOW, THEREFORE,

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

Section 1. Within the area known as the SOUTHEAST SAN DIEGO COMMUNITY PLAN area generally bounded by Interstate 5 on the west, State Route 94 on the north, the City of Lemon Grove, 69th Street and Woodman Street on the east, Division Street and the City of National City on the south, as shown on Zone Map Drawing Nos. C-732-A through C-732-Q, that all residential, commercial and industrial development is hereby incorporated into those zones reflected in the SOUTHEAST SAN DIEGO COMMUNITY PLAN and delineated on Zone Map Drawing Nos. 732-A through 732-Q, filed in the office of the City Clerk as Document No. OO- 16904, and shall be regulated upon adoption of this ordinance by the provisions of the Southeast San Diego Planned District ordinance.

Section 2. 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 the provisions of the approved permit; provided, however, that any requested amendments to approved permits shall be subject to the provisions of this ordinance.

Section 3. Notwithstanding the provisions of Sections 1 and 2 of this ordinance, within the area known as the Sherman Heights Historic District and generally bounded by Interstate 5 on the west, the lots along the east side of 25th Street on the east,

Imperial Avenue on the south and State Route 94 on the north, and shown more specifically on Map No. C-737.1, that no permit shall be issued for the demolition and/or removal of any buildings or structures. The provisions of this section shall not apply to the following:

A. To any building or structure found by the City Manager of The City of San Diego to present a hazard to public health or safety, and for which an emergency permit for demolition must be issued; or

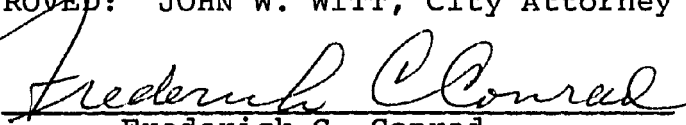
B. To any permit approved by the Planning Director, Planning Commission or City Council as part of a development project submitted, reviewed and approved in accordance with this ordinance, and provided that such development application includes an environmental document prepared in accordance with the California Environmental Quality Act which describes and addresses the historic/architectural significance of the property and such report is reviewed by the Historical Site Board for the purpose of recommending to the Planning Director whether the proposed project should be approved, modified or denied based on the importance of the existing building(s) or structure(s) and their likelihood to contribute to the significance of the proposed Sherman Heights Historic District.

Section 4. This ordinance shall expire and be of no further force or effect on the effective date of Ordinance No. O-87-245, which ordinance was presented for and introduced by action of the City Council on July 13, 1987.

Section 5. 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 or demolition permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to April 30, 1987.

APPROVED: JOHN W. WITT, City Attorney

By

  
Frederick C. Conrad  
Chief Deputy City Attorney

FCC:cc:600  
07/07/87  
07/15/87 Rev. 1  
Or.Dept:Plan.  
O-88-3

5409

Passed and adopted by the Council of The City of San Diego on **JUL 13 1987**,  
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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.

(Seal)

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California.  
By *Charles G. Abdelnour*, Deputy.

I HEREBY CERTIFY that the foregoing ordinance was passed on the day of its introduction, to wit, on  
**JUL 13 1987**, 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 *Charles G. Abdelnour*, Deputy.

Office of the City Clerk, San Diego, California	
Ordinance Number <b>0-16904</b>	Adopted <b>JUL 13 1987</b>

CERTIFICATE OF PUBLICATION

CITY OF SAN DIEGO  
202 C STREET, 2ND FLOOR  
SAN DIEGO, CA 92101  
ATTN: JUNE A. BLACKNELL

1987 JUL 30 AM 11:10  
CITY OF SAN DIEGO  
CLERK OF THE CITY

IN THE MATTER OF

NO.

The ordinance enacts, as an emergency measure,  
the SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE.

**ORDINANCE NUMBER O-16904 (NEW SERIES)**

The ordinance enacts, as an emergency measure, the SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE. The SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE provides comprehensive regulatory systems and procedures for development within Southeast San Diego. The Planned District Ordinance establishes permitted use and development regulations for residential, commercial and industrial development.

This ordinance remains in effect until the SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE becomes effective. The SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE was introduced by City Council action on July 13, 1987.

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, reading dispensed with and adopted by the City Council of The City of San Diego on JUL 13 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 JUNE A. BLACKNELL Deputy

Pub. July 27

85727

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 O-16904 (NER 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:

JULY 27

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

Dated at San Diego, California this 27 day of JULY, 19 87.

Thomas D. Kelleher  
(Signature)

$2 \frac{1}{4}'' \times \$10^{24} \times 2 = \$43.52$