(0-91-154)

17657

ORDINANCE NUMBER O-_

(NEW SERIES)

ADOPTED ON JUN 24 1991

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE BY ADDING SECTIONS 101.0101.0101, 101.0101.0102, 101.0101.0103 AND 101.0101.0104; AMENDING DIVISION 5 BY REPEALING SECTION 101.0580 AND ADDING A NEW SECTION 101.0580 ENTITLED "CHILD CARE FACILITIES"; AND AMENDING DIVISIONS 4, 5, AND 9 BY AMENDING SECTIONS 101.0410, 101.0426.1, 101.0427, 101.0510, 101.0901, 101.0910, 101.0920; AMENDING CHAPTER X, ARTICLE 3, AS FOLLOWS: BY AMENDING DIVISIONS 1, 6, 7, 16, AND 20 BY AMENDING SECTIONS 103.0101, 103.0613, 103.0717, 103.1604 AND 103.2005; BY AMENDING DIVISIONS 3, 5, 12, AND 21, AS FOLLOWS: AMENDING SECTION 103.0304.2 BY DELETING SUBSECTION 6. AND RENUMBERING SUBSECTIONS 7. AND 8. TO SUBSECTIONS 6. AND 7, AND BY DELETING SUBSECTION F.1.g. AND RELETTERING SUBSECTION F.1.h. TO SUBSECTION F.1.g.; AMENDING SECTION 103.0304.3 BY DELETING SUBSECTION F.1.g. AND RELETTERING SUBSECTIONS F.1.h., F.1.i., AND F.1.j. TO SUBSECTIONS F.1.g., F.1.h. AND F.1.i.; AMENDING SECTION 103.0542 BY DELETING THE LETTER "A" AND BY DELETING SUBSECTION 2. AND RENUMBERING SUBSECTIONS 3. THROUGH 6. TO SUBSECTIONS 2. THROUGH 5.; AMENDING APPENDIX F OF CHAPTER X, ARTICLE 3, DIVISION 12; AND AMENDING APPENDIX A OF CHAPTER X, ARTICLE 3, DIVISION 21; ALL RELATING TO CHILD CARE FACILITIES.

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

Section 1. That Chapter X, Article 1, Division 1, of the San Diego Municipal Code be and the same is hereby amended by adding Sections 101.0101.0101, 101.0101.0102, 101.0101.0103 and 101.0101.0104, to read as follows:

SEC. 101.0101.0101 CHILD CARE FACILITIES

"Child care facilities" means those facilities that provide non-medical care to seven (7) or more children under eighteen (18) years of age in need of

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personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis. "Child care facilities" include large family day care homes and child care centers.

SEC. 101.0101.0102 CHILD CARE CENTERS

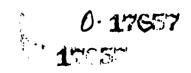
"Child care center" means any licensed child care facility, other than a family day care home, including infant centers, preschools and school age extended day care facilities.

SEC. 101.0101.0103 LARGE FAMILY DAY CARE HOMES

"Large family day care homes" means child care facilities that provide care, protection and supervision in the provider's own home, for seven (7) to twelve (12) children, for periods of less than 24 hours per day, while the parents or guardians are away, including children under the age of ten (10) years who reside at the home.

SEC. 101.0101.0104 SMALL FAMILY DAY CARE HOMES

"Small family day care homes" means child care facilities that provide care, protection and supervision in the provider's own home, for six (6) or fewer children, for periods of less than 24 hours per day, while the parents or guardians are away, including children under the age of ten (10) years who reside at the home.



Section 2. That Chapter X, Article 1, Division 5, of the San Diego Municipal Code be and the same is hereby amended by repealing Section 101.0580, LARGE FAMILY DAY CARE PERMIT.

Section 3. That Chapter X, Article 1, Division 5, of the San Diego Municipal Code be and the same is hereby amended by adding a new Section 101.0580, entitled "Child Care Facilities," to read as follows:

SEC. 101.0580 CHILD CARE FACILITIES

A. PURPOSE AND INTENT

The provision of good quality child care in safe and convenient locations is an important issue facing the City as the trend of single and dual income working parents continues to grow. The intent of this section is to facilitate the availability of child care facilities throughout the City. This will be achieved by simplifying the review and approval process through establishment of a permit for large family day care homes in residential zones and child care centers in nonresidential zones. The purpose of this section is to ensure the safety of children attending these facilities and to preserve the character of the surrounding neighborhood. This section is applicable citywide to all zones. The section is not applicable to small family day care homes. Small family day care homes are permitted by right pursuant to California Health and Safety Code section 1597.45.

B. DEFINITIONS

1. For purposes of this section "child care facilities" has the same meaning as set forth in San Diego Municipal Code section 101.0101.0101.

- 2. For purposes of this section "child care center" has the same meaning as set forth in Section 101.0101.0102.
- 3. For purposes of this section "large family day care homes" has the same meaning as set forth in Section 101.0101.0103.
- 4. For purposes of this section "small family day care homes" has the same meaning as set forth in Section 101.0101.0104.

C. APPLICATION AND CONTENT

An application for a child care facility shall be made by the owner or lessee of the property.

Application for large family day care homes and child care centers shall be made to the Zoning Administrator using forms specifically designed for these purposes.

The application shall state fully the circumstances and conditions relied upon as grounds for the application and shall contain a legal description of the property.

Applications for child care centers shall also contain adequate site development plans and building floor plans in sufficient detail to illustrate the following requirements:

- Location of all on-site and street parking spaces available and the drop-off/pick-up areas for the children;
- 2. Location of outdoor play areas to be used for child care facility purposes;
- 3. Location and gross floor area of all businesses, including the child care center on site;
- 4. Location and heights of all walls and fences in the yard area, including gate locations and type of fence materials;
- 5. Location, size, and materials of all proposed signage;
- 6. Location and type of mechanical ventilation and window treatment to attenuate noise; and
- 7. Approved "Hazardous Materials Substance Approval Form" from the County of San Diego Hazardous Materials Management Division.
- D. LARGE FAMILY DAY CARE HOMES

Large family day care homes are permitted in all residential zones and nonresidential zones where residential use is permitted. No notice or public hearing is required. Before operating a large family day care home, a "Notice of Intent to Operate a Large Family Day Care Home" shall be filed with the Planning Department by the operator upon forms provided for this purpose. The Notice shall be accompanied by any data

the Zoning Administrator may require. The large family day care home is permitted subject to applicant's signed agreement to meet the following conditions:

- Comply with all regulations of the San Diego Municipal Code related to residential development;
- 2. Comply with all State licensing requirements for a large family day care home;
- 3. Comply with standards adopted by the State Fire Marshal pursuant to the California Health and Safety Code relating to large family day care homes;
- 4. Enclose all required outdoor play areas with a natural barrier, wall, fence, or other solid structure having a maximum height of six (6) feet and conforms to the requirements of Section 101.0620 (Fences) of the San Diego Municipal Code;
- 5. Separate all outdoor play areas from vehicular circulation, parking areas, equipment enclosures, storage areas, refuse and recycling areas;
- 6. Provide a drop-off/pick-up area, such as a driveway area or curb space, to minimize interference with traffic and promote the safety of the children;

The Zoning Administrator shall have the authority to require modifications to the conditions of operation or discontinuance of a large family day care home after

notice and public hearing if it is found that the home as operated or maintained has violated any of the conditions or standards set forth in this section.

Should the owner or operator continue to operate the facilities in a manner not consistent with the conditions or after revocation of the permit by the Zoning Administrator, the Zoning Administrator may enforce the conditions or revocation through any of the enforcement mechanisms found in Municipal Code section 101.0213 or pursuant to any administrative remedies provided in Chapter One of the Municipal Code. The applicant shall bear all costs associated with noticing and public hearings.

E. CHILD CARE CENTERS

Child care centers in all residential zones require a conditional use permit pursuant to Section 101.0510, subsection C.1.k., of the San Diego Municipal Code. Child care centers are permitted in all commercial and industrial zones, subject to the following requirements:

- 1. The proposed use complies with all other relevant regulations of the Municipal Code.
- 2. The proposed facility adheres to all State Department of Social Services licensing requirements for child care centers.
- 3. Outdoor play and activity areas that are not located adjacent to public streets shall be enclosed with a minimum four-foot (4') to a

maximum six-foot (6') high fence per Section

101.0620 (Fences) of the San Diego Municipal Code.

All outdoor play and activity areas required by
the State shall be separated from public streets
by locating these areas behind the primary
structures, enclosed by a solid fence or other
solid structure having a maximum height of
six feet (6') per Section 101.0620 (Fences) of the
San Diego Municipal Code. All outdoor and
activity areas shall be separated from vehicular
circulation, parking areas, equipment enclosures,
storage areas, trash and recycling storage areas.

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- 4. All windows facing public streets shall be either dual glazed, one-quarter inch (1/4") thick, or mechanically ventilated to attenuate noise.
- 5. The applicant has the burden of proof in demonstrating compliance with the following requirements:
 - a. No portion of a child care facility may be located within one hundred fifty feet (150') of any known business which has or is required to have a health permit from the County of San Diego Hazardous Materials

 Management Division, including underground fuel storage tanks, or known sites contaminated with a hazardous substance, is emitting carcinogens or reproductive toxins

into the air, as identified in the State's
"Director's List" or referenced in or
compiled pursuant to Section 25249.8 of the
California Health and Safety Code, or any
other storage area for explosive materials,
compressed or flammable gases in excess of
five hundred (500) pounds.

b. No portion of a child care facility may be located within one thousand feet (1,000') feet of any known business which has or is required to have a health permit from the County of San Diego Hazardous Materials Management Division, excluding underground fuel storage tanks, and which handles acutely hazardous material above the Threshold Planning Quantities (TPQ) as defined by Chapter 6.95 of the California Health and Safety Code or compressed flammable gases in excess of one thousand five hundred (1,500) pounds or flammable liquids in excess of ten thousand (10,000) gallons.

The applicant is required to submit an approved "Hazardous Materials Substance Approval Form" from the County of San Diego Hazardous Materials Management Division at the time of application.

Deviations from the hazardous materials separation requirements may be permitted only upon

and Safety Code, or any other storage area for explosive materials, compressed or flammable gases in excess of five hundred (500) pounds.

b. No portion of a child care facility may be located within one thousand feet (1,000) of any known business which has or is required to have a health permit from the County of San Diego Hazardous Materials Management Division, excluding underground fuel storage tanks, and which handles acutely hazardous material above the Threshold Planning Quantities (TPQ) as defined by Chapter 6.95 of the California Health and Safety Code or compressed flammable gases in excess of one thousand five hundred (1,500) pounds or flammable liquids in excess of ten thousand (10,000) gallons.

The applicant is required to submit an approved
"Hazardous Materials Substance Approval Form" from the
County of San Diego Hazardous Materials Management Division
at the time of application.

Deviations from the hazardous materials separation requirements may be permitted only upon issuance of a conditional use permit pursuant to Section 101.0510, subsection C.1.k., of the San Diego Municipal Code.

Issuance of the conditional use permit will be based in part on a Health Risk Assessment Study to be submitted by the applicant.

6. One parking space shall be provided for every five hundred square feet (500 sq. ft.) of gross floor area for the child care center.

issuance of a conditional use permit pursuant to Section 101.0510, subsection C.1.k., of the San Diego Municipal Code. Issuance of the conditional use permit will be based in part on a Health Risk Assessment Study to be submitted by the applicant.

- 6. One parking space shall be provided for every five hundred square feet (500 sq. ft.) of gross floor area for the child care center.
- 7. Drop-off and pick-up of children from vehicles shall only be permitted on the driveways, approved parking areas, or directly in front of the facility.

Section 4. That Chapter X, Article 1, Divisions 4, 5, and 9, of the San Diego Municipal Code be and the same are hereby amended by amending Sections 101.0410, 101.0426.1, 101.0427, 101.0510, 101.0901, 101.0910, and 101.0920, to read as follows:

SEC. 101.0410 R ZONES (Multiple Family Residential)

- A. PURPOSE AND INTENT [No change.]
- B. PERMITTED USES

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, as provided herein:

- 1. through 8. [No change.]
- 9. In addition to the uses listed above, the following uses shall be permitted in the R-1000 through R-200 Zones:

a. [No change.]

- b. Institutions or homes for the fulltime care of not more than fifteen children
 under the age of sixteen years, provided
 there is not more than one additional
 dwelling unit on the same premises.
 - c. [No change.]
- 10. through 13. [No change.]
- C. through K. [No change.]
- L. OFF-STREET PARKING AND DRIVEWAY REGULATIONS
- 1. Every premises used for one or more of the permitted uses listed in subsection "B.," above, shall be provided with a minimum of permanently maintained, off-street parking spaces in a parking area or private garage on the same premises as follows:
 - a. through f. [No change.]
 - g. For institutions for the full-time care of children under the age of sixteen years -- one space for each two adult residents and employees.
 - h. through j. [No change.]
 - 2. through 5. [No change.]
- M. through Q. [No change.]
- SEC. 101.0426.1 CV ZONE (Commercial Visitor -- Service)
 - A. and B. [No change.]

C. SPECIAL DEVELOPMENT REGULATIONS

- 1. All uses except off-street parking, outdoor dining facilities, and outdoor play areas required by the State for child care facilities, signs, and the storage and display of those items listed in subsection "E," shall be operated entirely within enclosed buildings.
 - 2. [No change.]
- D. through L. [No change.]

SEC. 101.0427 CC ZONE (Community Commercial) -Commercial Centers in Established Neighborhood Areas

- A. and B. [No change.]
- C. SPECIAL REGULATIONS
- 1. All uses except off-street parking, outdoor dining facilities, outdoor play areas required by the State for child care facilities, signs and the storage and display of those items listed in subsections "D.1." and "D.2.," shall be operated entirely within enclosed buildings.
 - 2. and 3. [No change.]
- D. through G. [No change.]

SEC. 101.0510 CONDITIONAL USE PERMIT

- A. and B. [No change.]
- C. USES WHICH MAY BE CONSIDERED
 - 1. Zoning Administrator as Decisionmaker.

[No change in text of first paragraph.]

a. through j. [No change.]

- k. Elementary schools, and child care facilities serving children, except in the A-1 zoned areas of the Coastal Zone subject to the FPF (Floodplain Fringe) overlay zone or in the Future Urbanizing Area. Child care centers in all residential zones subject to the standards of Section 101.0580 (Child Care Facilities), subsection E. Requests for deviations from the requirements of subsection E.5. of Section 101.0580 shall be evaluated based upon a Health Risk Assessment Study submitted by the applicant.
 - 1. through u. [No change.]
- 2. [No change.]
- 3. Planning Commission as Decisionmaker.
 [No change in text of first paragraph.]
 - a. through c. [No change.]
- d. Educational institutions, other than child care facilities and elementary schools, except in the Future Urbanizing Area. Permanent buildings or fill shall not be permitted in A-1 zoned areas of the Coastal Zone subject to the FPF (Floodplain Fringe) overlay zone.
- 4 through 6. [No change.]
- D. through Q. [No change.]

SEC. 101.0901 PLANNED RESIDENTIAL DEVELOPMENT

A. PURPOSE AND INTENT [No change.]

B. DEFINITION

"Planned Residential Development" means a predominantly residential development improved in accordance with an overall project plan and is characterized by the following:

- 1. through 4. [No change.]
- 5. A Planned Residential Development may include child care facilities subject to the requirements of Section 101.0580, Child Care Facilities, of the San Diego Municipal Code.
- C. PLANNED RESIDENTIAL DEVELOPMENT PERMIT [No change.]

D. APPLICATION

Application for a permit for a Planned Residential Development shall be made to the Planning Department in accordance with the procedures set forth below:

- 1. through 9. [No change.]
- 10. If the applicant proposes a child care facility, it shall be so stated in the application, and the application shall also include a plan, acceptable to the City, illustrating compliance with the requirements of Section 101.0580, Child Care Facilities, of the San Diego Municipal Code.
- E. through S. [No change.]

SEC. 101.0910 PLANNED COMMERCIAL DEVELOPMENT

A. and B. [No change.]

C. USES

The following uses may be permitted within any Planned Commercial Development subject to a Planned Commercial Development Permit; provided, however, that any limitations on permitted uses embodied within the regulations of the underlying zones referred to in this paragraph shall not apply.

- 1. [No change.]
- 2. The following uses may be permitted:
 - a. [No change.]
 - b. Child care facilities.
 - c. through i. [No change.]
- 3. through 7. [No change.]
- D. DESIGN CRITERIA [No change.]
- E. MINIMUM DEVELOPMENTAL STANDARDS

A Planned Commercial Development shall comply with the requirements of the underlying commercial zone except as otherwise provided herein:

- 1. through 18. [No change.]
- 19. Child care facilities shall be permitted subject to Section 101.0580, Child Care Facilities, of the San Diego Municipal Code.
- F. and G. [No change.]
- H. APPLICATION

Application for a permit for a Planned Commercial Development shall be made to the Planning Department in accordance with the procedures set forth in this section, as follows:

1. through 9. [No change.]

- 10. If the applicant proposes a child care facility, it shall be so stated in the application, and the application shall also include a plan, acceptable to the City, illustrating compliance with the requirements of Section 101.0580, Child Care Facilities, of the San Diego Municipal Code.
- I. through T. [No change.]

SEC. 101.0920 PLANNED INDUSTRIAL DEVELOPMENTS

- A. through D. [No change.]
- E. MINIMUM DEVELOPMENTAL STANDARDS

A Planned Industrial Development shall comply with the property development and other regulations of the underlying industrial zone except as otherwise provided herein:

- 1. through 3. [No change.]
- 4. All uses shall be conducted entirely within an enclosed building, excluding outdoor play areas required by the State for child care facilities. Outdoor storage of material is permitted, provided the storage area is completely enclosed by walls, fences, buildings, landscape screening or a combination thereof. Walls or fences shall be solid and not less than six feet in height and; provided, further, that no merchandise, material or equipment is stored to a height greater than any adjacent wall, fence,

building, or landscape screening. Landscape screening proposals shall require approval by the Planning Director, or on appeal, the Planning Commission.

5. through 15. [No change.]

F. and G. [No change.]

H. APPLICATION

Application for a Planned Industrial Development
Permit shall be made to the Planning Department in
accordance with the procedures set forth in this
section, as follows:

- 1. through 8. [No change.]
- 9. If the applicant proposes a child care facility, it shall be so stated in the application, and the application shall also include a plan, acceptable to the City, illustrating compliance with the requirements of Section 101.0580, Child Care Facilities, of the San Diego Municipal Code.
- I. through T. [No change.]

Section 5. That Chapter X, Article 3, Divisions 1, 6, 7, 16, and 20 of the San Diego Municipal Code be and the same is hereby amended by amending Sections 103.0101, 103.0613, 103.0717, 103.1604, and 103.2005, to read as follows:

SEC. 103.0101 DEFINITIONS AND PROCEDURES

A. through K. [No change.]

L. COMPLIANCE WITH SECTION 101.0580, CHILD CARE FACILITIES

The provisions of Section 101.0580, relating to child care facilities, shall be applicable to all planned districts.

SEC. 103.0613 SPECIAL USE AREA (SP)

A. PURPOSE AND INTENT [No change.]

B. DEVELOPMENT REGULATIONS

All paragraphs of Section 101.0410 R Zones

(Multiple Family Residential) of the Municipal Code
shall apply, with the exception of subsection B.,

Permitted Uses. Instead, the following regulations
shall apply:

- 1. Permitted Use
 - a. and b. [No change.]
 - c. Elementary schools.
- d. Homes for the full-time care of children.
 - e. through k. [No change.]
- 2. [No change.]

SEC. 103.0717 PERMITTED USES

A. RESIDENTIAL ZONES

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 as provided herein:

1. through 5. [No change.]

- 6. In addition to the uses listed above, the following uses shall be permitted in the GH-1000 and GH-600 zones:
 - a. [No change.]

- b. Institutions or homes for the fulltime care of not more than fifteen (15)
 children under the age of sixteen (16) years,
 provided there is not more than one (1)
 additional dwelling unit on the same
 premises. Such use is subject to County or
 State licensing, whichever applies.
 - c. [No change.]
- 7. through 9. [No change.]
- B. [No change.]

TABLE IN SECTION 101.0717

[No change.]

Footnotes: [No change.]

SEC. 103.1604 USE CLASSIFICATIONS

[No change in text of first paragraph.]

- A. RESIDENTIAL
- 1. Day Care Center: Public or private establishment providing nonmedical care and supervision for six (6) or fewer persons not related to the proprietor. This classification includes child care facilities and day-care centers for adults.
 - 2. through 7. [No change.]
- B. through E. [No change.]

3/C. 103.2005 USE CLASSIFICATIONS FOR THE MARINA PLANNED DISTRICT

[No change in text of first paragraph.]

A. RESIDENTIAL USES [No change.]

B. NONRESIDENTIAL USES

The following nonresidential uses are permitted in the Marina Planned District for that portion of the area designated twenty percent (20%) nonresidential:

- 1. through 4. [No change.]
- 5. Conditional Use.

The following uses may be considered by conditional use permit if determined to be compatible with the adjoining residential use:

- a. and b. [No change.]
- c. Schools, public/private, and child care facilities.
 - d. through j. [No change.]
- C. and D. [No change.]

Section 6. That Chapter X, Article 3, Divisions 3, 5, 12, and 21, of the San Diego Municipal Code be and the same are hereby amended by deleting various subsections and by repealing a section, as follows:

A. That Section 103.0304.2 be amended by deleting subsection 6. and renumbering subsections 7. and 8. to subsections 6. and 7; and by deleting subsection F.1.g. and relettering subsection F.1.h to subsection F.1.g.

B. That Section 103.0304.3 be amended by deleting subsection F.1.g. and relettering subsections F.1.h., F.1.i., and F.1.j. to subsections F.1.g., F.1.h., and F.1.i., respectively.

- C. That Section 103.0542 be amended by deleting the letter "A." and by deleting subsection 2. and renumbering subsections 3. through 6. to subsections 2. through 5.
- D. That Appendix F, Permitted Primary and Accessory
 Cultural Uses, in Chapter X, Article 3, Division 12, be amended
 by deleting paragraph 19.
- E. That Appendix A, Mission Valley Planned District,

 Permitted Uses, of Chapter X, Article 3, Division 21, of the San

 Diego Municipal Code, be amended by deleting the following

 permitted uses:

"Child day care center for over 15 children"

"Child day care center for 15 or fewer children"

Section 7. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, however, the provisions of this ordinance shall not be applicable within the Coastal Zone until the thirtieth day following the date the California Coastal Commission unconditionally certifies this ordinance as a local coastal program amendment. If this ordinance is not certified, or is certified with suggested modifications by the California Coastal Commission, the provisions of this ordinance shall be null and void within the Coastal Zone.

Section 8. In areas of the City of San Diego other than the Coastal Zone no permits for development inconsistent with the provisions of this ordinance shall be issued unless application

therefore was made prior to the date of adoption of this ordinance.

Section 9. Within the Coastal Zone no permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date the California Coastal Commission unconditionally certified this ordinance as a local coastal program amendment.

APPROVED: JOHN W. WITT, City Attorney

Bv

Frederick C. Conrad

Chief Deputy City Attorney

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by the following vote:					JUN 24 19
Council Members Abbe Wolfsheimer Ron Roberts John Hartley H. Wes Pratt Tom Behr J. Bruce Henderson Judy McCarty Bob Filner Mayor Maureen O'Connor	Yeas Yeas	Nays	Not Present	Ineligible	
AUTHENTICATED BY:			IAUREEN O'		,
(Seal)		Dty Cle	ARLES G. A	an Diego, Califori	nia.
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of each member of the Council and the said ordinance.		ÇH	ARLES G. A	BDELNOUR	
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