

ORDINANCE NUMBER O- 17834 (NEW SERIES)

ADOPTED ON SEP 29 1992

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,  
DIVISION 9, OF THE SAN DIEGO MUNICIPAL CODE  
BY AMENDING SECTION 101.0901 RELATING TO  
PLANNED RESIDENTIAL DEVELOPMENTS.

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

Section 1. That Chapter X, Article 1, Division 9, of the San Diego Municipal Code be and the same is hereby amended by amending Section 101.0901, to read as follows:

**SEC. 101.0901 PLANNED RESIDENTIAL DEVELOPMENTS**

A. [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. and 2. [No change.]

3. A Planned Residential Development may include accessory commercial, office and recreational facilities limited in use, size, and capacity to serve the needs of the occupants of the development and their guests only. However, within the Future Urbanizing Area as defined in the General Plan, golf courses open to the public

and their customary incidental, supportive, facilities (exclusive of lodging facilities) need not be restricted with respect to use, size and capacity provided that a permanent and irrevocable open space easement is established covering the area of the golf course. A golf course area meeting these criteria may be utilized in the calculation of the total open space and usable open space requirements and the permitted residential density of the project.

"Public golf course" means a facility that lies on public land and/or is owned and/or operated by a government agency, and which is open to all members of the public.

"Private golf course" means a facility that lies on private land and is open to members and their guests, and which may also be open to members of the public.

"Golf course open to the public" means a public golf course or a private golf course on public or private land that is open to the public on a daily fee basis or offers memberships to the public.

4. and 5. [No change.]

C. through K. [No change.]

#### L. MINIMUM DEVELOPMENTAL STANDARDS

A Planned Residential Development shall comply with all the following developmental standards:

1. [No change.]

2. Open Space. The open space provided on the property shall not be less than that shown in the following table:

TABLE II OF SECTION 101.0901

Zone	TOTAL REQUIRED OPEN SPACE PER D.U. (sq. ft.)	REQUIRED USABLE OPEN SPACE PER D.U. (sq. ft.)
A-1-1, A-1-5, A-1-10, A-1-20, A-1-40	28,000	14,000
A-1-40, A-1-20, A-1-10, A-1-5 Rural Cluster	3,000	1,500
R1-40000	28,000	14,000
R1-20000	12,000	6,000
R1-15000	9,000	4,500
R1-10000	6,000	3,000
R1-8000	4,800	2,400
R1-6000	3,600	1,800
R1-5000	3,000	1,500
R-3000	1,800	900
R-2500	1,500	750
R-2000	1,200	600
R-1750	1,050	525
R-1500	900	450
R-1250	700	350
R-1000	500	250
R-800	400	200
R-600	300	150
R-400	200	100
R-200	100	50
RV	500	250
RV (Coastal Zone)	900	450

If the property involved is composed of land falling in two or more residential zones, the amount of open space required in the development shall be the sum of the open space required in each of the residential zones. Within the Planned Residential Development, the required open space

may be distributed without regard to the underlying zoning. The usable open space as determined from the above table shall be composed of moderately level land having an overall grade not exceeding ten percent and shall not include land occupied by buildings, structures, streets, driveways or parking areas or any land proposed to be dedicated to the City as open space. The land provided shall be determined by the Planning Director to be functional usable open space which provides for reasonable use by the residents and, when applicable, the general public. Functional open space should include a minimum area of 100 square feet with a minimum dimension of six feet on one side. The usable open space may, however, be occupied by recreational facilities, excluding buildings, which, with the exception of golf courses open to the public within the Future Urbanizing Area as defined by the General Plan, are limited in use, size, and capacity to serve the needs and convenience of the occupants of the development and their guests only, including the following: swimming pools, golf courses, tennis, basketball, volleyball and badminton courts, open handball courts, children's play areas and accompanying equipment, baseball diamonds, shuffleboard courts, croquet and lawn bowling facilities, walks and riding trails, picnic and

barbecue facilities and any other use which the Planning Director may find to be similar in character to the uses enumerated in this paragraph and consistent with the purpose and intent of Section 101.0901. That portion of the required total open space may be occupied by any improvement, except buildings, which, with the exception of golf courses open to the public within the Future Urbanizing Area as defined by the General Plan, is limited in use, size and capacity to serve the needs and convenience of the occupants of the development and their guests only. Areas not occupied by improvements may be landscaped or left in their natural state. Areas left in a natural state shall be kept free of litter and debris and shall at no time constitute a health, safety or fire hazard.

All or any part of the required open space may be owned in common by the occupants of the development. If open space is to be owned in common, provisions acceptable to the City shall be made for its preservation and maintenance.

If an Affordable Housing Density Bonus Agreement or a Density Bonus and Affordable Housing Deviation has been approved, the open space shall be the total of the following:

- a. and b. [No change.]

When the property is developed under the

rural cluster concept, the total required open space and the required usable open space shall be contained in the area of the cluster development rather than the total site which is used for calculating density.

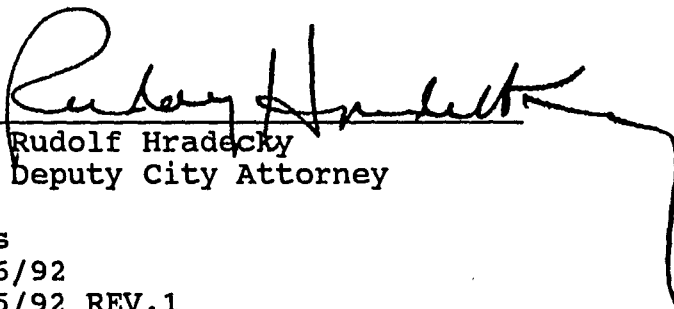
3. through 6. [No change.]

M. through S. [No change.]

Section 2. 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.

APPROVED: JOHN W. WITT, City Attorney

By



Rudolf Hradecky  
Deputy City Attorney

RH:ps  
08/26/92  
09/25/92 REV.1  
Or.Dept:Plng  
O-93-36  
Form=o+t

NEW LANGUAGE UNDERLINED  
OLD LANGUAGE SHADED

(O-93-36 REV.1)

ORDINANCE NUMBER O- 17834 (NEW SERIES)

ADOPTED ON SEP 29 1992

**SEC. 101.0901 PLANNED RESIDENTIAL DEVELOPMENTS**

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exception of golf courses open to the public within the Future Urbanizing Area as defined by the General Plan, is limited in use, size and capacity to serve the needs and convenience of the occupants of the development and their guests only, **except buildings.** Areas not occupied by improvements may be landscaped or left in their natural state. Areas left in a natural state shall be kept free of litter and debris and shall at no time constitute a health, safety or fire hazard.

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When the property is developed under the rural cluster concept, the total required open space and the required usable open space shall be contained in the area of the cluster development rather than the total site which is used for calculating density.

3. through 6. [No change.]

M. through S. [No change.]

92 SEP 25 AM 10:47

CITY CLERK'S OFFICE  
SAN DIEGO, CA

11200

Passed and adopted by the Council of The City of San Diego on SEP 29 1992,  
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"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
George Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<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"/>
Bob Filner	<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. ABDEINOUR  
City Clerk of The City of San Diego, California.

By: *Spencer Olin*, 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 SEP 15 1992, and on SEP 29 1992

~~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. ABDEINOUR  
City Clerk of The City of San Diego, California.

(Seal)

By: *Spencer Olin*, Deputy.

Office of the City Clerk, San Diego, California	
Ordinance Number <u>0-17834</u>	SEP 29 1992
Adopted .....	

92 SEP 25 AM 10:47

CITY CLERK'S OFFICE  
SAN DIEGO, CA

SEP 12 1992

CERTIFICATE OF PUBLICATION

RECEIVED 01/2  
CITY CLERK  
OCT 14 AM 9:40  
SAN DIEGO, CALIF.

OFFICE OF THE CITY CLERK  
CITY ADMINISTRATION BUILDING  
202 C STREET, 2ND FLOOR  
SAN DIEGO, CA 92101

IN THE MATTER OF

NO.

PLANNED RESIDENTIAL DEVELOPMENTS

I, Corey Donahue, 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-17834 (NEW SERIES)**  
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 9, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0901 RELATING TO PLANNED RESIDENTIAL DEVELOPMENTS.  
This ordinance amends San Diego Municipal Code section 101.0901 (Planned Residential Development (PRD) Ordinance) to permit golf courses open to the public and their customary incidental facilities (exclusive of lodging) to be developed as accessory use within a planned residential development without the restriction that these facilities be limited to the use of the residents and their guests only. The amendment applies only to the Future Urbanizing Area as designated in the Progress Guide and General Plan and would permit the golf course acreage to be used in the calculation of residential density, usable open space, total open space and other requirements of the PRD Ordinance.  
A copy of the complete text of the ordinance is on file in the office of the City Clerk and available for public inspection.  
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 September 15 1992  
Passed and Adopted by the Council of the City of San Diego on September 29 1992.  
AUTHENTICATED BY:  
MAUREEN O'CONNOR  
Mayor of The City of San Diego, CA  
CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, CA  
(SEAL)  
By Suzanne Oliva, Deputy  
Pub. Oct. 13 257594

ORDINANCE NUMBER O-17834 (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:

OCTOBER 13

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

Dated at San Diego, California this 13th day of OCT., 1992.

*Corey Donahue*  
(Signature)

5 3/4" = 81.92