

339 (b)

(O-94-33)

ORDINANCE NUMBER O- 18005 (NEW SERIES)

ADOPTED ON OCT 26 1993

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 9, OF THE SAN DIEGO MUNICIPAL CODE BY ADDING A NEW SECTION 101.0940, ENTITLED "MASTER PROJECT PLAN AND PHASED PROJECT REDEVELOPMENT PERMITS FOR THE COLLEGE COMMUNITY REDEVELOPMENT PROJECT AREA."

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 adding a new Section 101.0940, to read as follows:

**SEC. 101.0940 Master Project Plan and Phased Project Redevelopment Permits for the College Community Redevelopment Project Area.**

A. PURPOSE AND INTENT OF SECTION

The purpose and intent of this section are to:

1. State the purpose and intent of adopting the College Community Redevelopment Project Master Project Plan for the College Community Redevelopment Project Area ("College Redevelopment Area");
2. State the purpose and intent of adopting Phased Project Redevelopment Permits for subareas of the College Redevelopment Area; and,
3. Set forth the procedures pursuant to which the College Community Redevelopment Project

Master Project Plan and Phased Project  
Redevelopment Permits shall be adopted.

B. PURPOSE AND INTENT OF ADOPTING THE MASTER  
PROJECT PLAN

The purpose and intent of adopting the College  
Community Redevelopment Project Master Project Plan for  
the College Redevelopment Area are to:

1. Establish comprehensive guidelines for  
the entire College Redevelopment Area for all land  
use, building and site design, landscaping,  
streetscape, vehicular traffic circulation and  
parking, pedestrian access and circulation, signs,  
and other elements of development in the  
redevelopment area;

2. Establish conditions and policies  
related to such guidelines;

3. Mitigate traffic and parking congestion  
within the redevelopment project area and the  
surrounding neighborhoods through the provision of  
high quality housing and retail services in  
pedestrian-oriented developments adjacent to San  
Diego State University;

4. Provide a living environment adjacent to  
the University that attracts University students  
who now commute to campus or reside in single-  
family homes in neighborhoods adjacent to campus  
which are ill-suited for student housing purposes;

5. Foster an environment that reflects a high level of concern for architecture, landscape, urban design, and land use principles appropriate to the objectives of the College Area Community Plan;

6. Identify objectives for the College Redevelopment Area or sub-areas thereof;

7. Implement the College Area Community Plan; and,

8. Facilitate redevelopment projects in the College Redevelopment Area.

C. PURPOSE AND INTENT OF ADOPTING A PHASED PROJECT REDEVELOPMENT PERMIT.

The purpose and intent of adopting a Phased Project Redevelopment Permit for a sub-area or portion thereof of the College Redevelopment Area are to:

1. Implement, as a part of a phased and systematic redevelopment of the College Redevelopment Area, the College Community Redevelopment Project Master Project Plan in a sub-area or portion thereof of the College Redevelopment Area;

2. Ensure that the guidelines, policies and conditions set forth in the College Community Redevelopment Project Master Project Plan are applied in the sub-area or portion thereof of the College Redevelopment Area;

3. Promote and facilitate imaginative, innovative and comprehensively planned residential, commercial or mixed-use developments integrating compatible activities which are harmoniously designed to complement the surrounding community;

4. Reflect the highest standards of architecture and site planning which will foster compact developments with pedestrian convenience and human scale; and,

5. Provide a vehicle whereby phasing programs may be established to ensure orderly development of residential, commercial or mixed-use facilities commensurate with the requirements necessitated by existing conditions and potential growth in the San Diego State University population, as well as existing conditions and potential population growth in the College Area Community.

D. PROCEDURE FOR ADOPTING THE COLLEGE COMMUNITY REDEVELOPMENT PROJECT MASTER PROJECT PLAN

The application submitted by the San Diego State University Foundation, a California nonprofit corporation ("SDSU Foundation"), has been filed in accordance with, and shall be heard and determined pursuant to, the decision-making process designated as "Process Five," as described in Chapter XI of this Code.

E. DESIGN CRITERIA

Any Phased Project Redevelopment Permit shall observe and be consistent with the design criteria and development regulations imposed by this Master Project Plan.

Prior to approval of the first Phased Project Redevelopment Permit in a sub-area, area-wide design criteria for that sub-area shall be adopted for architecture and urban design, open space, streetscape planting, streetscape design, and signage. These design criteria, and any subsequent amendments thereto, shall be processed separate and distinct from any other substantive modifications to Parts I, II and III of the Master Project Plan, so long as the proposed design criteria, or amendments thereto, do not materially alter policies, guidelines or standards of the Master Project Plan.

Design guidelines for each of the five (5) sub-areas of the College Community Redevelopment Project Area shall be brought forward to approval prior to the time the first Phased Project Redevelopment Permit for that sub-area is submitted for approval. The design guidelines and amendments thereto are approved pursuant to the decision-making process designated as "Process Five," and shall be approved by resolution and become part of the Master Project Plan for the College Community Redevelopment Project Area and incorporated therein by attachment.

F. PROCEDURE FOR AMENDING THE COLLEGE COMMUNITY  
REDEVELOPMENT PROJECT MASTER PROJECT PLAN

1. Application. Any application to amend the Master Project Plan shall be made in accordance with Chapter XI of this Code. An application for an amendment shall comply with the relevant application submittal requirements, deposits and procedures as are required for the submittal of a Phased Project Redevelopment Permit, as described in Part II of the College Community Redevelopment Project Master Project Plan. Whether an application for an amendment meets these requirements shall be determined by the Executive Director of the Redevelopment Agency.

2. Decision Process. Any proposal, by any person, including the SDSU Foundation, to amend the College Community Redevelopment Project Master Project Plan shall be heard and determined pursuant to the decision-making process designated "Process Five," as described in Chapter XI of this Code.


**Section 2.** Any matter having to do with the requirements, intent or definition of a Phased Project Redevelopment Permit is contained, described and further clarified within Part II of the College Community Redevelopment Project Master Project Plan. For purposes of this section, this shall include criteria, standards, controls and processes pertaining to: definitions and location,

uses, design criteria, minimum development standards, permitted development controls, permit application, decision processes, expiration or cancellation of Phased Project Redevelopment Permits, and deviation from minimum standards. It shall also include subdivisions and tentative maps, conditions of waiver from subdivision regulations, final map approval and conditions thereof, amending maps, issuance of certificates of occupancy, resubmittal of applications, and project monitoring.

**Section 3.** This ordinance shall become effective only in the event Ordinance Number O- 18006 (New Series), which amends Chapter XI, Diagram Two, of the Municipal Code, and Ordinance No. O- 18018 (New Series), which adapts the College Community Redevelopment Plan are adopted and become effective concurrently.

APPROVED: JOHN W. WITT, City Attorney

By

  
Allisyn L. Thomas  
Deputy City Attorney

ALT:lc:pev  
09/21/93  
Or.Dept:Plan.  
O-94-33  
Form=o+t

Passed and adopted by the Council of The City of San Diego on 007 26 1993  
 by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
Juan Vargas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Susan Golding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

(Seal)

SUSAN GOLDING  
 Mayor of The City of San Diego, California.

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

By Mary Cepeda 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

OCT 12 1993, and on OCT 26 1993

~~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.

(Seal)

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

By Mary Cepeda Deputy.

Office of the City Clerk, San Diego, California	
Ordinance Number <u>0-18005</u>	Adopted <u>OCT 26 1993</u>



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93 SEP 30 PM 3:44

CITY CLERKS OFFICE  
SAN DIEGO, CA

CERTIFICATE OF PUBLICATION

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SAN DIEGO, CALIF.

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

IN THE MATTER OF

NO.

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION...

**ORDINANCE NUMBER 0-18005 (NEW SERIES)**  
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 9, OF THE SAN DIEGO MUNICIPAL CODE BY ADDING A NEW SECTION 101.0940, ENTITLED "MASTER PROJECT PLAN AND PHASED PROJECT REDEVELOPMENT PERMITS FOR THE COLLEGE COMMUNITY REDEVELOPMENT PROJECT AREA."  
This ordinance amends Chapter X, Article 1, Division 9, of the San Diego Municipal Code by adding a new Section 101.0940, which provides for the adoption of the "Master Project Plan" and "Phased Project Redevelopment Permits," to be used to regulate the land entitlement process in the College Community Redevelopment Project area if that redevelopment plan is adopted concurrently.  
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 October 12, 1993  
Passed and adopted by the Council of the City of San Diego on October 28, 1993  
AUTHENTICATED BY: SUSAN GOLDING  
Mayor of The City of San Diego, CA  
CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, CA  
(SEAL)  
By MARY CEPEDA, Deputy  
Pub, Nov. 9 284523

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 0-18005 (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:

NOV. 9

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

Dated at San Diego, California this 9th day of NOV., 19 93.

*Corey Donahue*  
(Signature)

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