

ORDINANCE NUMBER O- 18156 (NEW SERIES)

ADOPTED ON JAN 31 1995

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 12, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.1204 AND 103.1205 RELATING TO THE LA JOLLA PLANNED DISTRICT ORDINANCE.

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

Section 1. That Chapter X, Article 3, Division 12, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 103.1204 and 103.1205 to read as follows:

SEC. 103.1204 Project Review Regulations

A. through D. [No changes.]

E. DEPARTMENT REVIEW

The Development Services Director, or designee, shall be responsible for project review and approval, consistent with this District's regulations. Projects that meet these Planned District regulations, and are not subject to a discretionary decision, may be approved or denied, in accordance with "Process One", upon completion of the Development Services Director's review.

EXCEPTIONS:

1. Improvements requiring encroachment permits, shall be reviewed by the Development Services Director, or designee, and may be approved or denied by the City Engineer in accordance with the regulations of this

Division upon receiving the Development Services Director's recommendations.

2. Zone 4 mixed-use residential/retail projects utilizing more than 29 dwelling units per net acre as provided for in SEC. 103.1205 shall be reviewed and certified by the Executive Director of the Housing Commission as meeting low-income affordability standards, and approved by the Development Services Director in accordance with the regulations of this Division.

F. through K. [No changes.]

**SEC. 103.1205 Permitted Uses and Density Regulations**

The following regulations are applicable to all the zones and are not subject to modification or variance except as noted.

**A. PERMITTED USES/DENSITY REGULATIONS**

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. through 3. [No changes.]

4. Zone 4 -- Mixed-use residential/retail development, which shall be limited to not to exceed 43 dwelling units per net acre subject to determination by the Development Services Director and the Executive Director of the Housing Commission that any units above 29 dwelling units per net acre meet applicable Housing Commission standards regarding occupancy, rental rate

and term of affordability for low-income or very-low income persons and families, and further subject to the development controls of this Division.

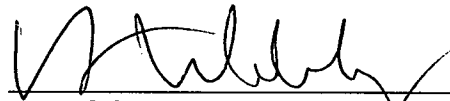
5. through 11. [No changes.]

B. through D. [No changes.]

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

  
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Harold O. Valderhaug  
Deputy City Attorney

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