

ORDINANCE NUMBER O- 18359 (NEW SERIES)

ADOPTED ON NOV 12 1996

AN ORDINANCE INCORPORATING A 32.8 ACRE PORTION OF CERTAIN PROPERTY LOCATED IN THE NORTH CITY FUTURE URBANIZING AREA IN THE CITY OF SAN DIEGO, CALIFORNIA, INTO THE CA-RR (FPF) ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 101.0427.1 AND 101.0403.1, AND REPEALING ANY PRIOR ORDINANCES OF THE CITY OF SAN DIEGO DESIGNATING THE ZONING FOR THE SUBJECT PROPERTY INsofar AS THE SAME CONFLICT HERewith.

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

Section 1. That a portion of the south half of Section 1, T14S, R4W, SBM, in the North City Future Urbanizing Area, in the City of San Diego, California, within the boundary of the district designated "A-1-10" on Zone Map Drawing No. B-4059, on file in the Office of the City Clerk as Document No. 00-18359-1, be, and it is hereby incorporated into the CA-RR (FPF) Zone, as such zone is described and defined by San Diego Municipal Code sections 101.0427.1 and 101.0403.1, and as more fully described on Map Drawing No. B-4059, on file in the Office of the City Clerk as Document No. 00-18359-1

Section 2. That, notwithstanding the rezone as set forth in Section 1 of this Ordinance, the uses allowed on the property shall be limited to those included in the column entitled "Uses that the Manager's Office is Recommending" as set forth in the document on file in the Office of the City Clerk as Document No. 00-18359-2, with the exception that the City Council reserves to itself the right to allow up to an eight (8) screen theater complex upon consideration of any further discretionary permits for the property.

Section 3. That any prior ordinances of the City of San Diego designating the zoning for

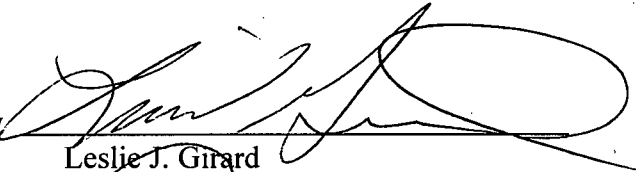
the subject property be and they are hereby repealed insofar as the same conflict herewith.

Section 4. That the effectiveness of this ordinance is conditional upon the adoption of findings and, if necessary, a Statement of Overriding Considerations and a Mitigation and Monitoring Program, pursuant to the California Environmental Quality Act.

Section 5. That this ordinance shall take effect and be in force on the thirtieth (30th) day from and after its passage, and no building 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, however, this ordinance shall be effective only upon the adoption by the electorate of a Phase Shift, as required by the General Plan and Proposition A, within three (3) years of the date of adoption of this ordinance.

Section 6. That this ordinance shall not be effective within the Coastal Zone until 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 for the area within the Coastal Zone.

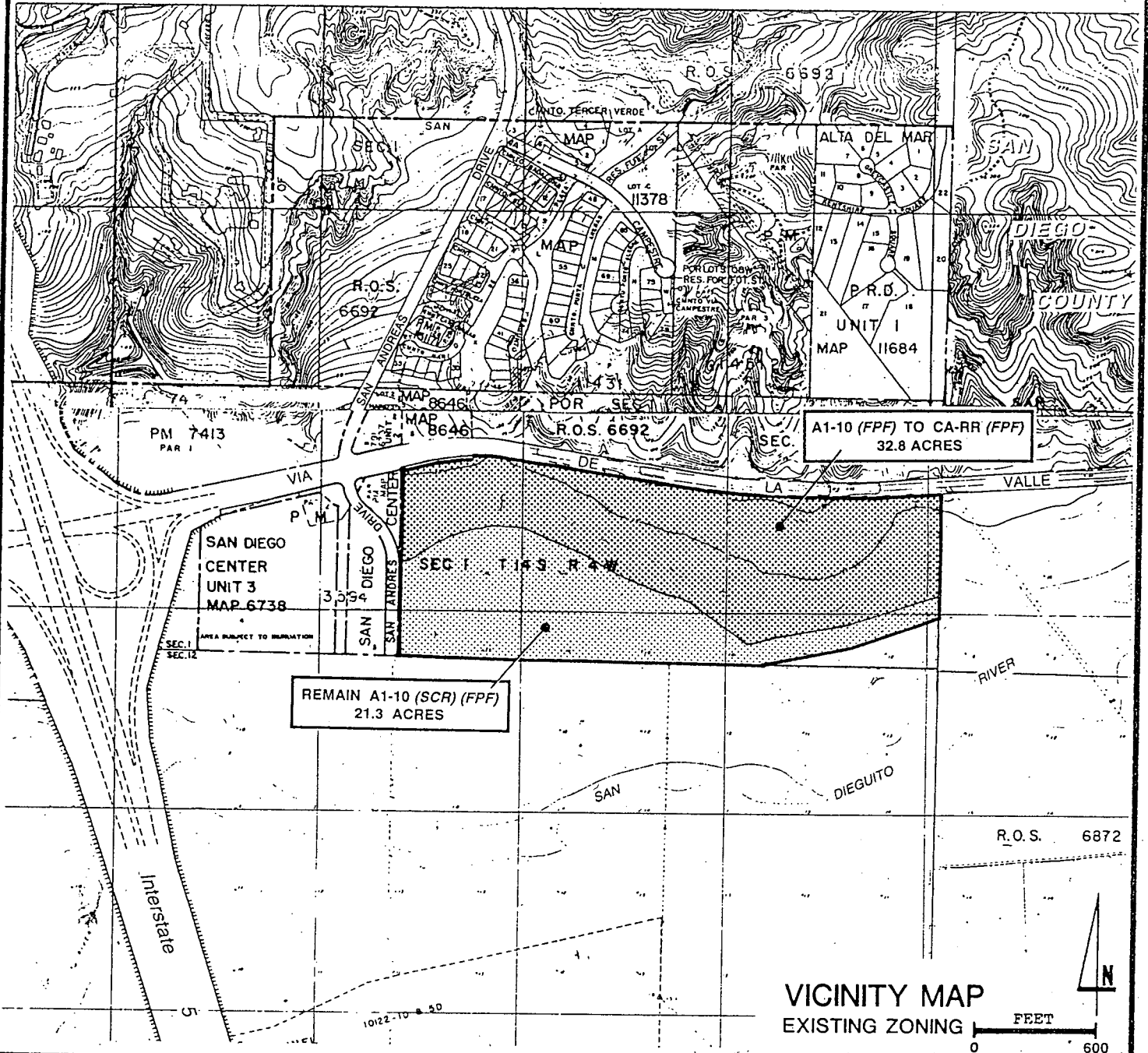
APPROVED: JOHN W. WITT, City Attorney

By 
Leslie J. Girard
Assistant City Attorney

LJG:ljj:js
10/16/96
11/8/96 Rev. 1
11/18/96 Rev. 2
Or.Dept:Plan.
Case No.
O-97-58
Form=o.inlot



PROPOSED REZONING



Portion of Sec. 1 T14S R3W		CASE NO. 95-0196 (93-0441)
ORDINANCE NO. _____	REQUEST CA-RR (FPF)	<i>Harold K. ...</i> CITY PLANNING DIRECTOR
EFF. DATE ORD. _____	PLAN. COMM. <i>Denial 9/12/96</i>	
ZONING SUBJ. TO _____	RECOMMENDATION	B - 4059
BEFORE DATE _____	CITY COUNCIL ACTION	
EFF. DATE ZONING _____		APN 298-300-46 & 51
MAP NAME & NO. _____		(296-1694) 5-8-96 bf. REV. 7-30-96 bf.

DOCUMENT NO. **00-18359-1**

FILED **NOV 12 1996**
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

Use Report

Item 8400 City Council Docket 10/28/96
Uses for The Villages

√ = use is requested and/or permitted
X = use is not requested and/or permitted
* = subject to limitations in applicable code
X* = In order to be consistent with the land use designation as identified in the Framework Plan Amendment, these types of uses would not be recommended.

USES PERMITTED BY CA-RR ZONE (AND CO AND CN ZONES)	USES THAT THE APPLICANT IS REQUESTING	USES THAT THE MANAGER'S OFFICE IS RECOMMENDING
Residential only with discretionary permit	√	√
Antique shops	√	√
Auto and truck sales/rental agencies	X	X
Auto wash establishments	X	X
Auto paint and repair	X	X
Boat sales agencies	X	X
Bookstores	√	√
Recreational facilities	√	√
Building materials stores	X	X
Dairy stores	X	X
Dry goods stores	√	√
Employment agencies	X	X
Equipment and tool rental establishments	X	X
Financial institutions	√	√

DOCUMENT NO. 00-18359-2
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Item 8400 City Council Docket 10/28/96
Uses for The Villages

Frozen food lockers	X	X
Furniture stores	X	X
Gymnasium and health studios	√	√
Hotels and motels	√	√
Leather goods and luggage shops	√	√
Locksmith shops	X	X
Music stores	√	√
Pet shops	√	√
Photo equipment, supplies and film processing shops	√	√
Post offices	√	√
Restaurants and bars, including live entertainment	√ (excluding outdoor amplified entertainment)	√ (excluding outdoor amplified entertainment)
Sporting goods stores	√	√
Theaters	√ (not to exceed 8 screens)	X
Tire sale, repair and recapping shops	X	X
Trade and business schools	X	X
Trailer sales agencies	X	X
Churches *	√	√
CO ZONE		
Business and professional offices *	√	X*
Addressing, secretarial and telephone answering services	√	X*

**Item 8400 City Council Docket 10/28/96
Uses for The Villages**

Business machine sales display and service	√	X*
Drafting and blueprint services	√	X*
Electronic data processing, tabulating and record-keeping services	√	X*
Medical appliance sales	√	X*
Office furniture and equipment sales	√	X* √
Pharmacies	√	√
Travel bureaus	√	√
Labor unions and trade associations	X	X
Medical, dental, biological and X-ray laboratories	√	X*
Private clubs, fraternal organizations and lodges	X	X
Public utility electric substations	X	X
CN ZONE		
Apparel shops	√	√
Bakeries	√	√
Barber shops	√	√
Beauty shops	√	√
Bicycle shops	√	√
Confectioneries	√	√
Curtain and drapery shops	X	X

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Uses for The Villages

Drug stores *	√	√
Dry cleaning shops	X	X
Dry cleaning and laundry agencies	X	X
Florists	√	√
Food stores *	√	√
Hardware stores *	√	√
Hobby shops	√	√
Jewelry stores	√	√
Plant nurseries	√	√
Paint and wallpaper stores	X	X
Photographic studios	√	√
Radio, television, and home appliance repair shops	X	X
Shoe stores	√	√
Shoe repair shops	X	X
Stationers	√	√
Studios for teaching of fine arts	√	√
Variety stores	√	√
Commercial parking lots	X	X