

(O-99-22)

ORDINANCE NUMBER O- 18580 (NEW SERIES)

ADOPTED ON SEP 08 1998

AN ORDINANCE CONDITIONALLY REZONING 2,102 ACRES GENERALLY BOUNDED ON THE WEST BY CARMEL VALLEY COMMUNITY, ON THE EAST BY TORREY HIGHLANDS SUBAREA IV, ON THE NORTH BY THE SAN DIEGO CITY LIMITS, AND ON THE SOUTH BY DEL MAR MESA SUBAREA V, MORE SPECIFICALLY IDENTIFIED ON MAP C-888, WITHIN SUBAREA III OF THE NORTH CITY FUTURE URBANIZING AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE A1-10 ZONE INTO THE CC-1-3, IP-2-1, RM-1-3, RM-1-2, RT-1-2, RX-1-1, RS-1-14, RS-1-13, RS-1-11, RS-1-8, OC-1-1, AND OR-1-2 ZONES, AND THE URBAN VILLAGE OVERLAY ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE CHAPTER 13, ARTICLE 1 (BASE ZONES), AND CHAPTER 13, ARTICLE 2, DIVISION 11 (URBAN VILLAGE OVERLAY ZONE), AND REPEALING ORDINANCE NO. 9030 (NEW SERIES), ADOPTED JUNE 4, 1964, AND ORDINANCE NO. 8858 (NEW SERIES), ADOPTED JULY 18, 1963, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS IT CONFLICTS HEREWITH TO THESE 2,102 ACRES.

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

Section 1. In the event that within three years of the effective date of this ordinance conditionally rezoning 2,102. acres bounded on the west by Carmel Valley, on the east by Torrey Highlands Subarea IV, on the north by the San Diego city limits, and on the south by Del Mar Mesa Subarea V, more specifically identified on Map C-888, within Subarea III of the North City Future Urbanizing Area in the City of San Diego, California, from the A1-10 and Hillside Review Overlay (HR) zones to the CC-1-3, IP-2-1, RM-1-3, RM-1-2, RT-1-2, RX-1-1, RS-1-14, RS-1-13, RS-1-11, RS-1-8, OC-1-1, and OR-1-2 zones, and the Urban Village Overlay Zone as shown on Zone Map Drawing No. C-888, the property is subdivided and provision is made for the installation of public utility services and the dedication of streets, alleys and easements for public

use, the provisions of San Diego Municipal Code [SDMC] Chapter 13, Article 1 (Base Zones), and Chapter 13, Article 2, Division 11 (Urban Village Overlay Zone), shall attach and become applicable to the subdivided land and the subdivided land shall be incorporated into the CC-1-3, IP-2-1, RM-1-3, RM-1-2, RT-1-2, RX-1-1, RS-1-14, RS-1-13, RS-1-11, RS-1-8, OC-1-1, and OR-1-2 zones and the Urban Village Overlay Zone as defined and described by SDMC Chapter 13, Article 1 (Base Zones), and Chapter 13, Article 2, Division 11 (Urban Village Overlay Zone), the boundary of the zones to be as indicated on Zone Map Drawing No. C-888, filed in the Office of the City Clerk as Document No. OO- 18580.

Section 2. That in the event the zoning restrictions shall attach to the land described in Section 1 of this ordinance, Ordinance No. 9030 (New Series), adopted June 4, 1964, and Ordinance No. 8858 (New Series), adopted July 18, 1963, shall be automatically repealed insofar as it conflicts with the rezoned uses of the land described herein.

Section 3. This ordinance shall take effect and be in force no sooner than the thirtieth day from and after its passage, but not until the time of the occurrence of the following events:

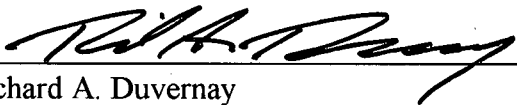
A. The City's Progress Guide and General Plan is amended by an affirmative vote of the People of the City of San Diego on November 3, 1998, specifically by amending the Official Phased Development Map, on file in the Office of the City Clerk as Document No. RR-267565-1, to change the designation of 2,102 acres within Pacific Highlands Ranch Plan as reflected on Exhibit 1-2 of said Plan from "Future Urbanizing" to "Planned Urbanizing."

B. The effective date of the Land Development Code, adopted on December 9, 1997, by Council Ordinance No. O-18451 (New Series).

Section 4. If the City's Progress Guide and General Plan is not amended by an affirmative vote of the People of the City of San Diego on November 3, 1998, specifically by amending the

Official Phased Development Map, on file in the Office of the City Clerk as Document No. RR-267565-1, to change the designation of 2,102 acres within Pacific Highlands Ranch Plan as reflected on Exhibit 1-2 of said Plan from "Future Urbanizing" to "Planned Urbanizing," this action of the City Council conditionally approving the changes in zoning specified in Section 1 above shall be null and void.

APPROVED: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

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