

(O-99-75)

ORDINANCE NUMBER O- 18622 (NEW SERIES)

ADOPTED ON FEB 01 1999

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER X, ARTICLE 3, DIVISION 2 BY AMENDING SECTIONS 103.0204 AND 103.0205, RELATING TO THE OLD TOWN 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 2, Section 103.0204 is hereby amended to read as follows:

SEC. 103.0204 Permitted Uses

- A. [No change.]
- B. SUBAREAS

In the following subareas, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes:

- 1. through 4. [No changes.]
- 5. Hortensia
 - a. Hotels and motels, provided they do not exceed a density of 80 guest rooms per net acre.

- b. Offices, provided each use establishment does not exceed 4,000 square feet in size.
- c. Business services customarily catering to hotel and motel guest and office users, provided such accessory uses shall be located in the same complex as the hotel or motel or office and provided the combined gross floor area of all accessory uses shall not exceed 25 percent of the gross floor area of all uses on the premises. These accessory uses may include sales of newspapers and magazines, barber and beauty shops, florists and gift shops, agencies for laundering and dry cleaning, travel and car rental agencies and ticket sales.
- d. Restaurants (accessory bar and incidental entertainment and dancing permitted).
- e. Theaters (excluding adult entertainment).
- f. Cultural centers (including museums and libraries).
- g. Meeting halls.
- h. Dwelling units at a density of one unit per 1,750 square feet of net lot area.

6. Rosecrans

- a. Any use permitted in the "Core" provided that the ground floor of any one establishment does not exceed 6,000 square feet.
- b. Any use permitted in the "Hortensia" zone.

C. [No change.]

Section 2. That Chapter X, Article 3, Division 2, Section 103.0205 is hereby amended to read as follows:

SEC. 103.0205 Property Development Regulations

A. [No change.]

B. FLOOR AREA RATIO (FAR) AND COVERAGE

[No change in table.]

However, in the Rosecrans zone, enclosed parking may be excluded from the calculation of FAR and coverage.

C. and D. [No changes.]

E. MAXIMUM HEIGHT

The maximum height of any building or structure shall be as follows:

[No change in table.]

(a) and (b) [No changes.]


(c) Within 150 feet of Taylor Street, building height shall be limited to 24 feet.

F. through H. [No changes.]

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. That this ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

RAD:pev
11/18/98
Or.Dept:Plan&Dev.Rvw
O-99-75
Form=o&t.frm

Old Language: ~~Strike out~~
New Language: ~~Redlined~~

(O-99-75)

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN
DIEGO AMENDING CHAPTER X, ARTICLE 3, DIVISION 2
BY AMENDING SECTIONS 103.0204 AND 103.0205,
RELATING TO THE OLD TOWN PLANNED DISTRICT
ORDINANCE.

SEC. 103.0204 Permitted Uses

A. [No change.]

B. SUBAREAS

In the following subareas, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes:

1. through 4. [No changes.]

5. Hortensia

a. ~~Any use permitted in the "Rosecrans" subarea. Hotels and motels, provided they do not exceed a density of 80 guest rooms per net acre.~~

b. ~~Offices, provided each use establishment does not exceed 4,000 square feet in size.~~

c. ~~Business services customarily catering to hotel and motel guest and office users, provided such accessory uses shall be located in the same complex as the hotel or motel or office and provided the combined gross floor area of all accessory uses shall not exceed 25 percent of the gross floor area of all uses on the premises. These accessory uses may include sales~~

of newspapers and magazines, barber and beauty shops, florists and gift shops, agencies for laundering and dry cleaning, travel and car rental agencies and ticket sales.

d. Restaurants (accessory bar and incidental entertainment and dancing permitted)

e. Theaters (excluding adult entertainment)

f. Cultural centers (including museums and libraries)

g. Meeting halls

b. h. Dwelling units at a density of one unit per 1,750

square feet of net lot area.

6. Rosecrans

a. Any use permitted in the "Core" provided that the ground floor of any one establishment does not exceed 6,000 square feet.

b. Any use permitted in the "Hortensia" zone.

~~Hotels and motels, provided they do not exceed a density of 80 guest rooms per net acre.~~

~~b. Offices, provided each use establishment does not exceed 4,000 square feet in size.~~

~~c. Business services customarily catering to hotel and motel guest and office users, provided such accessory uses shall be located in the same complex as the hotel or motel or office and provided the combined gross floor area of all accessory uses shall not exceed 25 percent of the gross floor area of all uses on the premises. These accessory uses may include sales of newspapers and magazines, barber and beauty shops, florists and gift shops, agencies for laundering and dry cleaning, travel and car rental agencies and ticket sales.~~

~~d. Restaurants (accessory bar and incidental entertainment and dancing permitted).~~

~~c. Theaters (excluding adult entertainment).~~

~~f. Cultural centers (including museums and libraries).~~

~~g. Meeting halls.~~

C. [No change.]

SEC. 103.0205 Property Development Regulations

A. [No change.]

B. FLOOR AREA RATIO (FAR) AND COVERAGE

[No change in table.]

However, in the Rosecrans zone, enclosed parking may be excluded from the calculation of FAR and coverage. ~~Also in the Rosecrans zone, an FAR bonus shall be provided equal to the area of underground parking and any portion of a building which covers underground parking shall be excluded from the coverage calculation. This FAR bonus shall not exceed 1.0.~~

C. and D. [No changes.]

E. MAXIMUM HEIGHT

The maximum height of any building or structure shall be as follows:

[No change in table.]

(a) and (b) [No changes.]

(c) Within 150 feet of Taylor Street, building height shall be limited to 24 feet.

F. through H. [No changes.]

RAD:pev
11/18/98
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