

ORDINANCE NUMBER O- 18709 (NEW SERIES)

ADOPTED ON NOV 0 8 1999

AN ORDINANCE IMPLEMENTING GENERAL REDEVELOPMENT BY AMENDING CHAPTER X, ARTICLE 3, DIVISION 19, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 103.1910 RELATING TO LAND USE DISTRICTS.

WHEREAS, the Council of The City of San Diego [the Council] on May 11, 1992, by Ordinance No. O-17767 (New Series), approved and adopted the Redevelopment Plan for the Centre City Redevelopment Project [the Project] and thereafter approved and adopted a First Amendment (November 28, 1994, Ordinance No. O-18119 (New Series)) and a Second Amendment (January 5, 1995, Ordinance No. O-18145 (New Series)); and

WHEREAS, the Redevelopment Agency of The City of San Diego is engaged in activities necessary and appropriate to carry out and implement the Redevelopment Plan for the Project; and

WHEREAS, it is desirable and in the public interest to amend the Centre City Planned District Ordinance to provide for the development of a hotel which will result in substantial benefit to the public and will contribute to the revitalization of the blighted area through the increased economic vitality of the area; and

WHEREAS, a Progress Guide and General Plan for The City of San Diego and a Centre City Community Plan, including an amendment pertaining to the hotel development, have been prepared and adopted as a guide for the general development of the City and downtown San Diego; and

WHEREAS, the Planning Commission of The City of San Diego has submitted to the Council its recommendations on these changes and the Council has duly considered and evaluated the recommendation of the Planning Commission; NOW, THEREFORE,

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

Section 1. That Chapter X, Article 3, Division 19, of the San Diego Municipal Code is amended by amending Section 103.1910, to read as follows:

Sec. 103.1910 Land Use Districts

[No changes to first paragraph.]

A. and B. [No changes.]

C. Mixed Use/Residential Emphasis District (MR)

1. This District is intended to accommodate high density residential with limited nonresidential uses that provide for an active street environment. At least eighty percent (80%) of the total gross floor area of a project must be a residential use. A maximum of twenty percent (20%) gross floor area or a full ground floor, whichever is greater, may be used to accommodate nonresidential uses permitted within this district.

2. Notwithstanding any other provisions of this Division, on a portion of the block bounded by Sixth Avenue, Seventh Avenue, Island Avenue and J Street, an alternative to the development otherwise permitted by this Division may be the specific development which is the subject of Centre City Development Permit No. 99-0490, if issued, and so long as the development of such portion of the block occurs in accordance with said Permit the changes in the Centre City Planned District Ordinance made by the Centre City Planned District Ordinance

Amendments Pertaining to the Sports/Entertainment District and Related Matters shall not apply to such portion of the block.

D. through H. [No changes.]

Section 2. That the amendments to Section 103.1910 herein shall be in addition to and shall not nullify any other amendments to Section 103.1910 which may be adopted on or before December 7, 1999.

Section 3. That the Agency has certified the Final Subsequent Environmental Impact Report ("FSEIR") pursuant to the California Environmental Quality Act and adopted Findings of Fact and Statement of Overriding Considerations for the above amendments. The Agency incorporates by reference, as if fully set forth herein, the FSEIR, the Resolution certifying the FSEIR, and the Findings of Fact and Statement of Overriding Consideration for the above amendments.

Section 4. 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 5. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: CASEY GWINN, City Attorney

By



Douglas K. Humphreys
Deputy City Attorney

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