

18712

ORDINANCE NUMBER O-_____ (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; BY AMENDING FIGURE 3 BY REPLACING IT WITH A REVISED FIGURE 3; AND BY AMENDING FIGURES 9 AND 10 BY REPLACING THEM WITH REVISED FIGURES 9 AND 10; ALL 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 by amending the general design and public and semi-public uses allowed therein 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 general design and public and semi-public use amendments, 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)

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. For the portion of the MR District located east of Sixth Avenue

and south of Market Street, the following "Public and Semi-Public" uses may be developed without residential use:

Park & Recreation Facilities

Schools, Public or Private

Cultural Institutions

D. through H. [No changes.]

Section 2. That Chapter X, Article 3, Division 19, of the San Diego Municipal Code is amended by amending Figure 3 to eliminate the requirement to provide Street Level Uses on Twelfth Avenue and a portion of National Avenue south of Market Street and to require Street Level Uses on J Street between Sixth Avenue and Eleventh Avenues, as shown on the attached revised Figure 3.

Section 3. That Chapter X, Article 3, Division 19, of the San Diego Municipal Code is amended by amending Figure 9 (Sun Access Criteria) and Figure 10 (Limited Vehicular Access) to eliminate these existing regulations south of Market Street, as shown on the attached revised Figures 9 and 10.

Section 4. 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 5. 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

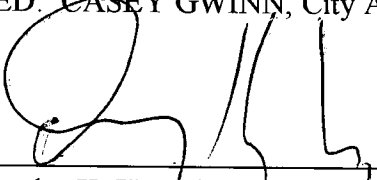
incorporates by reference, as if fully set forth herein, the FSEIR, the Resolution certifying the FSEIR, and the Findings of Fact and Statement of Overriding Consideration for the above amendments.

Section 6. 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 7. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

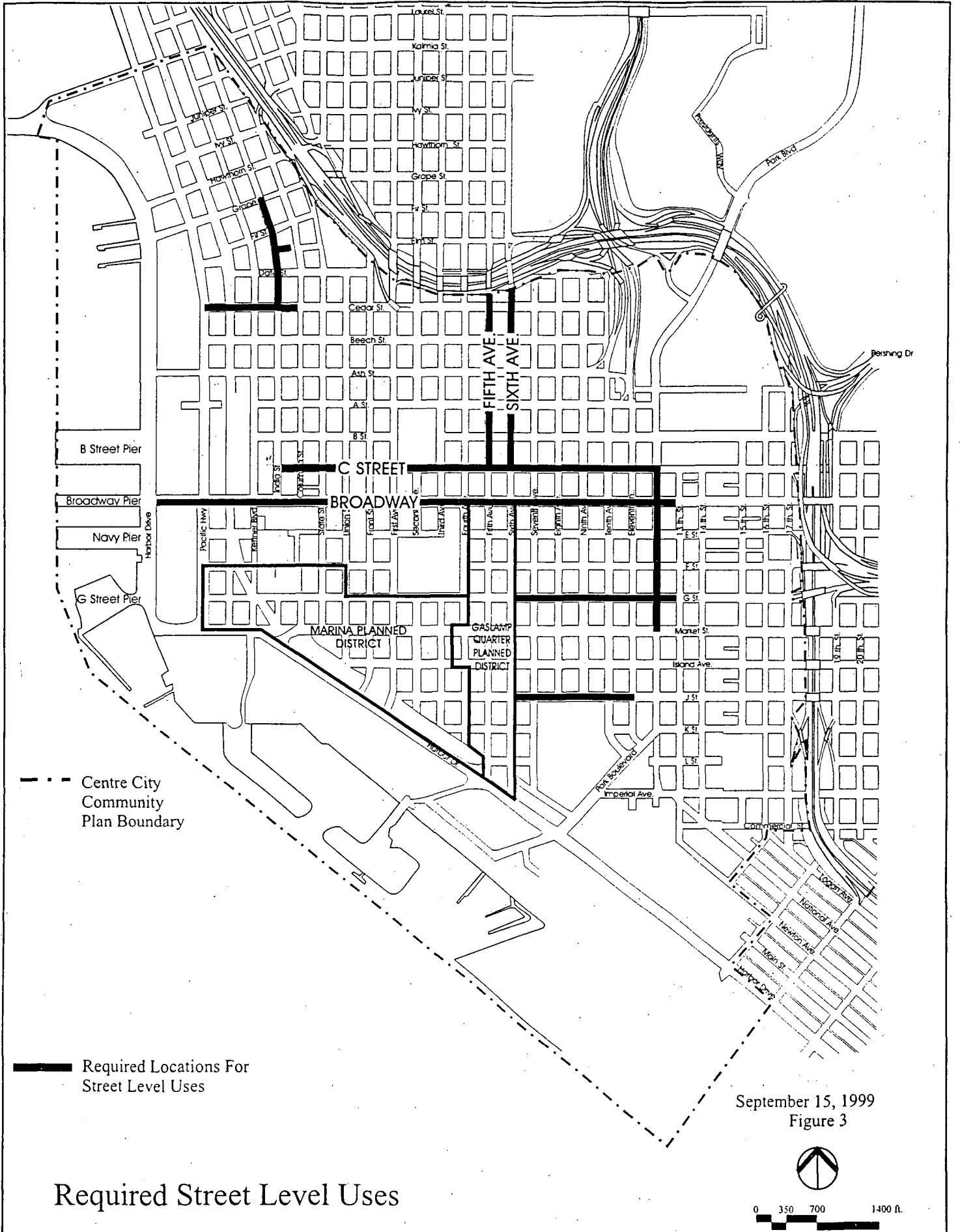
APPROVED: CASEY GWINN, City Attorney

By



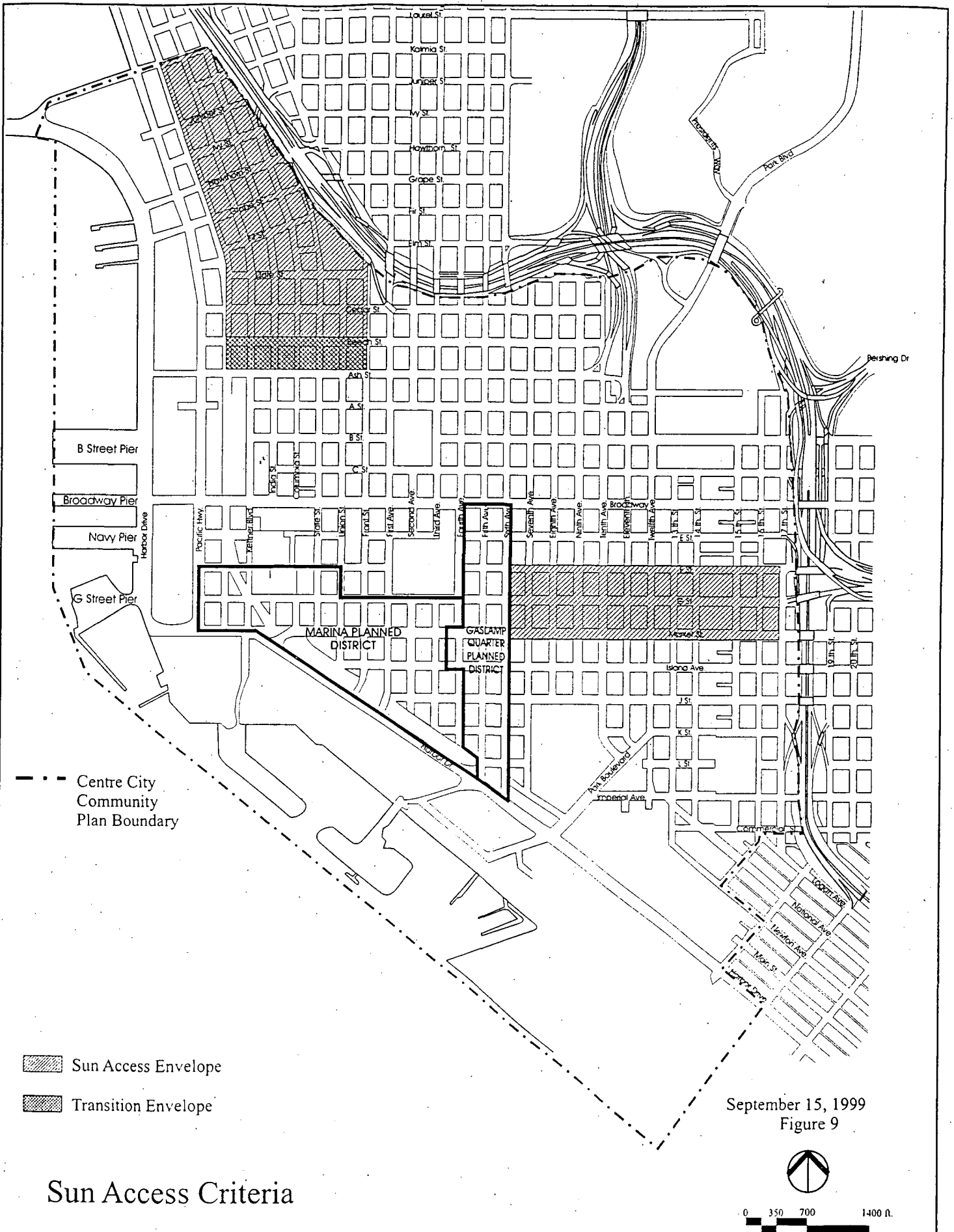
Douglas K. Humphreys
Deputy City Attorney

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Required Street Level Uses

0 - 18712



--- Centre City
Community
Plan Boundary

 Sun Access Envelope
 Transition Envelope

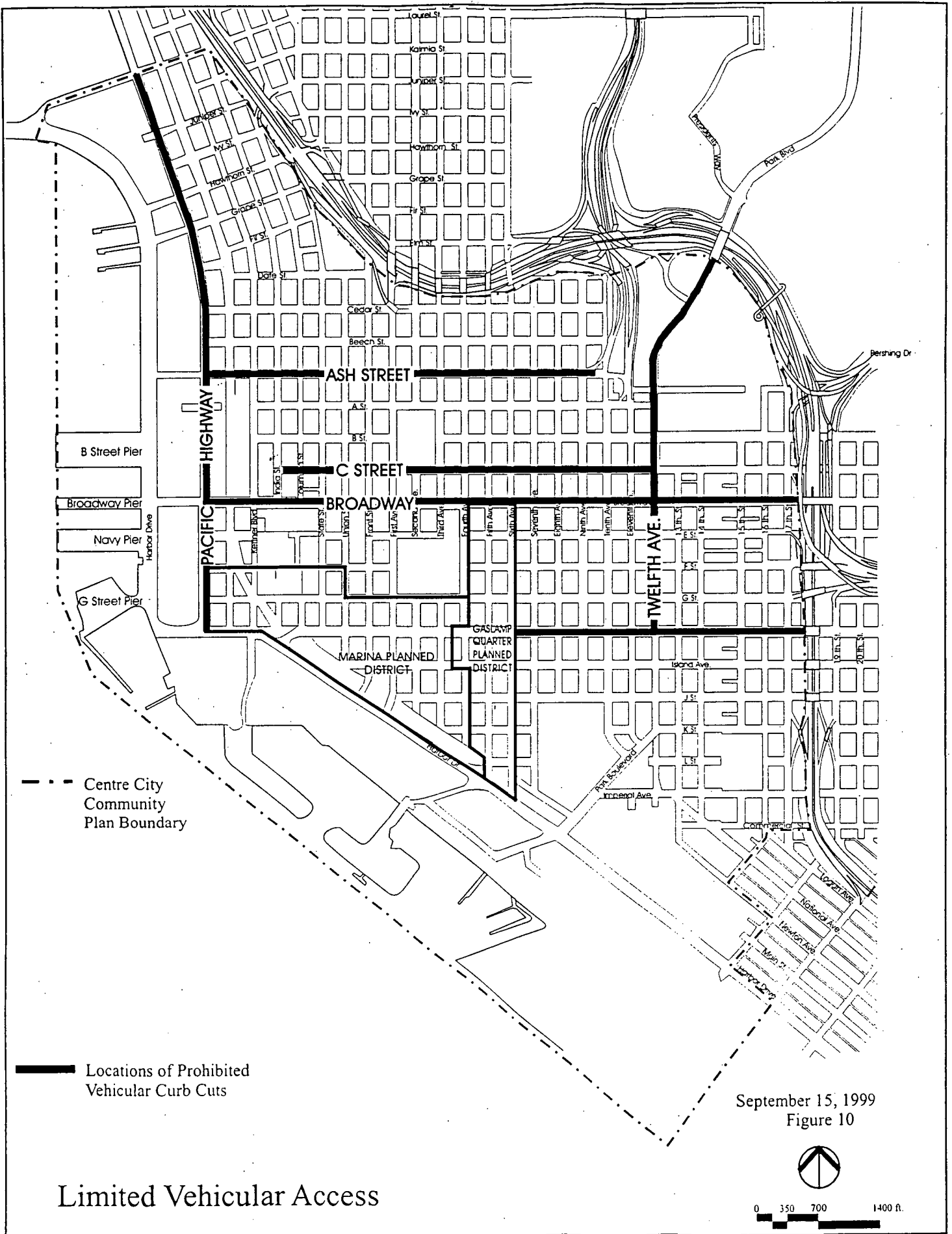
September 15, 1999
Figure 9



0 350 700 1400 ft.

Sun Access Criteria

0-18712



0-18712

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~
NEW LANGUAGE: Redline

(O-2000-35 COR.COPY)
10/22/99

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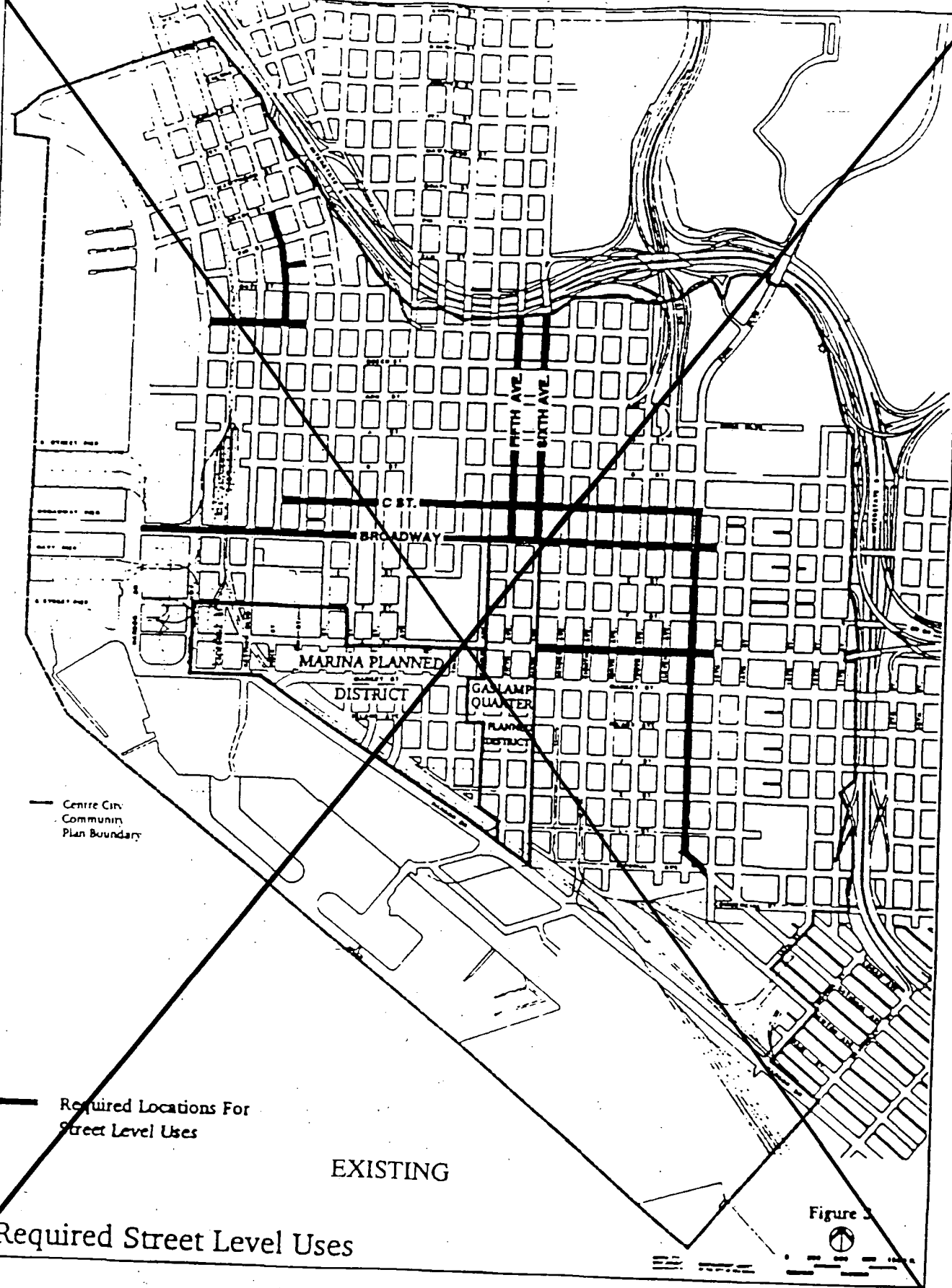
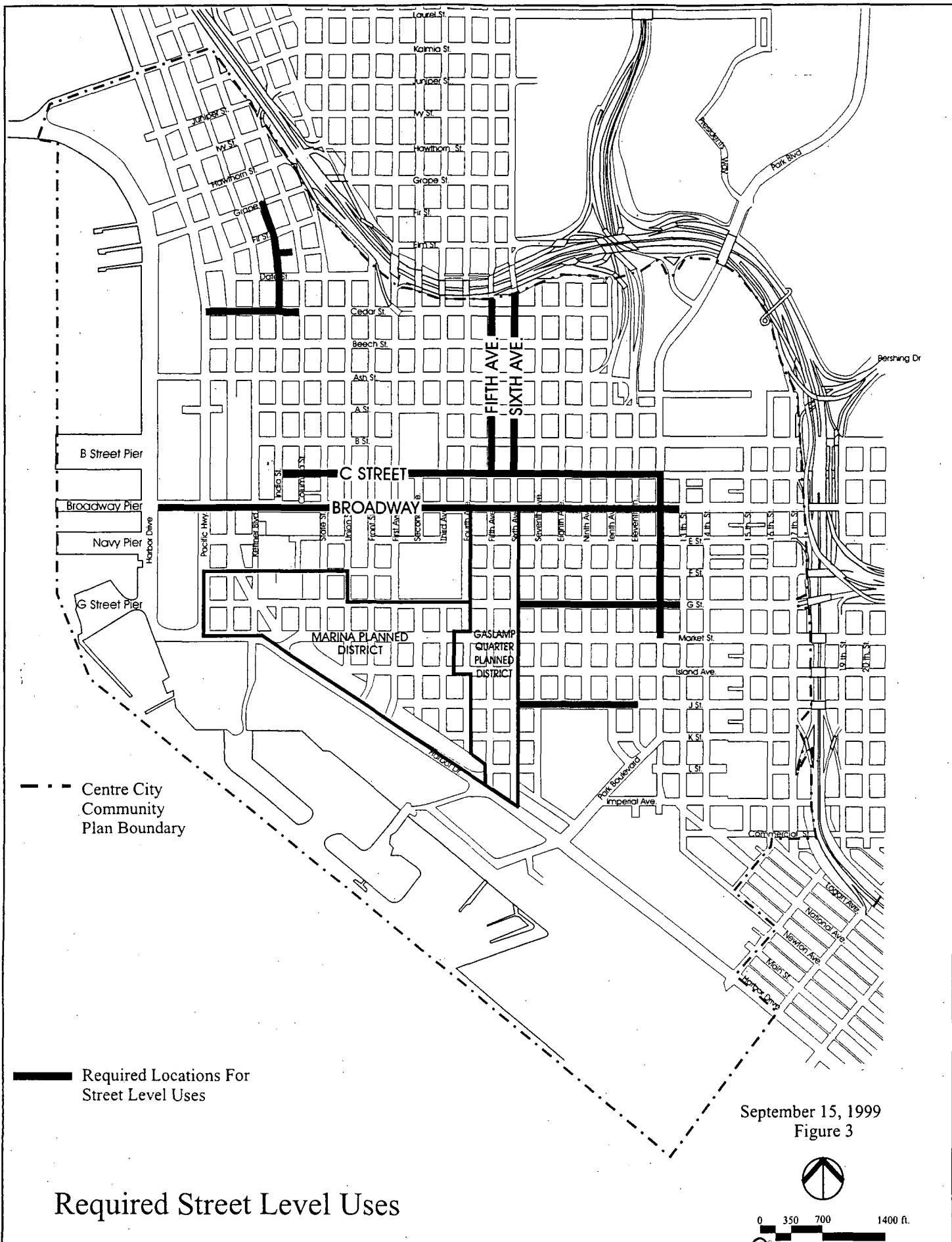
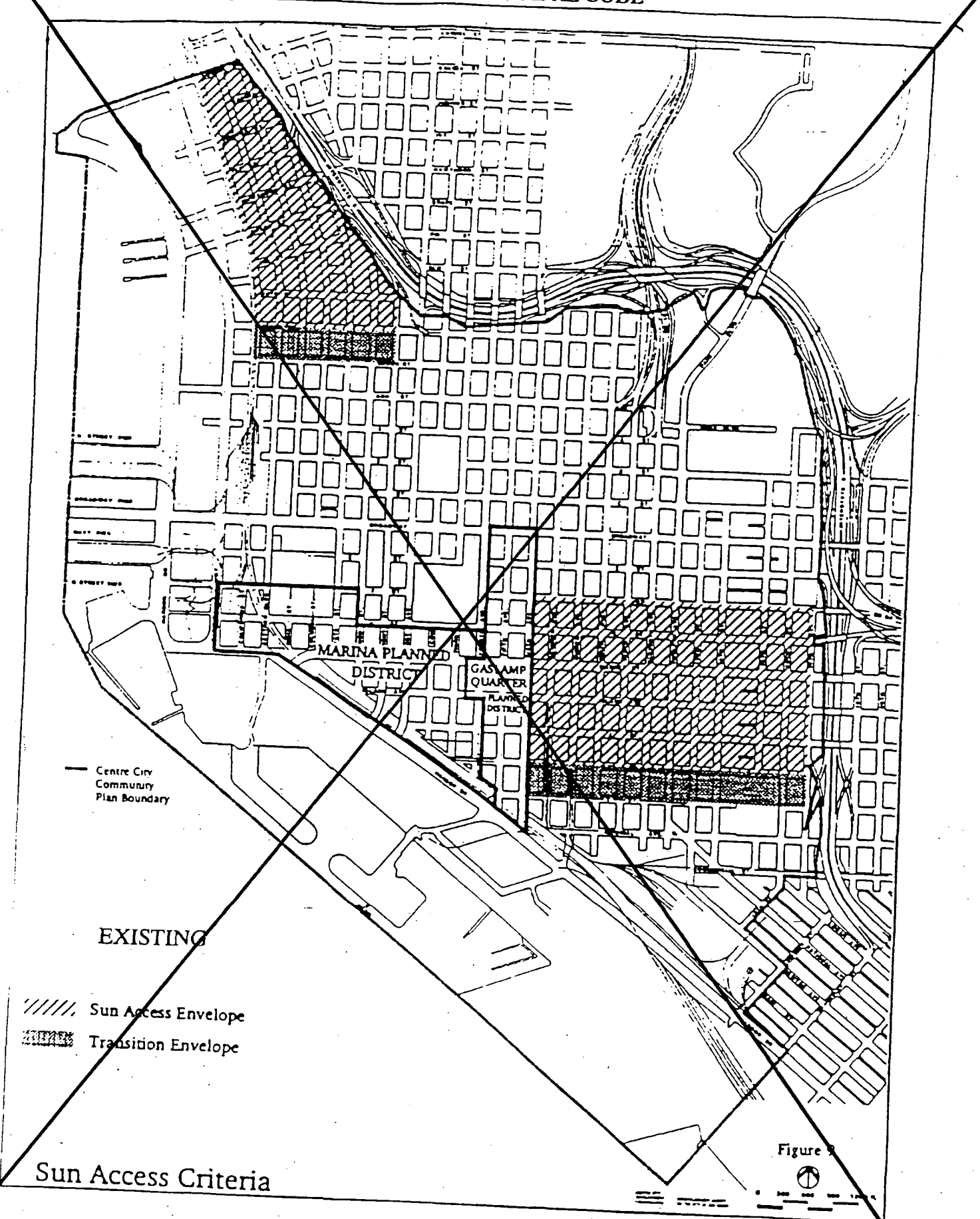


Figure 3

Required Street Level Uses



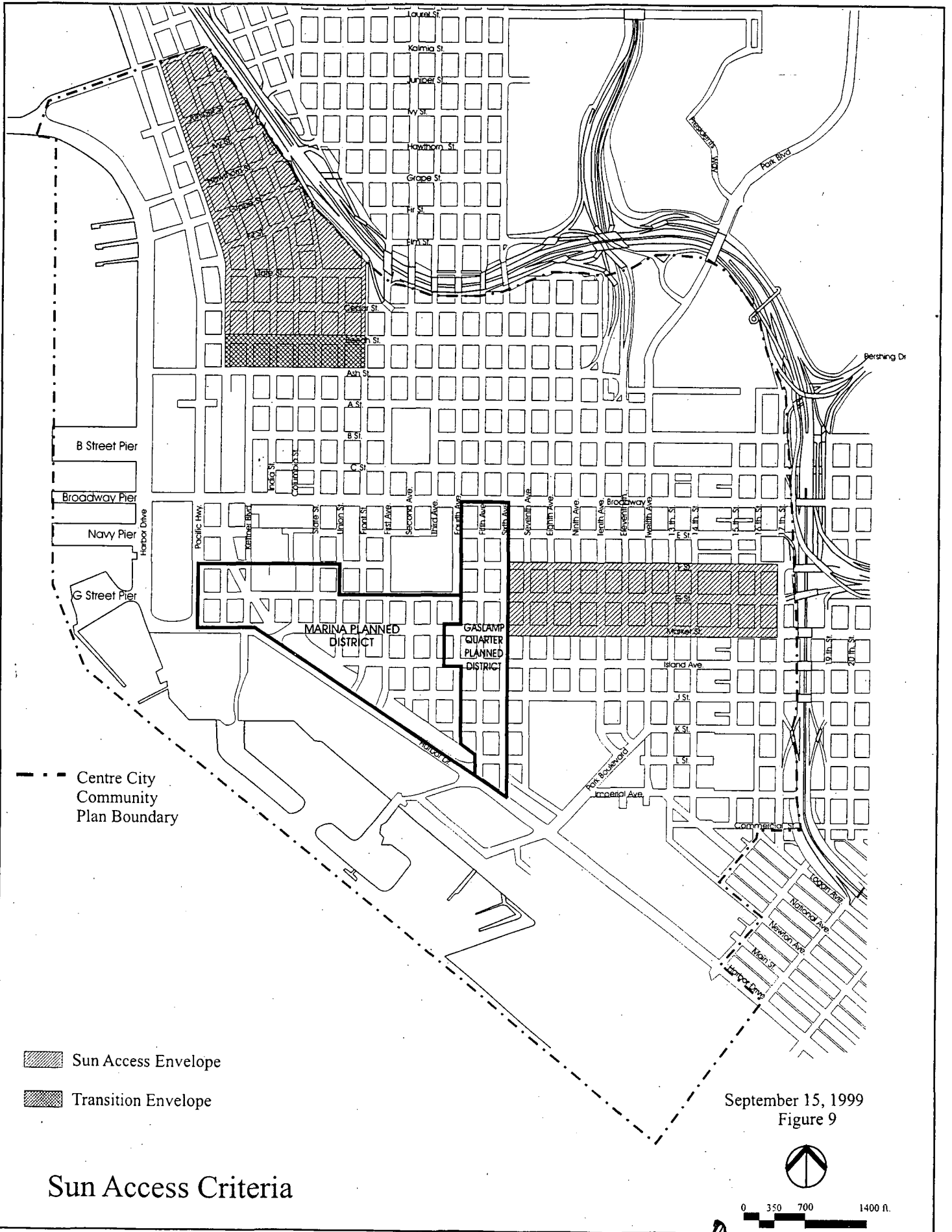


EXISTING

- //// Sun Access Envelope
- XXXX Transition Envelope

Sun Access Criteria

Figure 9



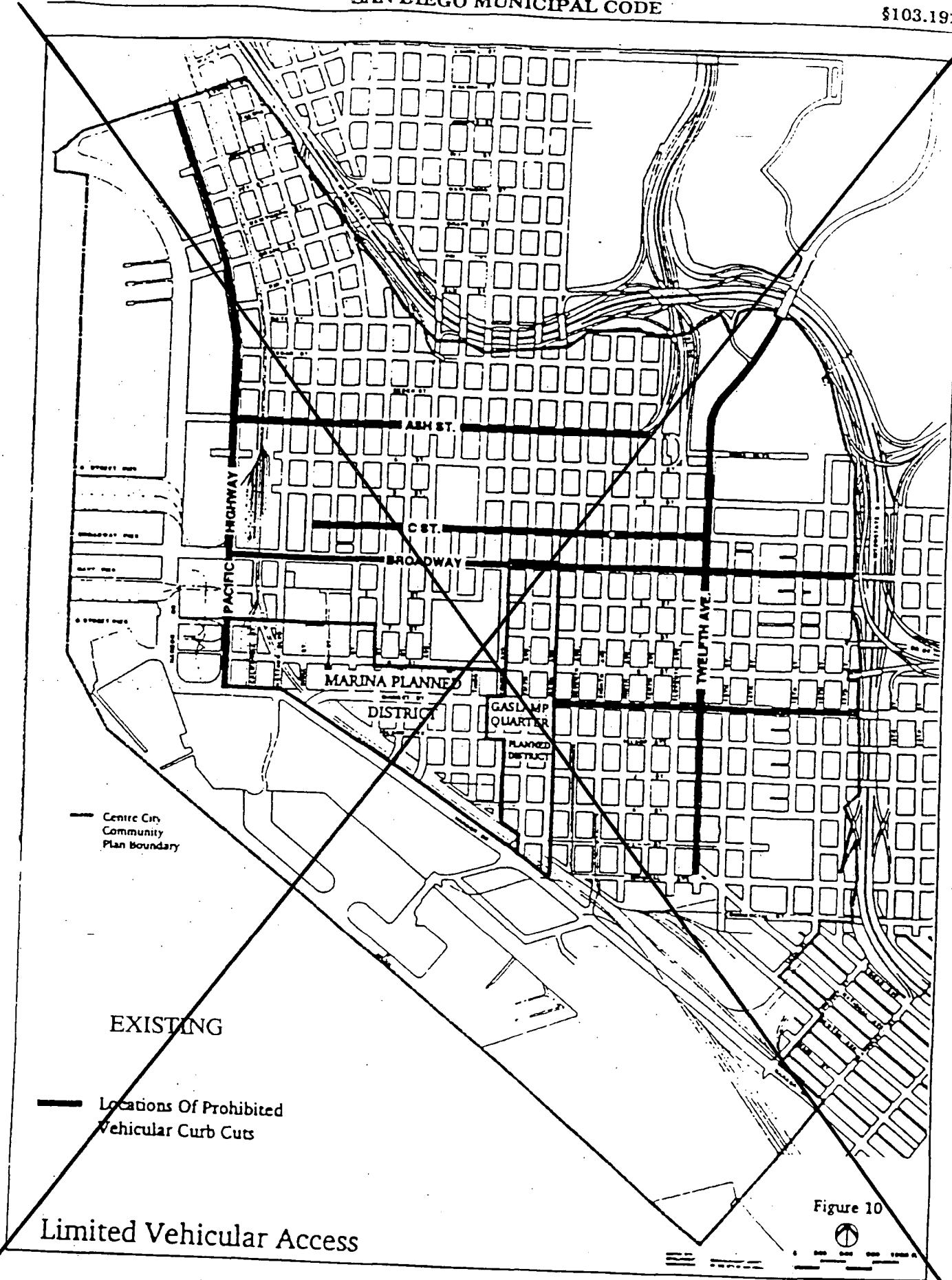
Sun Access Criteria

September 15, 1999
Figure 9



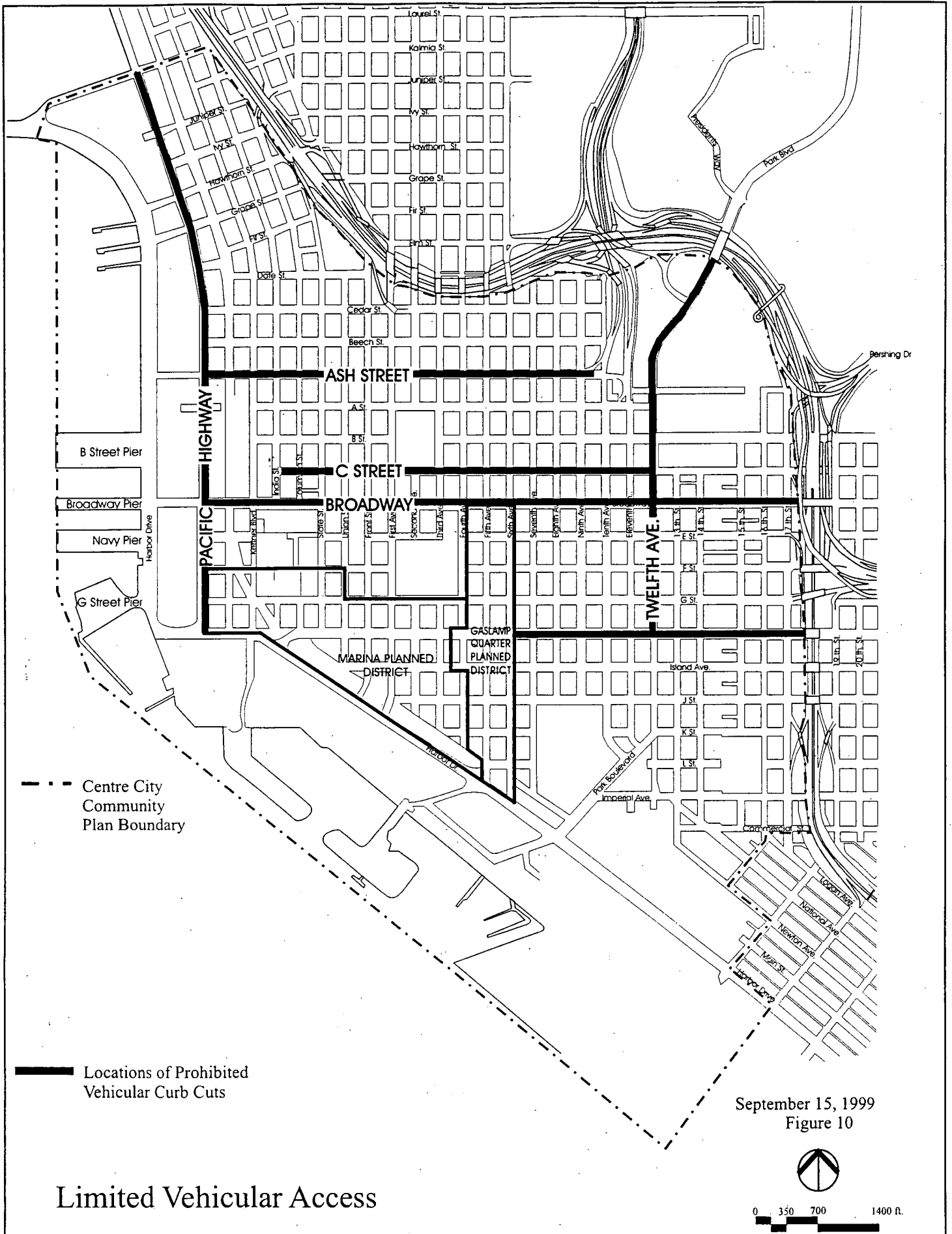
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Limited Vehicular Access

Figure 10



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