

11/15/99

ORDINANCE NUMBER O- 18718 (NEW SERIES)

ADOPTED ON NOV 22 1999

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 1.5 ACRES, LOCATED ON THE PROPERTY LEGALLY DESCRIBED AS THOSE PORTIONS OF BLOCKS 304 AND 305 OF BOONE BROTHERS ADDITION TO SAN DIEGO CAL., ACCORDING TO MAP THEREOF NO. 465, AND A PORTION OF BLOCK 305 OF SAN DIEGO LAND AND TOWN CO.'S SOUTH CHOLLAS ADDITION TO SAN DIEGO, ACCORDING TO MAP THEREOF NO. 579, BOTH IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID MAPS BEING FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF SIVA STREET AND BIRCH STREET (FORMERLY "F" STREET) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THAT CERTAIN 20.00 FOOT WIDE ALLEY LINE WITHIN SAID BLOCK 305 OF SAID MAP NO. 579, SAID POINT BEING SOUTH 50°05'00" EAST 273.13 FEET FROM THE MOST NORTHERLY CORNER OF LOT 1 OF SAID BLOCK 305; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF SAID ALLEY SOUTH 50°05'00" EAST TO THE MOST EASTERLY CORNER OF LOT 24 OF SAID BLOCK 305 OF SAID MAP NO. 465; THENCE SOUTH 50°07'27" EAST 60.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 1 OF SAID BLOCK 304 OF SAID MAP NO. 465, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF THAT CERTAIN 20.00 FOOT WIDE ALLEY LYING WITHIN SAID BLOCK 304; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 50°08'25" EAST 227.97 FEET TO THE NORTHERLY LINE OF SOUTH CHOLLAS; THENCE ALONG SAID NORTHERLY LINE SOUTH 53°43'49" WEST 4.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 160.00 FEET; THENCE WESTERLY ALONG SAID CURVE 101.69 FEET THROUGH A CENTRAL ANGLE OF 36°24'54"; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89°51'17" WEST 100.20 FEET; THENCE LEAVING

SAID NORTHERLY LINE NORTH 50°13'02" WEST 100.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 60.00 FEET, TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 43°58'40" EAST; THENCE WESTERLY, NORTHERLY, AND NORTHEASTERLY ALONG SAID CURVE 208.03 FEET THROUGH A CENTRAL ANGLE OF 198°38'53"; THENCE NORTH 15°58'52" WEST 100.35 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 118.15 FEET THROUGH A CENTRAL ANGLE OF 33°50'48"; THENCE NORTH 49°49'39" WEST 64.64 FEET; THENCE NORTH 16°31'45" EAST 33.08 FEET TO THE POINT OF BEGINNING, WITHIN THE SOUTHEAST SAN DIEGO COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE R1-40000 TO THE MF-2500 ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 103,1706; AND REPEALING ORDINANCE NOS. O-16921 (NEW SERIES), ADOPTED AUGUST 3, 1987 AND O-16001 (NEW SERIES), ADOPTED AUGUST 4, 1983, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICT HEREWITH.

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 rezoning 1.5 acres, legally described as those portions of blocks 304 and 305 of Boone Brothers Addition to San Diego Cal., according to Map thereof No. 465, and a portion of block 305 of San Diego Land and Town Co.'s South Chollas Addition to San Diego, according to Map thereof No. 579, both in the City of San Diego, County of San Diego, State of California, said maps being filed in the office of the county recorder of said county, together with a portion of Siva Street and Birch Street (formerly "F" Street) described as follows: beginning at a point on the southwesterly line of that certain 20.00 foot wide alley line within said block 305 of said Map No. 579, said point being south 50°05'00" east 273.13 feet from the most northerly corner of lot 1 of said

block 305; thence continuing along said southwesterly line of said alley south $50^{\circ}05'00''$ east to the most easterly corner of lot 24 of said block 305 of said Map No. 465; thence south $50^{\circ}07'27''$ east 60.00 feet to the most northerly corner of lot 1 of said block 304 of said Map No. 465, said point being on the southwesterly line of that certain 20.00 foot wide alley lying within said block 304; thence along said southwesterly line south $50^{\circ}08'25''$ east 227.97 feet to the northerly line of South Chollas; thence along said northerly line south $53^{\circ}43'49''$ west 4.09 feet to the beginning of a curve concave northerly having a radius of 160.00 feet; thence westerly along said curve 101.69 feet through a central angle of $36^{\circ}24'54''$; thence continuing along said northerly line north $89^{\circ}51'17''$ west 100.20 feet; thence leaving said northerly line north $50^{\circ}13'02''$ west 100.21 feet to the beginning of a non-tangent curve concave northeasterly having a radius of 60.00 feet, to which beginning a radial line bears south $43^{\circ}58'40''$ east; thence westerly, northerly, and northeasterly along said curve 208.03 feet through a central angle of $198^{\circ}38'53''$; thence north $15^{\circ}58'52''$ west 100.35 feet to the beginning of a curve concave southwesterly having a radius of 200.00 feet; thence northwesterly along said curve 118.15 feet through a central angle of $33^{\circ}50'48''$; thence north $49^{\circ}49'39''$ west 64.64 feet; thence north $16^{\circ}31'45''$ east 33.08 feet to the point of beginning, in the Southeast San Diego Community Plan area, in the City of San Diego, California, from the SF-40000 zone to the MF-2500 zone, as shown on Zone Map Drawing No. B-4133, the property is subdivided and a map or maps thereof duly submitted to the City, approved by the City, and thereafter recorded, and within such subdivision or subdivisions 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] section 103.1706 shall attach and become applicable to the subdivided land, and the subdivided land shall be incorporated into the MF-2500 zone, as described and defined by Section 103.1706,

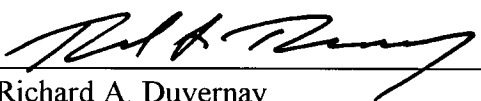
the boundary of such zone to be as indicated on Zone Map Drawing No. B-4133, filed in the office of the City Clerk as Document No. OO-18718. The zoning shall attach only to those areas included in the map as provided in this section.

Section 2. That in the event the zoning restrictions shall attach to the said land described in Section 1 of this ordinance, Ordinance Nos. O-16921 (New Series), adopted August 3, 1987 and O-16001 (New Series), adopted August 4, 1983, are repealed insofar as the same conflict with the rezoned uses of the land.

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. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor was made [prior to the date of adoption of this ordinance.

APPROVED: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

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