

ORDINANCE NUMBER O- **19056** (NEW SERIES)

ADOPTED ON MAY 7 2002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER 10, ARTICLE 3, DIVISION 19, OF THE SAN DIEGO MUNICIPAL CODE (THE CENTRE CITY PLANNED DISTRICT ORDINANCE) RELATING TO FLOOR AREA RATIOS AND HEIGHT LIMITS.

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

Section 1. That Chapter 10, Article 3, Division 19, of the San Diego Municipal Code is amended by amending Section 103.1906 to read as follows:

**§103.1906 Project Review Procedures**

- (a) [No change.]
- (b) Discretionary Review for Exceptions to Central Core Regulations

For Centre City Development Permit applications within the Central Core area of the Community Plan, the President shall conduct a review of the project's compliance with the height limits and minimum floor area ratio specified in Sections 103.1915(c)(6) and 103.1915(d)(6), respectively. If an application does not comply with either or both of these minimum standards, then a Centre City Development Permit application requesting an exception to the minimum floor area ratio and/or height requirements shall be filed as a Process 4 application, with the CCDC Board of Directors holding the public

hearing in lieu of the Planning Commission. The Board may approve the exception if it finds that the project exhibits either overriding public benefits or is subject to significant site constraints consistent with the Community Plan. The decision shall be appealable to the City Council.

(c) Exceptions

[No change in text.]

(d) Permit Issuance

[No change in text.]

(e) Permit Denial

[No change in text.]

(f) Appeals

(1) through (2)(A) [No change in text.]

(B) Section 103.1096(c), denial of a request for an exception pursuant to the exception criteria.

(g) Permit Time Limits

[No change in text.]

(h) Permit Revocation

[No change in text.]

Section 2. That Chapter 10, Article 3, Division 19, of the San Diego Municipal Code is amended by amending Section 103.1915 to read as follows:

**§103.1915** Property Development Regulations

(a) through (b) [No change.]

(c) Building Height

(1) through (5) [No change.]

(6) Within the area located within the Central Core area of the Centre City Community Plan and bounded by Kettner Boulevard, A Street, 12<sup>th</sup> Avenue, and E Street, all projects shall contain high-rise buildings and observe a minimum height of 125 feet (surface parking lots are exempted). Projects not meeting this minimum height may request an exception as outlined under Section 103.1906(b).

(d) Floor Area Ratios

(1) through (5) [No change.]

(6) Within the area located within the Central Core area of the Centre City Community Plan, all projects shall contain a minimum Floor Area Ratio (FAR) equivalent to 55% of the maximum FAR permitted for the site under Figure 4 (surface parking lots are exempted). For projects containing at least 80% residential use within the Residential Incentive area shown in Figure 5, then an additional 2.0 shall be added to the maximum FAR figure from Figure 4 for the purposes of calculating the required minimum FAR for the project. Projects not meeting this minimum FAR may request an exception as outlined under Section 103.1906(b).

(e) through (l) [No change]

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.

APPROVED: CASEY GWINN, City Attorney

By

  
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Douglas K. Humphreys  
Deputy City Attorney

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