

ORDINANCE NUMBER O- 19221 (NEW SERIES)

ADOPTED ON OCT 13 2003

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER 13, ARTICLE 2, DIVISION 12, OF THE SAN DIEGO MUNICIPAL CODE, BY AMENDING SECTIONS 132.1202 AND 132.1205, PERTAINING TO THE MISSION TRAILS DESIGN DISTRICT OVERLAY ZONE.

WHEREAS, in August 1981, by Ordinance No. O-15566 N.S., the City Council adopted the Mission Trails Design District [Design District] to respond to the community's desire to have design guidelines that provide direction to projects that have a direct visual relationship to Mission Trails Regional Park; and

WHEREAS, the Design District affects areas within the East Elliott, Navajo and Tierrasanta communities as shown on the proposed Map No. C-916; and

WHEREAS, in April 1985, the City Council adopted the Mission Trails Regional Park Plan [Park Plan], by Resolution No. R-263065, with the expectation that the Design District would be amended in light of the Park Plan; and

WHEREAS, since construction of State Route 52, the Mission Trails Regional Park boundaries were changed resulting in the exclusion of portions of the East Elliott community from the Design District regulations; and

WHEREAS, this action seeks to continue application of the Design District regulations to all of the East Elliott community; and

WHEREAS, any properties exempt from the Design District regulations shall become

subject to the Design District regulations upon the rezone of the property to a use other than Residential-Estate, Single Unit, Small Lot or Townhouse; and

WHEREAS, based on the recommendations of the applicable officially recognized planning committees, the Mission Trails Citizen's Advisory Committee and the Mission Trails Regional Park Task Force, the Planning Commission initiated a rezone to amend the Design District regulations; and

WHEREAS, on July 24, 2003, the Planning Commission held a public hearing to consider all testimony and recommended to the City Council the adoption of the amendments to the Mission Trails Design District regulations; NOW, THEREFORE,

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

Section 1. That Chapter 13, Article 2, Division 12, of the San Diego Municipal Code is amended by amending Sections 132.1202 and 132.1205, to read as follows:

§132.1202 Where the Mission Trails Design District Applies

- (a) This overlay zone applies to those portions of the Navajo, Tierrasanta, and East Elliott communities that are within the boundaries shown on Map No. C-916, filed in the office of the City Clerk as Document No. OO-15566. These areas are shown generally on Diagram 132-12A.
- (b) Table 132-12A shows the supplemental regulations and the type of permit required by this division, if any, for specific types of *development* proposals in this overlay zone.

**Table 132-12A
Mission Trails Design District Applicability**

Type of Development Proposal	Supplemental Development Regulations	Required Permit Type/Decision Process
(1) Interior or exterior repairs or modifications that do not require a construction permit	Exempt from this division	No permit required by this division
(2) Any <i>development</i> of new structures, alteration of existing structures, or grading on property zoned RS, RX, or RT within the Navajo or Tierrasanta communities as shown on Map No. C-916	Exempt from this division	No permit required by this division
(3) Any other <i>development</i> of new structures, alteration of existing structures, or grading in the Mission Trails Design District	Refer to the design criteria and standards in the Mission Trails Design Guidelines of the Land Development Manual	Site Development Permit/Process Three

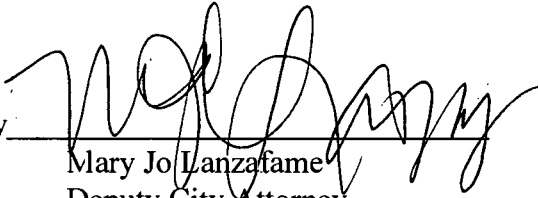
§132.1205 Supplemental Design Criteria

Except for property located within a RE, RS, RX, or RT Zone in the Navajo or Tierrasanta communities, as shown on Map No. C-916 and "*development*" that does not require a construction permit, all proposed *development* shall comply with the design criteria and standards of the Mission Trails Design Guidelines in the Land Development Manual.

Section 2. 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 3. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: CASEY GWINN, City Attorney

By 
Mary Jo Lanzafame
Deputy City Attorney

MJL:cdk
09/05/03
Or.Dept.: Planning
O-2004-21

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Strikcout~~
NEW LANGUAGE: Underline

(O-2004-21)

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ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER 13, ARTICLE 2, DIVISION 12, OF THE SAN DIEGO MUNICIPAL CODE, BY AMENDING SECTIONS 132.1202 AND 132.1205, PERTAINING TO THE MISSION TRAILS DESIGN DISTRICT OVERLAY ZONE.

§132.1202 Where the Mission Trails Design District Applies

- (a) This overlay zone applies to those portions of the Navajo, Tierrasanta, and East Elliott communities that are within the boundaries shown on Map No. C-667:1C-916, filed in the office of the City Clerk as Document No. OO-15566. These areas are shown generally on Diagram 132-12A.
- (b) Table 132-12A shows the sections that contain the supplemental regulations and the type of permit required by this division, if any, for specific types of *development* proposals in this overlay zone.

Table 132-12A
Mission Trails Design District Applicability

Type of <i>Development</i> Proposal	Supplemental Development Regulations	Required Permit Type/Decision Process
(1) Interior or exterior repairs or modifications that do not require a construction permit	Exempt from this division	No permit required by this division
(2) <u>Any development of new structures, alteration of existing structures, or grading on property zoned RS, RX, or RT within the Navajo or Tierrasanta communities as shown on Map No. C-916</u>	<u>Exempt from this division</u>	<u>No permit required by this division</u>
(2)(3). Any <u>other development</u> of new structures, alteration of existing structures, or grading in the Mission Trails Design District	Refer to the design criteria and standards in the Mission Trails Design Guidelines of the Land Development Manual	Site Development Permit/Process Three

§132.1205 Supplemental Design Criteria

Except for property located within a RE, RS, RX, or RT Zone in the Navajo or Tierrasanta communities, as shown on Map No. C-916 and "development" that does not require a construction permit, All proposed development shall comply with the design criteria and standards of the Mission Trails Design Guidelines in the Land Development Manual.

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