

#51

(O-2005-142)

ORDINANCE NUMBER O- 19395 (NEW SERIES)

ADOPTED ON JUL 18 2005

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 2.8 ACRES, LOCATED ON THE SOUTHWEST CORNER OF UNIVERSITY AVENUE AND 52ND STREET, IN THE CITY HEIGHTS COMMUNITY OF THE MID-CITY COMMUNITIES PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE CC-5-4 ZONE INTO THE RM-2-5 ZONE (PREVIOUSLY REFERRED TO AS THE R-1500 ZONE), AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0406, AND REPEALING ORDINANCE NO. O-18855 (NEW SERIES), ADOPTED OCTOBER 2, 2000, 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 2.8 acres, located at the southwest corner of University Avenue and 52nd Street (Assessor's Parcel Numbers 472-481-01, 472-481-02, 472-481-03, 472-481-09, 472-481-20, 472-481-21, and 471-622-15), and legally described as Portions of Lots 6, 17, 18 and 19 of the Oak Park Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map No. 1732, recorded June 1, 1922 in the office of the County Recorder of said County, and portions of Lots 1, 2, 3, 6, 7 and 8 of the Oak Park Annex, in the City of San Diego, County of San Diego, State of California according to Map No. 1764, recorded September 11, 1923 in the office of the County Recorder of said County, described as follows:

Commencing at the Northeast Corner of Lot 1 of Map 1764; thence North 00°03'20" East a distance of 30.00 feet to the centerline of University Avenue as shown on said Map; thence North 89°55'00" East a distance of 30.00 feet to the centerline intersection of said University Avenue and 52nd Street as shown on said Map 1764, said point also being the True Point of

Beginning; thence North 89°55'00" West a distance of 560.89 feet to a point of intersection with the prolongation of the Westerly line of said Lot 17 ; thence southerly along said Westerly line of Lot 17 South 14°43'00" East a distance of 345.81 feet; thence along the southeasterly line of Lot 17 North 32°29'22" East a distance of 34.74 feet to the Southerly line of said Lot 8; thence easterly along the Southerly line of Lot 8 North 90°00'00" East a distance of 179.50 feet; thence northerly along a line common with Lot 8 and said Lot 7 North 00°03'20" East a distance of 139.33 feet; thence North 90°00'00" East a distance of 60.00 feet to the Westerly line of Lot 6 of said Map 1764; thence along a line common to said Lot 6 and Lot 7 North 00°03'20" East a distance of 10.00 feet; thence North 90°00'00" East 60.00 feet to the Westerly line of said Lot 3; thence Southerly along the westerly line of Lot 3 South 00°03'20" West a distance of 25.00 feet; thence East along the Southerly line of Lot 3 North 90°00'00" East a distance of 155.00 feet to centerline of 52nd Street as shown on said Map 1764; thence North along said Easterly line North 00°03'20" East a distance of 150.05 feet the True Point of Beginning,

in the City Heights Community of the Mid-City Communities Plan area, in the City of San Diego, California, from the CC-5-4 zone to the RM-2-5 zone (previously referred to as the R-1500 zone), as shown on Zone Map Drawing No. B-4221, 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 131.0406 shall attach and become applicable to the subdivided land, and the subdivided land shall be incorporated into the RM-2-5 zone, as described and defined by SDMC section 131.0406, the boundary of such zone to be as indicated on Zone Map Drawing No. B-4221, filed in the office of the City Clerk as Document No.

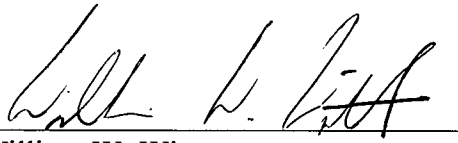
OO- 19395 . The zoning shall attach only to those areas included in the map as provided in this section.

Section 2. That in the event the zoning restrictions shall attach to the said land described in Section 1 of this ordinance, Ordinance No. O-18855 (New Series), adopted October 2, 2000, is repealed insofar as it conflicts 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: MICHAEL J. AGUIRRE, City Attorney

By 
William W. Witt
Deputy City Attorney

WWW:pev
06/06/05
Or.Dept:DSD
O-2005-142
MMS #2093
ZONING Rezone With Map 11-01-04