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(O-2012-87)
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ORDINANCE NUMBER O- 20158 (NEW SERIES)

DATE OF FINAL PASSAGE MAY 07 2012

AN ORDINANCE AMENDING CHAPTER 10, ARTICLE 3, DIVISION 19 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.1904, 103.1913 AND 103.1918, APPLICABLE ONLY INSIDE THE COASTAL ZONE, ALL RELATING TO THE CENTRE CITY PLANNED DISTRICT.

WHEREAS, the City Council of the City of San Diego has, by ordinance, determined that certain land use processing and approvals required participation or approvals by the Redevelopment Agency of the City of San Diego; and

WHEREAS, due to the passage of Assembly Bill x1 26 (AB 26), Statutes of 2011, the Redevelopment Agency of the City of San Diego was dissolved, effective February 1, 2012; and

WHEREAS, amendments to the Centre City Planned District Ordinance were made in 2006, 2008, 2010, and 2012 but those amendments have not yet been certified as local coastal program amendments by the California Coastal Commission, leaving the pre-2006 provisions of the San Diego Municipal Code effective in the coastal zone; and

WHEREAS, amendments to the pre-2006 provisions of the San Diego Municipal Code that are effective inside the coastal zone are now necessary to remove reference to the authority of the Redevelopment Agency of the City of San Diego to review or approve development projects; NOW, THEREFORE,

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 sections 103.1904, 103.1913 and 103.1918, to read as follows:

APPROVED BY THE CITY COUNCIL
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§103.1904 Administration and Required Permits

(a) through (e) [No change in text.]

(f) Demolition Permits

(1) [No change in text.]

(2) The President may not approve an application for a demolition permit unless it is determined that the site in question is now a designated historical resource or a site listed in the Historic Site Inventory which has not yet been considered for designation by the Historical Resources Board. The President shall make the determination within ten (10) working days of the receipt of the application in the offices of the Centre City Development Corporation ("CCDC"). If the President does not make the determination within a specified period, the site shall be deemed not to be a designated historical resource or a site listed in the Historic Site Inventory which has not yet been considered for designation by the Historical Resources Board. If the site is found to be listed in the Historic Site Inventory and has not yet been considered for designation by the Historical Resources Board, the demolition or removal permit application shall not be approved for ninety (90) days or until the Historical Resources Board has made a formal determination of the site's historic significance, whichever occurs first. The provisions of this section do not apply to the following:

- (A) [No change in text.]
- (B) Any permit approved by the President, Centre City Development Corporation Board, Planning Commission or City Council as part of a development project submitted, reviewed and approved in accordance with this Division, and provided that such development application includes an environmental document prepared in accordance with the California Environmental Quality Act which describes and addresses the historic or architectural significance of the property. That environmental document shall be reviewed by the Historical Resources Board for the purpose of recommending to the President whether the proposed project should be approved, modified or denied based on the importance of the existing building(s) or structure(s).

- (g) [No change in text.]

§103.1913 Sports/Entertainment District Development Standards

- (a) [No change in text.]
- (b) The City Council shall refer to the Sports/Entertainment District Design Guidelines of the Centre City Community Plan in review and approval of all development within this district, except for any ballpark or other sports facility subject to specific agreements with the City Council and/or Redevelopment Agency. These Design Guidelines are intended to be used as a basis for design review, but are not to be considered regulatory as each individual development may not meet each specific guideline.

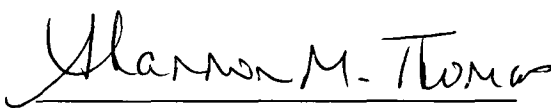
§103.1918 North Embarcadero Overlay District

- (a) [No change in text.]
- (b) The City Council shall refer to the North Embarcadero Visionary Plan Guidelines, a copy of which is on file in the office of the City Clerk as Document No. OO-19338, in the review and approval of all development within the North Embarcadero Overlay District. These Design Guidelines are intended to be used as a basis for design review, but are not to be considered regulatory as each individual development may not meet each specific guideline.
- (c) through (d) [No change in text.]

Section 2. That a full reading of this ordinance is dispensed with prior to its passage, a written or printed copy having been made available to the City Council and the public prior to the day of its passage.

Section 3. That this ordinance shall take effect and be in force on the thirtieth day from and after its final passage, except that the provisions of this ordinance applicable inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.


APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Shannon M. Thomas
Deputy City Attorney

SMT:als
3/08/2012
Or.Dept:DSD

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of APR 24 2012.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 5-7-12
(date)


JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

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